



# Application for Planning Approval

## *Land Use Planning and Approvals Act 1993*

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APPLICATION NO.

**DA2023/219**

LOCATION OF AFFECTED AREA

**65 RACECOURSE ROAD, BRIGHTON**

DESCRIPTION OF DEVELOPMENT PROPOSAL

**NEW CLUB & CHANGE ROOMS/ DEMOLITION OF EXISTING BUILDINGS**

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT [www.brighton.tas.gov.au](http://www.brighton.tas.gov.au) AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M., MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS CONCERNING AN APPLICATION UNTIL 4:45 P.M. ON **10/01/2024**. ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT [development@brighton.tas.gov.au](mailto:development@brighton.tas.gov.au).

REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

**JAMES DRYBURGH**  
**General Manager**



**Brighton**  
going places

Ted Jeffries Club and Change Rooms Project  
Site Plan – Existing buildings to be removed  
14<sup>th</sup> December 2023





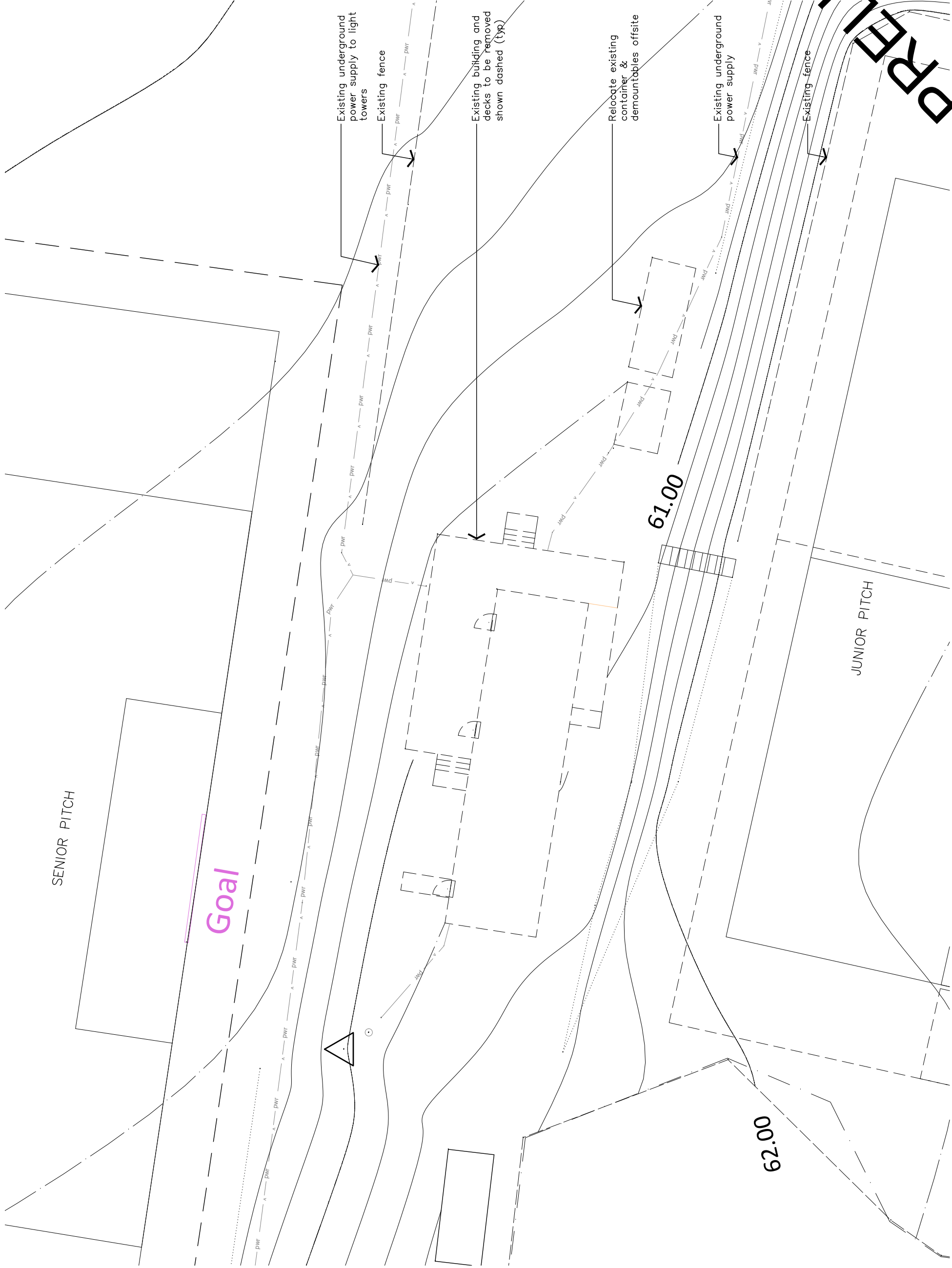
Site Plan – Ted Jeffries Memorial Park Club and Change Rooms Project  
Date – 14<sup>th</sup> December 2023



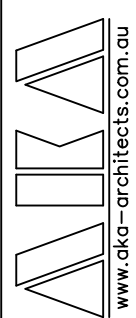


**NOTES**

- Confirm the extent of all demolition works onsite prior to commencing work.
- Provide adequate structural support during demolition and for future use.
- Make good all floors, walls, ceilings and roof where demolition occurs.
- Retain existing doors, windows, trim, materials fixtures & fittings at owners request.
- Remove existing redundant electrical fixtures at owners request.
- Cap and make good all redundant services.
- Confirm with client items to be salvaged and retained.



PRELIMINARY

 <p>www.aka-architects.com.au</p>	<p>4/245 Elizabeth St Hobart, TAS 7000 0408 634 822 andrew@aka-architects.com.au</p> <p>Contact</p>	<p>Accredited Designer</p>	<p>BRIGHTON COUNCIL</p>	<p>TED JEFFRIES MEMORIAL PARK, SEYMOUR STREET, BRIGHTON</p>	<p>DEMOLITION PLAN</p>	<p>1:200 @ A3</p>	<p>KH / AK DB / CB</p>	<p>DA-02</p>
<p>The Contractor shall verify job dimensions prior to commencing work. Figured dimensions take precedence over scaled work. © No part of this drawing shall be reproduced without the prior written consent of AKA.</p>		<p>Client</p>	<p>Project</p>	<p>Drawing</p>	<p>Scale</p>	<p>Rev Date</p>	<p>Issue</p>	<p>Drawing No.</p>
		<p>62.00</p>	<p>61.00</p>	<p>62.79</p>		<p>1 19.10.2023</p>	<p>Planning</p>	<p>DA-02</p>



**NOTES**

All works to comply with the NCC and current Australian standards.

