



**Brighton  
Council**

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## ATTACHMENTS

ORDINARY COUNCIL MEETING  
20 FEBRUARY 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 5.30 P.M. ON TUESDAY, 16 JANUARY 2024**

**1. Acknowledgement of Country**

**2. Attendance**

Cr Gray (Mayor); Cr Curran (Deputy Mayor); Cr Geard, Cr Irons; Cr McMaster; Cr Owen, Cr Whelan

IN ATTENDANCE: Mr J Dryburgh (General Manager); Ms J Banks (Director Governance & Regulatory Services); Mr C Pearce-Rasmussen (Director, Asset Services); Ms G Browne (Director, Corporate Services) and Mrs J Blackwell (Acting Director, Development Services).

**3. Applications for Leave of Absence**

*Cr Owen moved, Cr Geard seconded that Cr De La Torre and Cr Murtagh be granted leave of absence.*

**CARRIED**

**VOTING RECORD**

In favour	Against
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Cr Curran	
Cr Geard	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Owen	
Cr Whelan	

**4. Confirmation of Minutes**

**4.1 Ordinary Council Meeting**

The Minutes of the Ordinary Council Meeting held on the 19<sup>th</sup> December 2023 are submitted for confirmation.

**RECOMMENDATION:**

That the Minutes of the Ordinary Council Meeting held on the 19<sup>th</sup> December 2023, be confirmed.

**DECISION:**

*Cr Irons moved, Cr Curran seconded that the Minutes of the Ordinary Council Meeting held on the 19<sup>th</sup> December 2023, be confirmed.*

**CARRIED**

**VOTING RECORD**

In favour	Against
Cr Curran	
Cr Geard	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Owen	
Cr Whelan	

**5. Declaration of Interest**

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

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

*Cr Owen declared an interest in Item 13.1 and Item 14.1*

*Cr Irons declared an interest in Item 14.1*

**6. 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.

Under Council's Public Question Time & Deputations Policy 7.4 (clause 5.10), there is no requirement for Council to minute questions without notice that are raised during public question time. However, in the interests of transparency, Council's General Manager committed to doing so during the December 2023 Council meeting.

At the previous Council Meeting held on the 19<sup>th</sup> December 2023, Mr Andrew Bullock arrived late and after the section of the meeting for Public Question Time and Deputations had passed. Council's Mayor facilitated a motion, which was supported, to allow Council to suspend the agenda proceeding and allow Mr Bullock to speak.

Mr Bullock made a range of statements and allegations regarding Council's management of fill from construction projects, and that of sub-contractors engaged by Council, particularly in relation to the recently tendered Andrew Street upgrades. Mr Bullock also questioned why council is not using his business for such activities.

Council tenders are all legally compliant and consistent with LGAT's best practice approach for Tasmanian Councils. They are transparent and Mr Bullock has the same rights as anyone else to submit tenders. Council tenders also include criteria aimed to try to achieve stronger environmental outcomes, including the reuse of materials where possible, which is the case in the Andrew Street project.

Contrary to Mr Bullock's claims, Council is not disposing of materials in "uncontrolled landfill". Under the tender (and of course, other relevant projects) fill must either go to Council's fill site or another site with all the relevant approvals in place. Council's site is fully approved and with assessed and supported by the EPA very recently.

Council has listened to Mr Bullock and taken his concerns seriously. Mr Bullock has had responses to his concerns in person, verbally and in writing on multiple occasions over multiple years. Mr Bullock gave some general criticisms of councillors and staff based around their level of expertise, integrity, performance and financial and environmental responsibility. These comments, and the manner in which they were delivered, were considered to be inaccurate, unreasonable and inappropriate.

*There was no requirement for public question time.*

## **7. Reports from Council**

### **7.1 Mayor's Communications**

The Mayor's communications were as follows:

- 20/12/23 Christmas drinks with the Premier (GM also in attendance)
- 21/12/23 Media Release photo with TALS & Red Cross regarding Bridgewater Youth Hub MOU
- 3/1/24 Meeting with Jane Howlett MLC
- 11/1/24 Meeting with Dr M Baldock, Jordan River Medical Centre (GM also in attendance)
- 16/1/24 Presentation of Keep Australia Beautiful Sustainable Communities Awards & Afternoon Tea
- 16/1/24 Council Meeting

### **RECOMMENDATION:**

That the Mayor's communications be received.