Contours at 200mm

Title: 171668/1, 171668/2

Council: Brighton

Zone: Recreation

Overlays: Priority Vegetation Area

Site Area: 484460m<sup>2</sup>

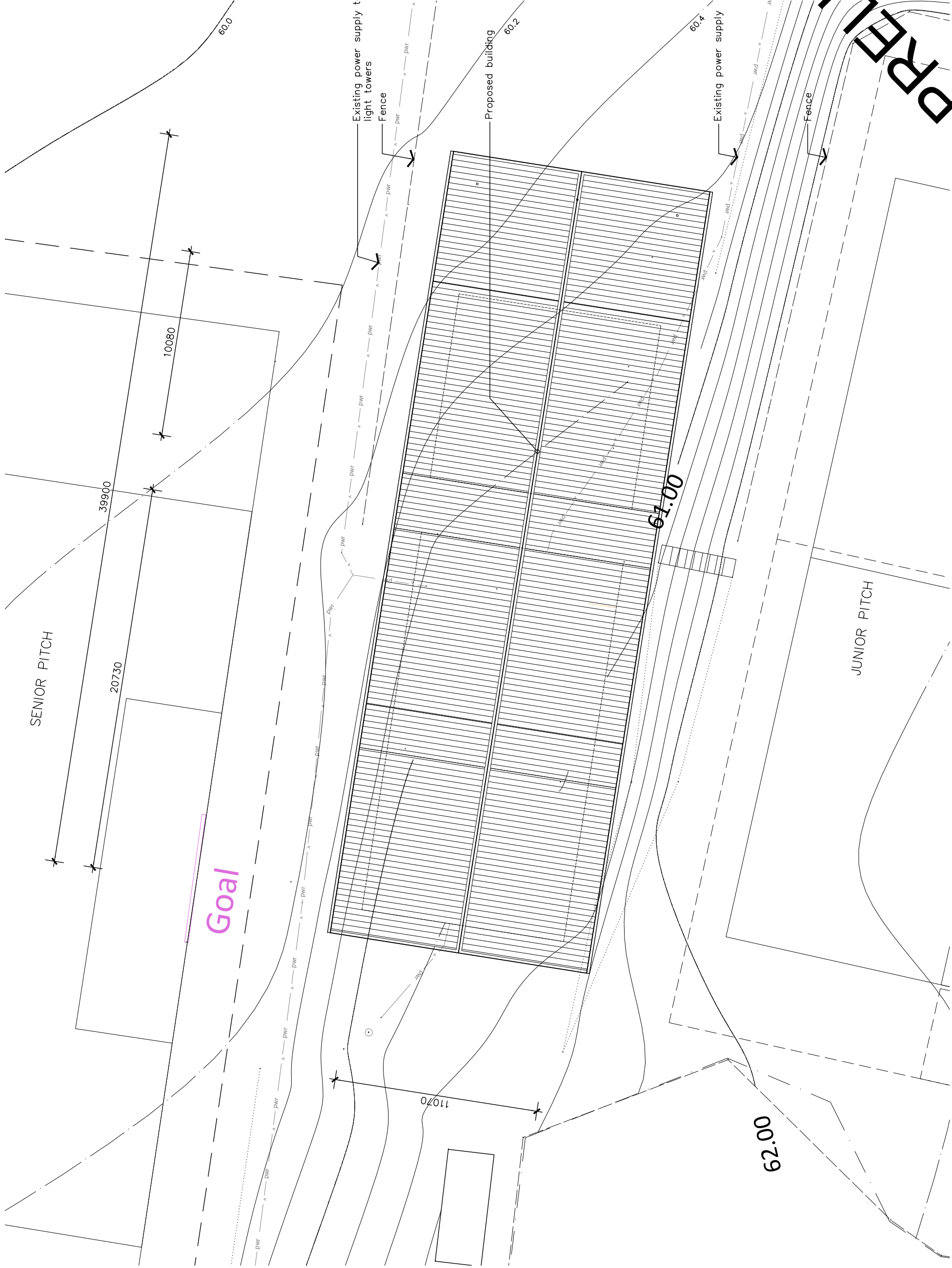
**Building Areas**

Changerooms & amenities: 229.5m<sup>2</sup>

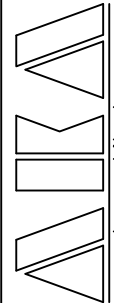
Clubrooms: 111.5m<sup>2</sup>

Total: 341m<sup>2</sup>

Total covered area: 603.5m<sup>2</sup>



PRELIMINARY

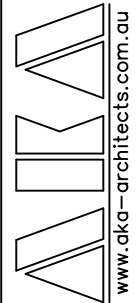
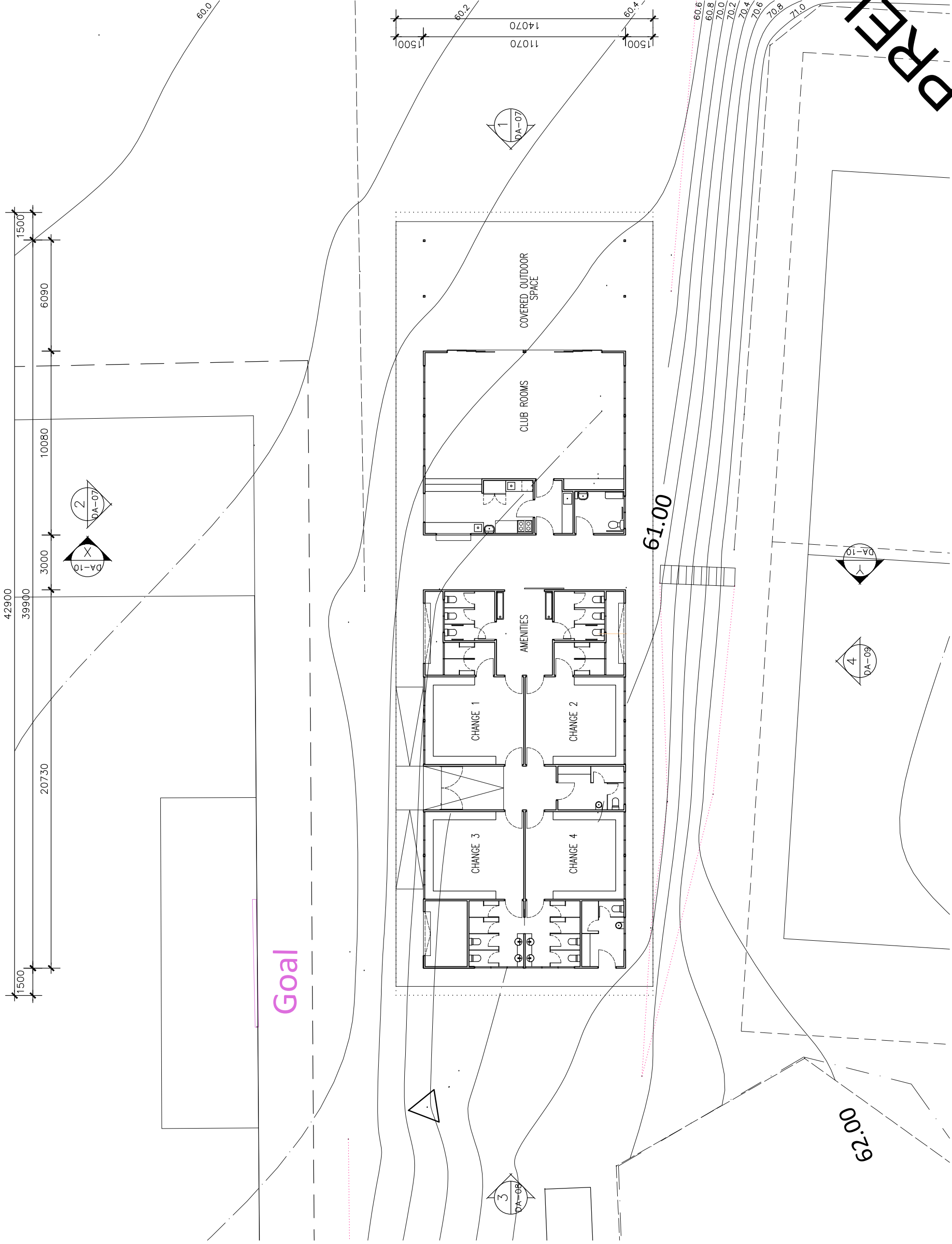
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		<p>19.10.2023</p>	<p>1</p>	<p>Planning</p>	<p>19.10.2023</p>	<p>1</p>	<p>19.10.2023</p>	<p>DA-03</p>

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**Building Areas**

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 Clubrooms: 111.5m<sup>2</sup>  
 Total: 341m<sup>2</sup>  
 Total covered area: 603.5m<sup>2</sup>



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 Contact

Accredited Designer

BRIGHTON COUNCIL  
 Client

TED JEFFRIES MEMORIAL PARK,  
 SEYMOUR STREET, BRIGHTON  
 Project

FLOOR PLAN  
 Drawing

1:200 @ A3  
 Scale

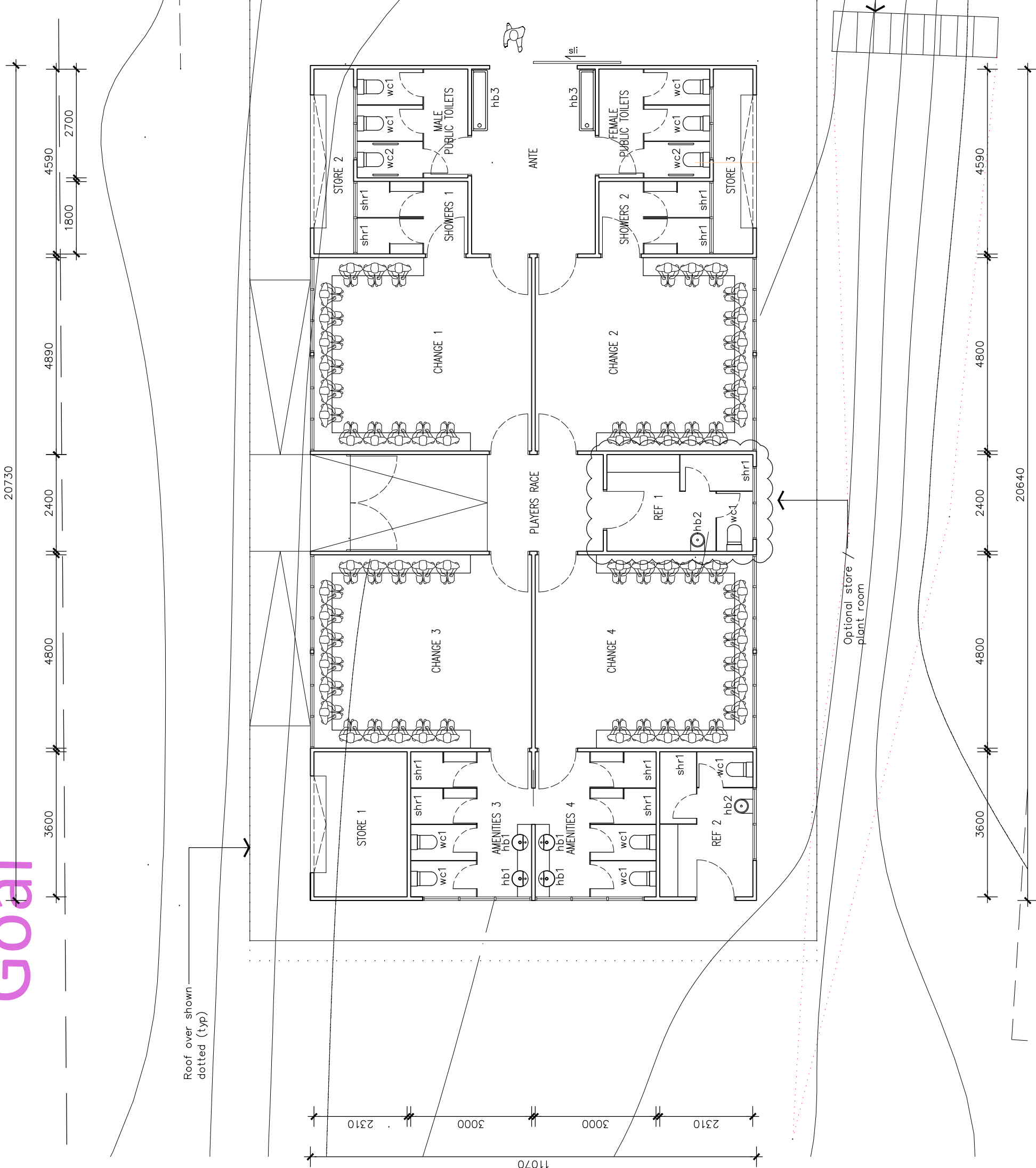
KH / AK  
 DB / CB  
 Rev Date

1 19.10.2023  
 Issue

DA-04  
 Drawing No.

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- LEGEND**
- U/A Universal Access
  - wc1 Toilet
  - wc2 Toilet - ambulant
  - wc3 U/A toilet
  - hb1 Hand basin - semi recessed
  - hb2 Hand basin - wall
  - hb3 Hand basin - trough
  - hb4 Hand basin - U/A
  - hb5 Hand basin - wall
  - shr1 Shower
  - shr2 U/A shower with fold-down seat
  - bc Fold-down baby-change table
  - fw Floor waste
  - tr Cleaners trough
  - hws Hot Water System



**PRELIMINARY**

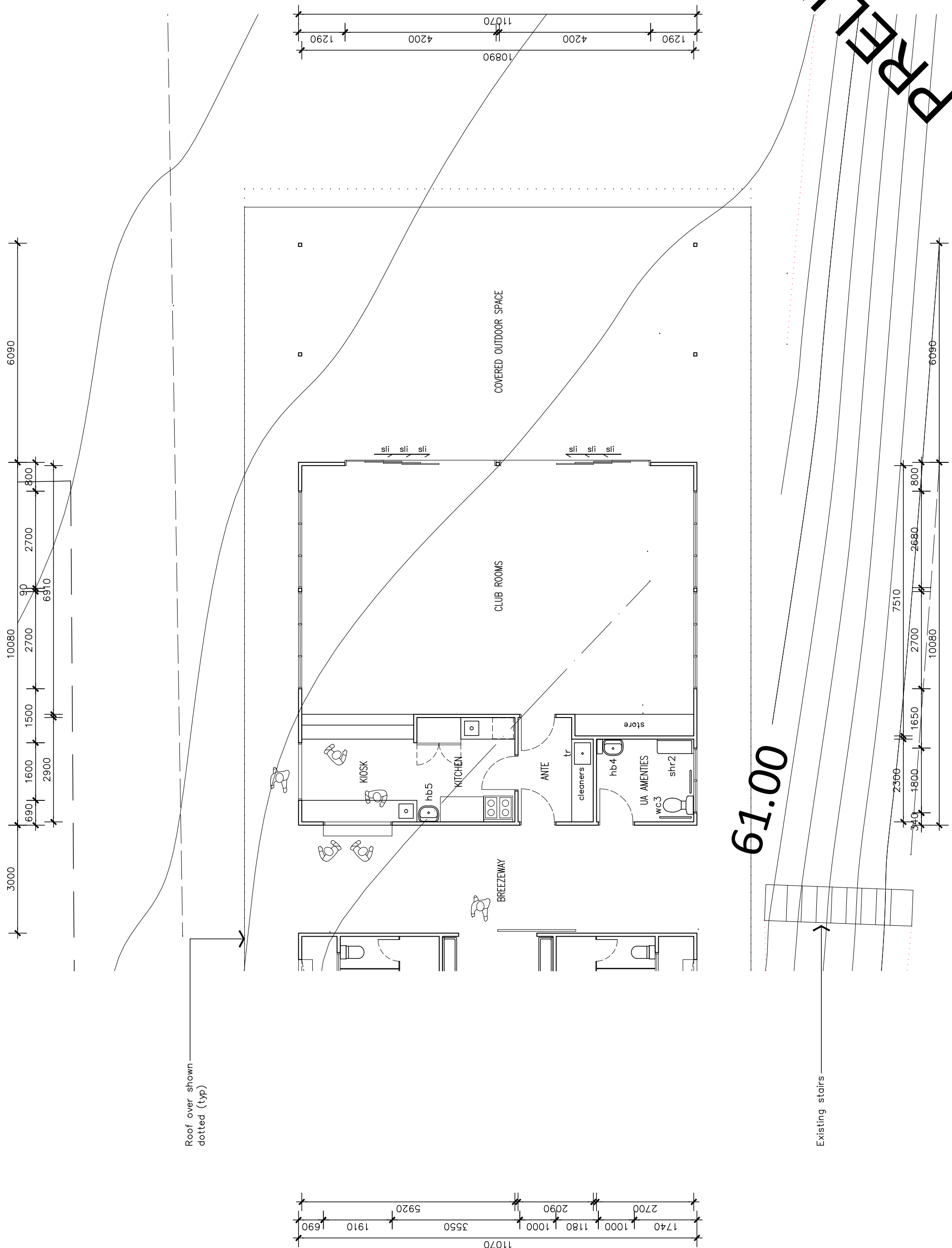


**NOTES**

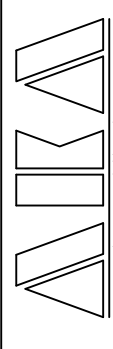
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- bc Fold-down baby-change table
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- tr Cleaners trough
- hws Hot Water System



PRELIMINARY

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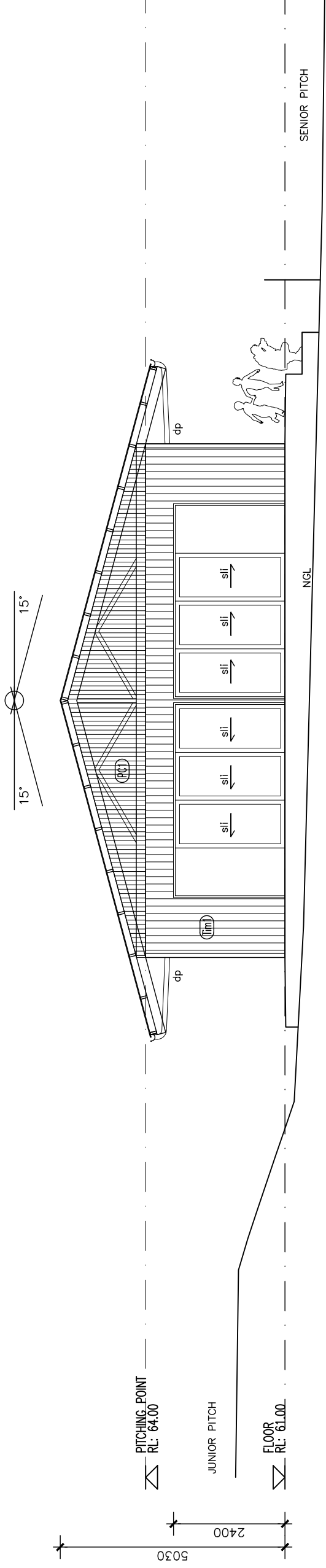
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**NOTES**