**DECISION:**

*Cr Irons moved, Cr Owen seconded that the Mayor's communications be received.*

**CARRIED**

**VOTING RECORD**

In favour	Against
Cr Curran	
Cr Geard	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Owen	
Cr Whelan	

**7.2 Reports from Council Representatives**

*There were no reports from Council representatives.*

**8. Miscellaneous Correspondence**

- Submission from General Manager James Dryburgh dated 4<sup>th</sup> January 2024 regarding the River Derwent Ferry Service Masterplan.

**9. 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 19<sup>th</sup> December 2023 at 5.00 pm to receive a briefing from Paul Jackson, CEO of the Southern Tasmania Regional Waste Authority (STRWA).

Crs Gray, Curran, De La Torre, Geard, Irons, McMaster, Murtagh, Owen and Whelan were in attendance.

**10. Notices of Motion**

*There were no Notices of Motion.*

**11. 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 General Manager 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 General Manager in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2015*.

### **DECISION:**

*The General Manager advised that there were no supplementary agenda items.*

## **12. Reports from Committees**

*There were no Committee meetings held in January.*

## **13. 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 13 on this agenda, inclusive of any supplementary items.

*Cr Owen had declared an interest in the following item and left the meeting at 5.37pm.*

### **13.1 Planning Scheme Amendment - Old Beach Future Urban Zone**

Type of Report:	Section 40K of <i>Land Use Planning and Approvals Act 1993</i>
Application No:	RZ 2023 -05
Owner/s:	Various
Requested by:	Brighton Council
Proposal:	<ul style="list-style-type: none"> <li>Rezone various properties from Rural Living Zone A to the Future Urban Zone</li> <li>Remove the Urban Rural Interface Specific Area Plan from various properties</li> </ul>
Author:	B White (Strategic Planner)
Authorised:	Director Development Services (D Allingham)

## 1. Purpose

The purpose of this report is for Council (Planning Authority), pursuant to section 40K of the *Land Use Planning and Approvals Act 1993* ('the Act'), to consider the representations received (s.40J) during the exhibition period (s. 40H) of draft amendment of RZ 2023 -05 to the Brighton Local Provision Schedule ('LPS') ('the draft amendment').

## 2. Background - Initiation of Draft Amendment

At its meeting of the 7<sup>th</sup> November 2023, the Council, of its own motion, initiated the draft amendment to the Brighton LPS.

The draft amendment relates to land on the eastern side of the East Derwent Highway, Old Beach, and proposes to:

- a) Rezone 95.86ha (103 properties) of land from 'Rural Living A' to Future Urban; and
- b) Remove the 'Urban Rural Interface Specific Area Plan from 103 properties of land (95.86ha).

This draft amendment is to implement the recommendations of the Old Beach Zoning Review Report, prepared by ERA Consultants ('the ERA Report'), as (partly) endorsed by the Council.<sup>1</sup>

The area which the draft amendment relates is shown in Figure 1 below as the 'subject site'.