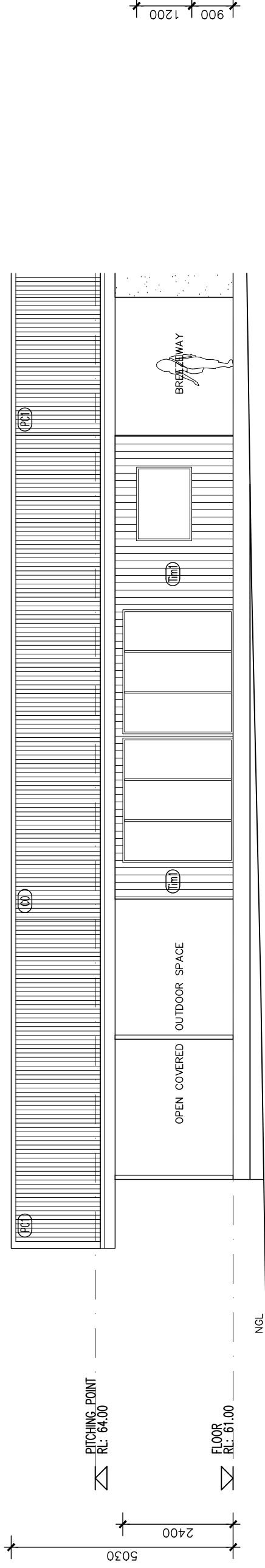
All works to comply with the NCC and current Australian standards.

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Colour to be selected
- CS1 Cement sheet cladding.  
Product to be selected
- GM Galv. mesh or other perforated metal screen  
To be selected.
- PC1 Laserlite polycarbonate.  
Colour to be selected
- Tim1 Timber vertical board cladding.  
Product to be selected
- dp downpipe

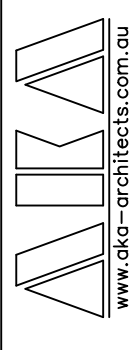


1 ELEVATION - EAST  
DA-04 1:100



2 ELEVATION - NORTH  
DA-04 1:100

PRELIMINARY

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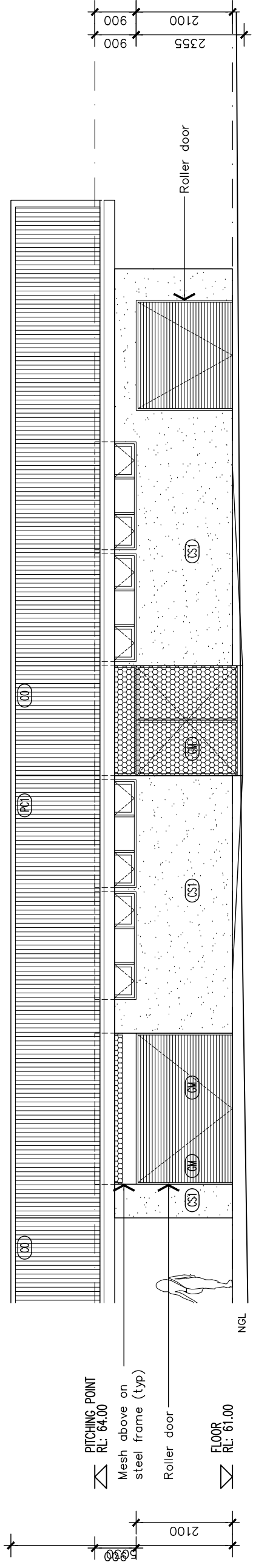
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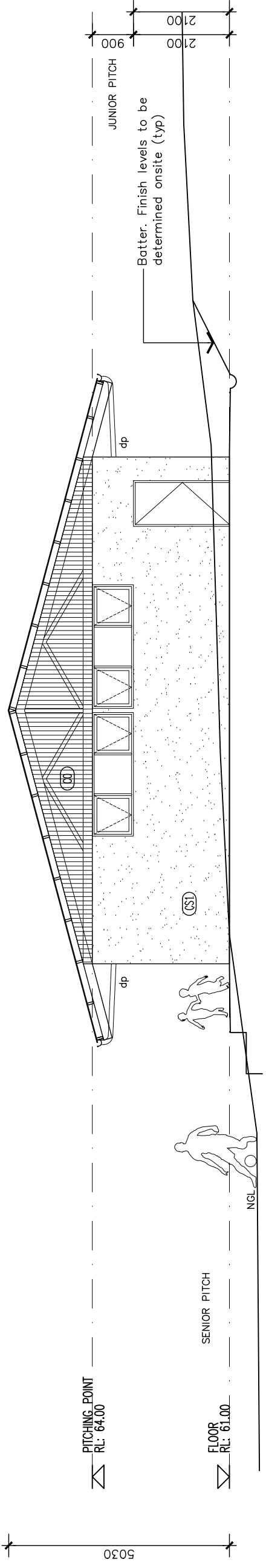
**LEGEND**

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- CS1 Cement sheet cladding. Product to be selected
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- PC1 Laserlite polycarbonate. Colour to be selected
- Tim1 Timber vertical board cladding. Product to be selected
- dp downpipe



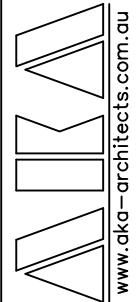
2 ELEVATION - NORTH  
DA-04 1:100

NGL



3 ELEVATION - WEST  
DA-04 1:100

PROJECT MINIMALLY

	4/245 Elizabeth St Hobart, TAS 7000 0408 634 822 andrew@aka-architects.com.au Contact	ANDREW KERR CC 6568 Accredited Designer	BRIGHTON COUNCIL Client	TED JEFFRIES MEMORIAL PARK, SEYMOUR STREET, BRIGHTON Project	ELEVATIONS Drawing	1:100 @ A3 Scale	KH / AK DB / CB Rev Date Issue	1 19.10.2023 Planning	DA-08 Drawing No.
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SENIOR PITCH

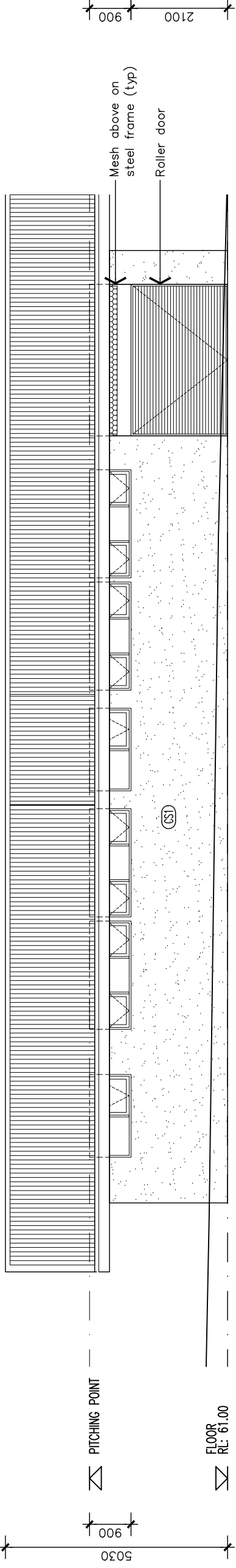


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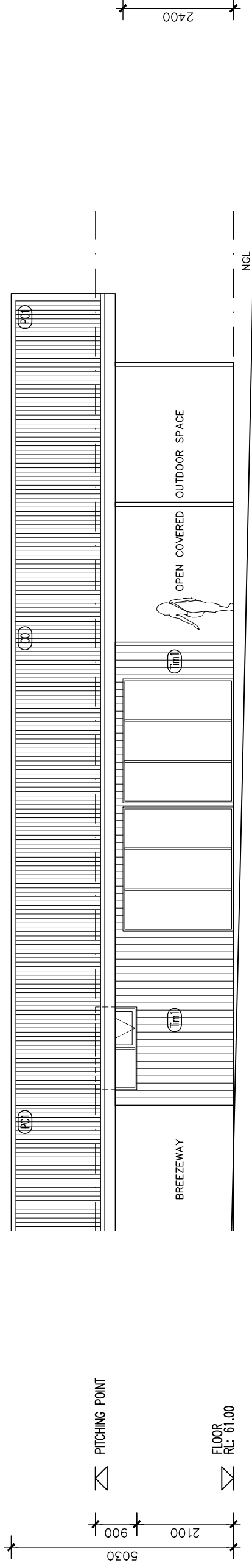
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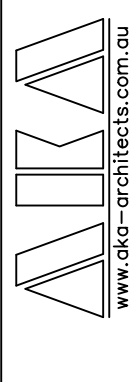


4 ELEVATION - SOUTH  
DA-04 1:100



4 ELEVATION - SOUTH  
DA-04 1:100

PRELIMINARY

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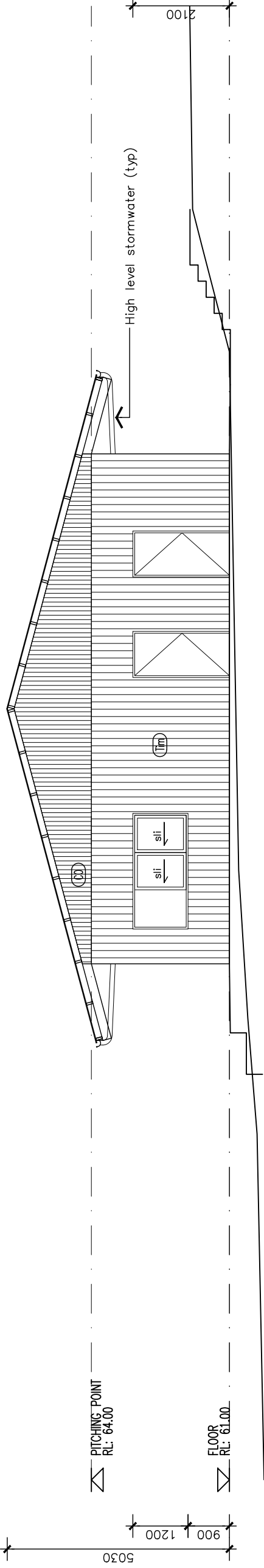
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**NOTES**

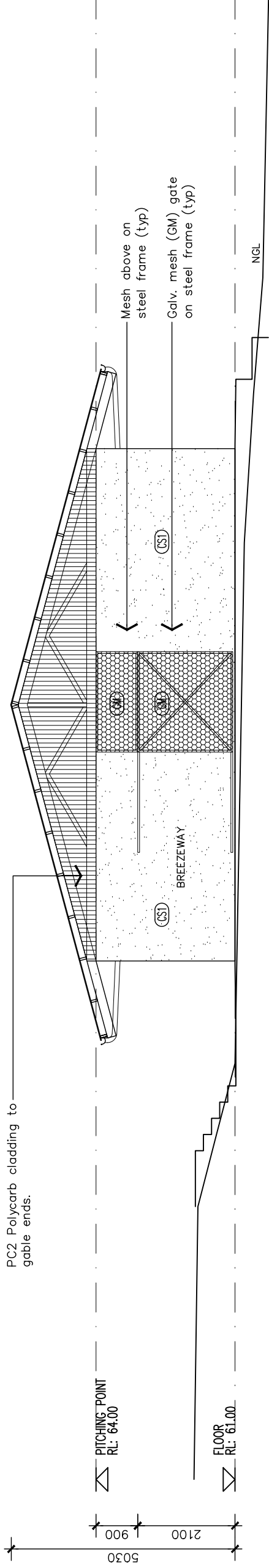
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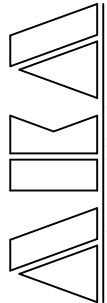


**X** SECTION X-X  
DA-04 1:100



**Y** SECTION Y-Y  
DA-04 1:100

PRELIMINARY

	4/245 Elizabeth St Hobart, TAS 7000 0408 634 822 andrew@aka-architects.com.au	ANDREW KERR CC 6568	BRIGHTON COUNCIL	TED JEFFRIES MEMORIAL PARK, SEYMOUR STREET, BRIGHTON	ELEVATIONS	1:100 @ A3	KH AK	1	19.10.2023	Planning	DA-10
www.aka-architects.com.au	Contact	Accredited Designer	Client	Project	Drawing	Scale	DB / CB	Rev	Date	Issue	Drawing No.
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# Ted Jeffries Memorial Park – Club Rooms

**Planning Report**

BRIGHTON COUNCIL



**Brighton  
Council**

**Brighton**  
*going places*



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ABN: 12 505 460 421

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**Document Status**

<b>Author:</b>	David Cundall, Project Manager/Qualified Town Planner
<b>Approved by:</b>	Callum Pearce-Rasmussen, Manager Asset Services
<b>Version:</b>	1.0 FINAL Report 16 November 2023

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## Executive Summary

The report will provide an overview and planning assessment for proposed club and change rooms at the Ted Jeffries Memorial Park, Brighton.

The club rooms will be located in a similar footprint to the existing buildings at the park and will require the removal of these buildings from the land before construction of the club rooms can commence.

The club rooms will provide new change rooms, referee rooms, storage, undercover space and club room facilities for public and club use. These have been designed with the guidance of a project working group comprised of Council Officers and soccer club stakeholders including Football Federation Tasmania.

The club rooms require a discretionary permit under the *Tasmanian Planning Scheme – Brighton*. Accordingly, this report will describe the proposed use and development and provide assessment against the relevant standards of the Planning Scheme.

The assessment has determined that the club rooms are compliant with the standards of the Planning Scheme and purpose of the Recreation Zone in which the development is located.



## Project Proposal

### Project Aim

The aim of the project is to provide club and change room facilities for the soccer club and broader community at the soccer fields located at the Ted Jeffries Memorial Park.

The project was identified by the Brighton Council through ongoing engagement with Football Federation Tasmania and the local Brighton Storm Football Club.

Currently there are no dedicated club or change room facilities located on the land. There is a relocated timber building used for storage, a shipping container and a demountable toilet.

The Brighton Storm Football Club is a junior club. But there is no dedicated facilities to get changed or shelter out of the weather. This is particularly problematic as soccer training and matches are held over the cooler winter months.

Given the high need for the club and change rooms the Brighton Council together with Football Federation Tasmania and the Brighton Storm Football Club were successful in receiving grant funding towards the club room as part of the Australian Government's *Investing in Our Communities Program*.

The grant funding is also towards the overall Ted Jeffries Memorial Park Master Plan development which includes improvements to the soccer fields, a new off-lead dog park, street upgrades, car-parking and a new outdoor youth area.

The club rooms are much needed to meet the current needs of the soccer club and to allow the club to grow and attract senior play and members. The club rooms also provide a space for other events outside of soccer training and games.

### Summary of Proposed Works

The proposed works are outlined as follows:

- Remove the existing building and demountable buildings from the land.
- Construct new club and change rooms. This will involve new 14m by 42m concrete slab for a 39m by 11m gable ended building which will include a covered outdoor space, club rooms and kiosk, change rooms, amenities and referee room and storage. The building will be constructed of cement sheet walls, colorbond roof with glass bi-fold doors and other windows for light and viewing of the soccer fields.
- Associated minor civil works for provision of underground, power, water, sewer and stormwater.

### Site Description

The Ted Jeffries Memorial Park is located at 65 Race Course Road, Brighton (CT 171668/1) which is owned by the Brighton Council.

The land is mostly used as a public park. The soccer fields are used by the public and by the Brighton Storm Football Club for training and matches between March – October.

The land is flat with a very slight fall towards Seymour Street. There are soccer fields, a car park, children's playground, small public toilet, a skatepark and small basketball court, grasslands, a large patch of pine trees and a newly constructed off-lead dog park.

There is a relocated timber building and two (2) small demountable buildings used by the soccer club for storage, a kiosk and toilets. These are proposed to be removed as part of the development. The buildings are shown in Figure 2.



*Figure 1 – Aerial Image of the Ted Jeffries Memorial Park (Source: theList Mapping Services)*

The building will be located between the two (2) existing soccer fields in the vicinity of the existing buildings.

Stormwater from the buildings and hardstand areas can be drained to the large open drain on Seymour Street and there is an existing sewer connection located close to the proposed building which also services the public toilet near the playground.

Underground power and water is available for the building and is located in the existing carpark area.



Figure 2 – Existing buildings to be removed from the site (Source: Brighton Council)

## Planning Assessment

The land is in the Brighton Local Government Area under the *Tasmanian Planning Scheme – Brighton* (Planning Scheme).

## Zone

The development area is entirely within the Recreation Zone. This is shown below in Figure 3.