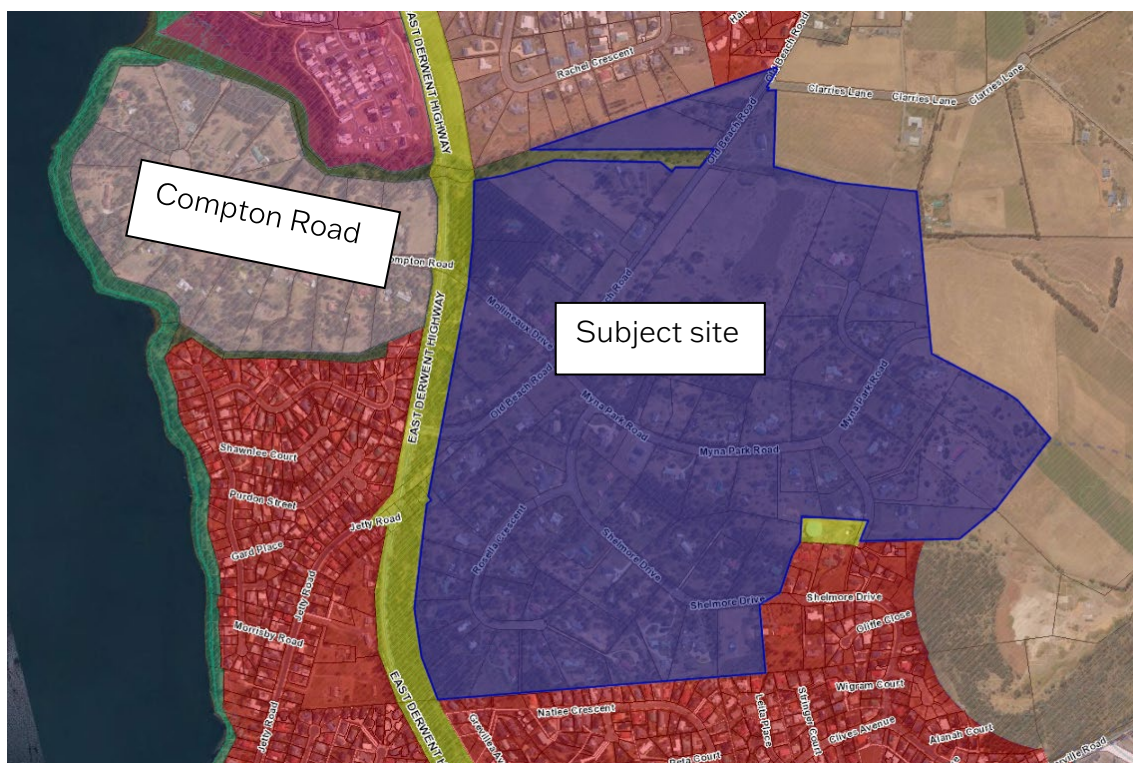


Figure 1 Subject site (Source: TheList)

## 3. Public Exhibition of Draft Amendment

<sup>1</sup> The ERA report and a summary of the project can be viewed via:  
<https://www.brighton.tas.gov.au/planning/strategic-plans/>

In accordance with sections 40G and 40H of the Act and section 7 of the *Land Use Planning and Approvals Regulations 2014*, the draft amendment was exhibited for a period of 28 days from 15<sup>th</sup> November 2023 – 13<sup>th</sup> December 2023.

The draft amendment was exhibited in the Mercury twice and made available for viewing at the Council during this period. Council officers sent letters to all properties to be affected by the draft amendment shown in Figure 1, as well as adjoining owners.

Letters were also sent to all properties on Compton Road and adjoining owners as these properties were involved in the ERA Report project. Compton Road is shown in Figure 1. A total of 129 letters were sent out to advise people that the draft amendment had been initiated and explained how representation could be made.

Council received eleven (11) representations, with three (3) of those being from State Agencies (i.e., Department of State Growth, TasWater and TasNetworks).

#### **4. Legislative & Policy Content**

Section 40K of the Act requires that the Council provides to the Tasmanian Planning Commission a report regarding the representations received during the exhibition period of a draft amendment to the Local Provision Schedule.

Section 40K(2) of the Act requires, among other things, that the report includes Council's opinion of the merit of each of the representations and:

- i. Whether the planning authority is of the opinion that the draft amendment ought to be modified to take into account the representations; and
- ii. The effect on the draft amendment, and the LPS to which it relates, as a whole, of implementing the recommendations.

Should the Council be satisfied that the representations received do not warrant changes to the draft amendment, the draft amendment, as exhibited, will be forwarded to the TPC who will make determine it accordingly.

Those people who made a representation regarding the draft amendment would be invited to attend public hearings before the TPC pursuant to section 40L of the Act and the relevant provisions of the *Tasmanian Planning Commission Act 1997*.

#### **5. Risk & Implications**

The amendment proposes no significant risks or implications for Council. Should Council decide to forward to the draft amendment to the TPC, the next stage of rezoning the area to provide urban densities via a master planning process will need to be budgeted for, and further community engagement undertaken.

#### **6. Consideration of Representations**

Table 1 provides a summary of each of the representations received and Council Officers comment pursuant to section 40K (2). It is noted that many of the submissions received raised matters that related to the future residential subdivision and development of the site. These matters are more relevant to the next stage of rezoning to a residential zone and a future master planning project.