Figure 3 – Recreation Zone (Source: theLIST Mapping Services)

### Overlays

The Priority Vegetation Area Overlay under the Natural Assets Code applies to the development area. However, no clearance of native vegetation is proposed and the works are those being undertaken by a Council within a public park (Council Reserve) and therefore is development exempt from Natural Assets Code per clause C7.4.1

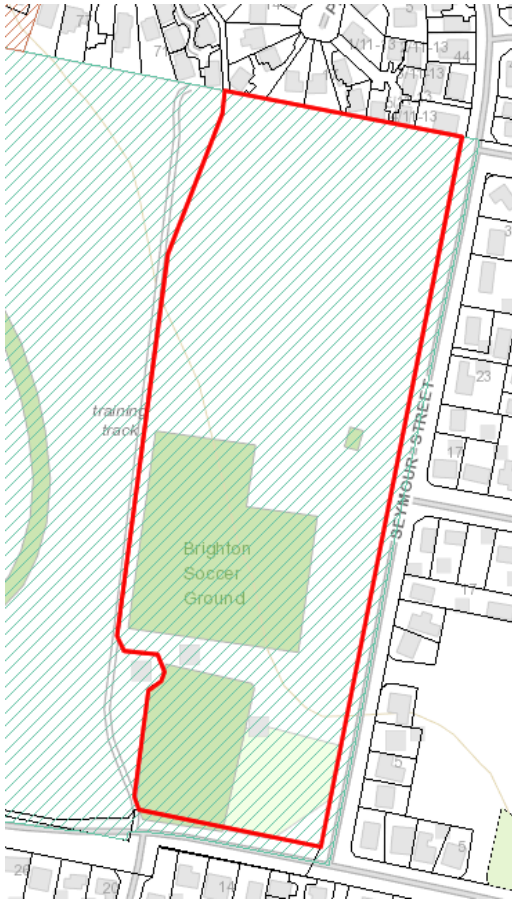


Figure 4 - Priority Vegetation Area Overlay (Source: theLIST Mapping Services)

### Specific Area Plan

The Brighton Horse Racing Specific Area Plan applies to the development area. This is shown below in Figure 5.

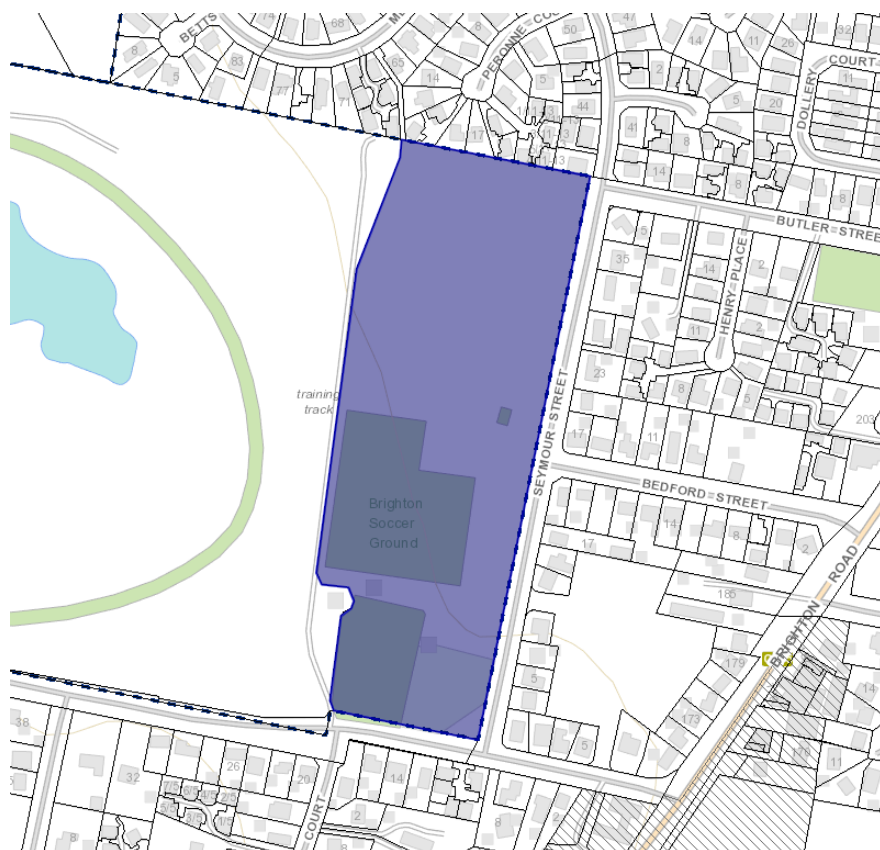


Figure 5: Brighton Horse Racing Overlay with subject land highlighted (Source: theList Mapping Services)

### Codes

C2.0 Parking and Sustainable Transport Code applies to the proposal.

### Recreation Zone Assessment

Per the Use Table 28.2 of the Recreation Zone, the proposed club rooms are categorised as development associated with the existing Sport and Recreation Use. This is a 'No Permit Required' use in the zone. The proposed works and development meet all Acceptable Solutions for the Zone.

However, as the land is also within the Brighton Horse Racing Specific Area Plan the setback standards override the setback standards of the Recreation Zone. The Acceptable Solution for boundary setback of a building in the Recreation Zone, per the development standard 28.4.1 A2 is 3m or half the wall height of the building, whichever is the greater. The Acceptable Solution for building setback in the Brighton Horse Racing Specific Area Plan is 20m from all boundaries per the standard BRI-SI.7.1 Building design and siting.

As the building is 9160mm from the rear boundary the development must be assessed against the Performance Criteria for the standard BRI-SI.7.1 Building design and siting. This is assessed in a separate part of this report under the standards of the Brighton Horse Racing Specific Area Plan

The setback standard BRI-SI.7.1 is the only discretion.

Assessment of the proposal against the relevant standards of the Recreation Zone are provided as follows:

## Zone Purpose

Consideration of the Zone Purpose is provided as follows.

<p><b>28.1 Zone Purpose</b>                  The purpose of the Recreation Zone is:</p> <p>28.1.1 To provide for active and organised recreational use and development ranging from small community facilities to major sporting facilities.</p> <p>28.1.2 To provide for complementary uses that do not impact adversely on the recreational use of the land.</p> <p>28.1.3 To ensure that new major sporting facilities do not cause unreasonable impacts on adjacent sensitive uses.</p>
<p><b>Zone Purpose Comment:</b>                  The proposal to construct new club and change rooms for soccer training, games and other functions is entirely consistent with the purpose of the zone and the existing use of the site.</p>

## Use Standards

As the proposal is categorised as Sports and Recreation, the following use standards apply to the proposed lights.

<p><b>28.3.1 Sports and Recreation and Discretionary uses</b>                  Objective:                  That uses do not cause an unreasonable loss of amenity to residential zones.</p>	
Acceptable Solution	Performance Criteria
<p><b>AI</b></p> <p>Hours of operation for Sports and Recreation and uses listed as Discretionary, excluding Emergency Services or Visitor Accommodation, must be within the hours of:</p> <p>a) 8.00am to 10.00pm if within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone; or</p> <p>b) 6.00am to midnight otherwise.</p>	<p><b>PI</b></p> <p>Hours of operation for Sports and Recreation and uses listed as Discretionary, excluding Emergency Services or Visitor Accommodation, must not cause an unreasonable loss of amenity to adjacent sensitive uses having regard to:</p> <p>(a) the timing, duration or extent of vehicle movements;</p> <p>(b) noise, lighting or other emissions;</p> <p>(c) the nature and intensity of the proposed use;</p> <p>(d) the characteristics and frequency of any emissions generated;</p> <p>(e) the existing levels of amenity; and</p>



	(f) set up, testing and removal of event related equipment.
<p><b>Comment:</b>                  The proposal does not alter the hours of operation.</p> <p>The proposal complies with the Acceptable Solution A1.</p>	
<p>A2</p> <p>Flood lighting of Sports and Recreation facilities within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not operate between 11.00pm and 7.00am.</p>	<p>P2</p> <p>Flood lighting of Sports and Recreation facilities within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of amenity to the residential zone, having regard to:</p> <ul style="list-style-type: none"> <li>a) the necessity of floodlighting for the Sports and Recreation use;</li> <li>b) the frequency of the Sports and Recreation event;</li> <li>c) whether the event is of a special nature;</li> <li>d) the duration of the event;</li> <li>e) any lighting required to set up and pack up for the event.</li> </ul>
<p><b>Comment:</b>                  No flood lighting is proposed.</p> <p>The proposal complies with the Acceptable Solution A2.</p>	
<p>A3</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for Sports and Recreation and uses listed as Discretionary, excluding Emergency Services, within 50m of a General Residential Zone, Inner Residential Zone, or Low Density Residential Zone, must be within the hours of:</p> <ul style="list-style-type: none"> <li>a) 7.00 am to 6.00 pm Monday to Friday; and</li> <li>b) 8.00 am to 5.00 pm Saturday, Sunday or public holidays.</li> </ul>	<p>P3</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for Sports and Recreation and uses listed as Discretionary, excluding Emergency Services, within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of amenity to the residential zone, having regard to:</p> <ul style="list-style-type: none"> <li>a) the time and duration of commercial vehicle movements;</li> <li>b) the number and frequency of commercial vehicle movements;</li> <li>c) the size of commercial vehicles involved;</li> <li>d) manoeuvring by the commercial vehicles, including the amount of</li> </ul>

	reversing (including associated warning noise);  e) any noise mitigation measures between the vehicle movement areas and the residential zone; and  f) (f) the existing levels of amenity.
<b>Comment:</b> The proposal does not require ongoing commercial vehicle movements.  The proposal complies with the Acceptable Solution A3.	

### Development Standards

The proposal is assessed against the following Development Standards.

28.4.1 Building height, setback and siting Objective: That building height, bulk, form and siting:	
(a) does not cause unreasonable loss of amenity to adjacent properties; and  (b) minimises opportunities for crime and anti-social behaviour through setback of buildings.	
Acceptable Solution	Performance Criteria
A1  Building height must be not more than 10m.	PI  Building height must not cause unreasonable loss of amenity to adjacent properties, having regard to: <ul style="list-style-type: none"> <li>a) the topography of the site;</li> <li>b) the height, bulk and form of existing buildings on the site and adjacent properties;</li> <li>c) the bulk and form of proposed buildings;</li> <li>d) the requirements of the proposed use;</li> <li>e) sunlight to private open space and windows of habitable rooms of dwellings on adjoining properties;</li> <li>f) the privacy of the private open space and windows of habitable rooms of dwellings on adjoining properties;</li> <li>g) any overshadowing of adjacent public places; and</li> </ul>

	h) if an existing major sporting facility, the impact of the proposed height on existing development in the surrounding area.
<p><b>Comment:</b>                  The maximum height of the building from natural ground level is 5.5m and is therefore less than the 10m Acceptable Solution.</p> <p>The proposal complies with the Acceptable Solution A1.</p>	
<p>A2</p> <p>Buildings must have a setback from a frontage of:</p> <p>(a) not less than 5m; or</p> <p>(b) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties,</p> <p>whichever is the lesser.</p>	<p>P2</p> <p>Buildings must have a setback from a frontage that is compatible with the streetscape and minimises opportunities for crime and anti-social behaviour, having regard to:</p> <p>(a) providing for small variations in building alignment to break up long building façades;</p> <p>(b) providing for variations in building alignment to provide for a forecourt or space for public use, such as outdoor dining or landscaping;</p> <p>(c) the avoidance of concealment spaces;</p> <p>(d) the ability to achieve passive surveillance; and</p> <p>(e) the availability of lighting.</p>
<p>The building is setback 74.6m from the Seymour Street road frontage and is therefore compliant with the Acceptable Solution.</p> <p>The proposal complies with the Acceptable Solution A2.</p>	
<p>A3</p> <p>Buildings must have a setback from side and rear boundaries adjoining a General Residential Zone, Inner Residential Zone or Low Density Residential Zone not less than:</p> <p>(a) 3m; or</p> <p>(b) half the wall height of the building,</p> <p>whichever is the greater.</p>	<p>P3</p> <p>Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties in a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, having regard to:</p> <p>(a) overshadowing and reduction in sunlight to habitable rooms of dwellings and private open space of dwellings;</p> <p>(b) overlooking and reduction of privacy to adjoining properties; or</p> <p>(c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.</p>
<p>The building is 9160mm from the rear boundary and 98.8m from the side frontage boundary (to the south).</p>	

The siting of the building is compliant with the Acceptable Solution A3.	
<p>A4</p> <p>Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone or Low Density Residential Zone.</p>	<p>P4</p> <p>Air conditioning, air extraction, pumping, heating or refrigeration systems, compressors or generators within 10m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to sensitive uses, having regard to:</p> <ul style="list-style-type: none"> <li>a) the characteristics and frequency of any emissions generated;</li> <li>b) the nature of the proposed use;</li> <li>c) the topography of the site; and</li> <li>d) any mitigation measures proposed.</li> </ul>
<p>Any such units or systems will be located greater than 10m from the General Residential Zone as the building is 109m from the closest General Residential Zone.</p>	
<p>The proposal is compliant with the Acceptable Solution A4.</p>	

### Parking and Sustainable Transport Code

Per clause C2.2.2, the Parking and Sustainable Transport Code applies to all use and development.

The code requires that new development or intensification of a Sport and Recreation use must be assessed against the Use Standards of the Code. This includes provision of adequate parking appropriate for the use.

The existing car parking for the Ted Jeffries Memorial Park, and adjacent to the sporting facilities is comprised of unmarked parking and vehicle turning and manoeuvring areas over a 3000m<sup>2</sup> gravel carpark area. This is shown below in Figure 6.



Figure 6 – Gravel Carpark area at the Ted Jeffries Memorial Park adjacent to the soccer fields (Source: the LIST Mapping Services)

It is put forward, in the assessment against the Use Standards, provided in the table below, that there is currently sufficient parking on the site to accommodate the intensification of the Sport and Recreation use created by the proposed club and change rooms. Accordingly, no further carparking areas are proposed as part of the Development Application.

It follows that no further carparking works are proposed and therefore the development standards of the Code are not applicable.

It is also put forward that motorcycle parking, bicycle parking and loading bays are not required for an upgrade of lighting. Therefore, the use standards C2.5.2 – C2.5.5 are not considered applicable and have not been considered in the proposal.

C2.5.1 Car parking numbers	
Objective: That an appropriate level of car parking spaces are provided to meet the needs of the use.	
Acceptable Solution	Performance Criteria
<p>AI</p> <p>The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:</p> <p>a) the site is subject to a parking plan for the area adopted by council, in which</p>	<p>PI.1</p> <p>The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</p>



<p>case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p> <p>b) the site is contained within a parking precinct plan and subject to Clause C2.7;</p> <p>c) the site is subject to Clause C2.5.5; or</p> <p>d) it relates to an intensification of an existing use or development or a change of use where:</p> <p>i. the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or</p> <p>ii. the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:</p> <p><math>N = A + (C - B)</math>                  N = Number of on-site car parking spaces required                  A = Number of existing on site car parking spaces                  B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1                  C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	<p>a) the availability of off-street public car parking spaces within reasonable walking distance of the site;</p> <p>b) the ability of multiple users to share spaces because of:</p> <p>i. variations in car parking demand over time; or</p> <p>ii. efficiencies gained by consolidation of car parking spaces;</p> <p>a) the availability and frequency of public transport within reasonable walking distance of the site;</p> <p>b) the availability and frequency of other transport alternatives;</p> <p>c) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p> <p>d) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>e) the effect on streetscape; and</p> <p>f) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.</p> <p>PI.2</p> <p>The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <p>a) the nature and intensity of the use and car parking required;</p> <p>b) the size of the dwelling and the number of bedrooms; and</p> <p>c) (c) the pattern of parking in the surrounding area.</p>
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**Comment:**

There is an estimated 3,000m<sup>2</sup> of land available for vehicle parking, turning and manoeuvring as shown in Figure 7.

This calculation does not include the parking along Seymour Street or on the corner of Seymour Street and Racecourse Road.

A conservative estimate, based on global data and a comparison with carparks in the Brighton area, demonstrates that 3000m<sup>2</sup> of land would allow 75 parking spaces with associated turning and manoeuvring. This is normally achieved with a grid pattern layout on flat land.

The Acceptable Solution, per Table C2.1, requires that each facility within the Sport and Recreation use (at the Ted Jeffries Memorial Park) is to have 50 spaces (per facility).

The Ted Jeffries Park is a mixed-use facility spread over a 7ha site used for a playground, skatepark, soccer, walking, outdoor recreation and the off-lead dog park. It is however mostly grassed open space as shown in Figure 1. The park can be accessed from Seymour Street, Racecourse Road or Menin Drive. Car parking is available along Seymour Street or corner of Seymour Street and Racecourse Road.

The existing 3000m<sup>2</sup> carpark, is located adjacent to the soccer fields and mostly used in relation to the public toilets, playground and soccer fields.

The soccer fields, public toilet and playground area are part of the same facility. Therefore, it is put forward that 75 spaces is sufficient for the current and proposed development of the land as only 50 spaces per facility are required per Table C2.1.

Furthermore, the Planning Authority would be aware that the Ted Jeffries Memorial Park Master Plan includes an expanded carpark area that will allow for 120 spaces. This is currently in detailed design and will likely commence construction in 2024.

The existing carpark area is compliant with the Acceptable Solution A1.

## Brighton Horse Racing Specific Area Plan

The Brighton Horse Racing Specific Area Plan BRI-21.0 applies to the land. This is shown in Figure 6.

The Specific Area Plan applies an Acceptable Solution of 20m from any boundary per the standard BRI-S1.7 Building design and Siting. The proposed building is 9160mm from the rear boundary and therefore within the 20m Acceptable Solution. Assessment against the Performance Criteria P1 of BRI-S1.7.1 for Building Design and Siting is provided in the below table. This is only discretion that applies to proposal.

Consideration of the Specific Area Plan purpose is also provided below for context.

## Brighton Horse Racing Specific Area Plan Purpose

Consideration of the Zone Purpose is provided as follows.

**BRI-S1.1 Plan Purpose**

The purpose of the Brighton Horse Racing Specific Area Plan is:

**BRI-SI.1.1**

The purpose of this provision is to protect and encourage the long-term potential of the Brighton Training Facility as a horse training and stabling venue in Southern Tasmania and to avoid conflict with other land uses through appropriate location and management of horse related activities.

**Comment:**

The Ted Jeffries Memorial Park forms part of the broader Racecourse Road and Seymour Street open space and recreation area. The Brighton horse racing and training track has the same street address as the Ted Jeffries Park. The two parcels of land are also in the same Recreation Zone. Meaning both uses are entirely consistent with the purpose of the zone and that the Planning Authority and Council has deliberately and strategically applied this zoning so that the different forms of recreation can co-exist.

The soccer fields are long established and frequently used by the public and the Brighton Storm Soccer Club over the soccer season March to October. The proposed building will lead to a growth of the soccer club and use of the land for soccer. But, given the proposed building replaces an existing building at the park and is over 100m from the Brighton Horse Racing and training track the likelihood of a conflict of use is very low.

**BRI-SI.7.1**

*This clause is in substitution for Rural Zone – clause 20.4.2 Setbacks A1 and P1, Recreation Zone - clause 28.4.1 Building height, setback and siting A2 and P2, A3 and P3*

**Objective:**

That building siting and design:

- (a) facilitates horse racing related activities; and
- (b) protects residential amenity

**Acceptable Solution**

**A1**

Buildings must have a setback from all boundaries of not less than 20m.

**Performance Criteria**

**P1**

Buildings must be sited to avoid any adverse impact to stabling, horse breeding or horse training operations on the site or on adjoining or nearby properties and to prevent an unreasonable loss of residential amenity, having regard to:

- (a) the residential amenity of adjoining properties;
- (b) the prevailing setbacks on the site and on adjoining properties;
- (c) any site management plans for the site or adjoining sites;
- (d) the height and scale of proposed buildings;
- (e) the efficient use of the site; and
- (f) the visual impact of buildings when viewed from the street.

**Comment:**

The building is 9160mm from the rear boundary and within the specified 20m setback under the Acceptable Solution A1.

Assessment against the corresponding performance criteria PI is provided as follows:

- (a) The building is for a soccer club and change rooms and is not a structure used for horse related activities.
- (b) The prevailing setbacks on the site is 9.5m. This is the existing building, proposed to be removed, shown in figure 2. The prevailing setback on the adjoining property, which is the Brighton race course, is 6m which is a small shed building located alongside the greyhound training track. The proposed building is consistent with the prevailing setbacks on the site and the adjoining site.
- (c) In regard to horse racing, the proposed soccer club rooms are separated from the horse racing and training track by the greyhound training track. The distance between the horse track and the club rooms is approximately 100m. No further site management plans are considered necessary as the two uses can co-exist and have done so for many years.
- (d) The height and scale of the proposed building is 5.5m high and approximately 400m<sup>2</sup> in area. This is larger than the footprint of the existing structures by approximately 200m<sup>2</sup>. However, the siting of this building and its separation from the horse training facility, the height and scale of the proposed building would have nil impact on horse related activities.
- (e) The proposed building and use of the building and its setback has no impact on the efficient use of the horse training and racing facility.
- (f) The building will appear as a similar form of building to the existing building shown in figure 2. This is a deliberate design by the architect to imitate and be inspired by the existing form. The building will also form a part of the broader changes to the Ted Jeffries Memorial Park as part of the master plan. It is put forward that the amenity of the area would be improved by this architecturally designed building together with new landscaping and carparking and access improvements.

The setback of the building has been assessed above as compliant with the Performance Criteria PI. The design and siting of the building has had regard to this standard.

## Conclusion

This planning report has considered and assessed the relevant standards of the *Tasmanian Planning Scheme – Brighton* for a proposed soccer club and change rooms at the Ted Jeffries Memorial Park in Brighton.

The club rooms are categorised as a ‘Sports and Recreation use’ under the Planning Scheme. A ‘sports and recreation use’ is a ‘No Permit Required’ use in the Recreation Zone. However, the proposal requires assessment against the Performance Criteria BRI-SI.7.1 for Building design and siting under the Brighton Horse Racing Specific Area Plan due to the setback of the building within 20m of the boundary. This is the only discretion invoked by the proposal.

Assessment against this discretion has demonstrated compliance with Performance Criteria for BRI-SI.7.1.

The proposed building and removal of existing buildings is otherwise entirely consistent with the purpose of the zone and the existing park facilities and services will accommodate the development.

A permit for the club room ought to be granted.





9<sup>th</sup> November 2023

Ref: C2223-RE-008-DC-Ted Jeffries Master plan

**Planning Authority  
Brighton Council  
1 Tivoli Road  
Old Beach TAS 7016**

Dear Planning Authority,

In accordance with the requirements of Section 52 (1B) (b) of the *Land Use Planning and Approvals Act 1993* (“the Act”), I, **James Dryburgh, the General Manager of the Brighton Council** hereby provide my written permission to the making of the application for a permit for the proposed Club Rooms at land owned by the Brighton Council described as the Ted Jeffries Memorial Park at 65 Racecourse Road, Brighton, TAS (CT 171668/1).

I have been provided with a copy of the application submitted by David Cundall on behalf of the Brighton Council Asset Services per Section 57 of the Act and have also provided my signature on the form submitted with the application per Section 52 (1B) (b) of the Act.

Sincerely,

James Dryburgh  
General Manager  
Brighton Council

## Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	DA 2023-219	<b>Council notice date</b>	24/11/2023
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2023/01630-BTN	<b>Date of response</b>	11/12/2023
<b>TasWater Contact</b>	Phil Papps	<b>Phone No.</b>	0474 931 272
<b>Response issued to</b>			
<b>Council name</b>	BRIGHTON COUNCIL		
<b>Contact details</b>	development@brighton.tas.gov.au		
<b>Development details</b>			
<b>Address</b>	65 RACECOURSE RD, BRIGHTON	<b>Property ID (PID)</b>	5023551
<b>Description of development</b>	Remove Existing Buildings & Construct New Club and Change Rooms.		
<b>Schedule of drawings/documents</b>			
	<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>
	AKA Architects	Plans / DA-01 - 10	1
			<b>Date of Issue</b>
			19/10/2023
<b>Conditions</b>			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.</li> <li>2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.</li> <li>3. Prior to use of the development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol> <p><b>TRADE WASTE</b></p> <ol style="list-style-type: none"> <li>4. The developer must ensure that the proprietor of a business operating from the property applies to and obtains from TasWater written consent to discharge trade waste to sewer before discharging to sewer.</li> <li>5. An application for consent to discharge to TasWater's sewerage system must accompany the application for Certificate of Certifiable Work (Building) and/or (Plumbing).</li> </ol> <p><b>DEVELOPER CHARGES</b></p> <ol style="list-style-type: none"> <li>6. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$15,909.64 to TasWater for water infrastructure for 9.055 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.</li> <li>7. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$23,909.26 to</li> </ol>			

TasWater for sewerage infrastructure for 13.608 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

**DEVELOPMENT ASSESSMENT FEES**

8. The applicant or landowner as the case may be, must pay a development assessment fee \$749.17 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.

**Advice**

**General**

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

**Developer Charges**

For information on Developer Charges please visit the following webpage - <https://www.taswater.com.au/building-and-development/developer-charges>

**Service Locations**

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

**Trade Waste**

To allow TasWater staff to assess compliance with trade waste requirements, the trade waste application must include the following information where relevant:-

- The type of food preparation activities that will be undertaken in the kiosk.
- Sink strainers/dry basket arrestors on kitchen sinks and sinks where activities are likely to result in solid particulates being discharged to sewer.
- A grease arrestor may be required if hot food is to be prepared in the kitchen

The applicant may seek advice from TasWater regarding appropriate pre-treatment of trade waste by calling 136 992.

**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