Table 1 Section 40K Response to Representations

Representor	Summary	Section 40K Response
Department of State Growth.	<p>Recommends that Council delays any significant strategic planning decisions regarding the rezoning of residential land in the Brighton municipality prior to the release of an ongoing residential supply and demand analysis being undertaken for southern Tasmania which will inform a review of the Southern Tasmanian Regional Land Use Strategy.</p>	<p>The draft amendment is to implement the findings and recommendations of the ERA Report which was a project that arose out of the Brighton Structure Plan 2018 ('BSP').</p> <p>The BSP found that the current supply of zoned land in the municipality would likely not meet demand up until 2033 and therefore recommended that Council investigate possible rezoning of land both within and outside the current UGB. Old Beach and Brighton were identified as the most sought-after locations in the municipality, with most of demand up to 2033 being expected in these suburbs.</p> <p>The BSP therefore recommended that Council investigate the capacity of two (2) precincts in Old Beach, currently zoned Rural Living, to be restructured for urban densities. Council engaged ERA to undertake this investigation which found that the two (2) precincts had minimal constraints to further development at urban densities.</p> <p>Council subsequently endorsed the ERA Report's recommendation for the subject site but not for Compton Road. ERA recommended that Council rezone the subject site to Future Urban whilst a master planning project takes place and infrastructure upgrades occur.</p> <p>Therefore, the current rezoning is implementing current strategic planning documents endorsed by Council based and is considered appropriate.</p> <p>It is also noted that the draft amendment isn't to rezone the site to a residential zone at this stage.</p> <p>The representation does not raise any matters that warrant changes to the draft amendment. Furthermore, the representation does not affect the draft amendment meeting the LPS criteria.</p>
	<p>Recommends that no rezonings occur until the East Derwent Highway Corridor Plan is completed.</p>	<p>The proposed rezoning will not occur until it is considered and approved by the TPC. Part of the process will include hearing from representors, including DSG. Should DSG wish to raise issues with the East Derwent Highway at the hearings, then the TPC will consider them at this stage.</p> <p>The ERA report was based on a traffic impact assessment ('TIA') undertaken by Peter Hubble which has been considered by DSG. The report identified that upgrades would be needed to the East Derwent Highway even when the Tivoli Green Estate is fully developed, and no further subdivision occurred within the subject site.</p>

Representor	Summary	Section 40K Response
		<p>The Future Urban zone is a zone within the Tasmanian Planning Scheme to be applied to land within the UGB which is intended for future urban use and development where infrastructure capacity may not be yet available and/or where further structure or master planning is required before a rezoning can occur.</p> <p>It is Council officer's submission that this is the situation with the site regarding the East Derwent Highway upgrades.</p> <p>The representation does not raise any matters that warrant changes to the draft amendment.</p> <p>The representation does not affect the draft amendment meeting the LPS criteria.</p>
	Recommends that any future residential development be designed to support access to public transport and provide for active transport networks.	<p>Comment noted; however, no residential development forms part of the draft amendment. DSG would be involved in a future master planning process to rezone the land for urban densities.</p> <p>The representation does not raise any matters that warrant changes to the draft amendment and does not affect the draft amendment meeting the LPS criteria.</p>
TasWater	TasWater have no comments on the draft amendment and do not wish to be present at hearings.	Comment noted.
TasNetworks	No issues from TasNetworks regarding the draft amendment.	Comment noted.
1, 2, 3, 4, 5, 7, 8.	Issues regarding losing rural idyll and loss of character due to rezoning and subdividing into smaller lots.	<p>It is considered that the future master planning project can, based on expert reports, create a future planning framework within the subject site which can balance creating additional lots whilst maintaining those key elements that people desire about living in the area.</p> <p>The site is located within the Greater Hobart Urban Growth Boundary within the Southern Tasmanian Regional Land Use Strategy ('STRLUS'). The UGB, according to the STRLUS, is where the 20-year supply of residential land in the region should occur and which has been mapped:</p> <p><i>on the basis of known constraints, values and opportunities including infrastructure</i></p>

Representor	Summary	Section 40K Response
		<p><i>capacity, environmental, landscape and heritage values and land hazards (p. 92).</i></p> <p>Therefore, STRLUS has identified this land as being suitable for future development by virtue of it being included in the UGB. Furthermore, the BSP has recommended the land be investigated for future growth so as Council can continue to maintain a sustainable level of housing supply in a sought-after location.</p> <p>The current rezoning is to start the process of a precinct structure plan/ master planning process of currently underutilised rural living zoned land within the UGB, which has been identified in strategic planning documents endorsed by the Council and has been found to have minimal constraints for future residential development.</p> <p>This position of master planning land within the UGB is supported by STRLUS (p.91):</p> <p><i>precinct structure plans will be required to be completed and relevant aspects incorporated into planning schemes through the Specific Area Plan mechanism, and the rezoning process (under the Land Use Planning and Approvals Act 1993) will then be triggered.</i></p> <p>The representations do not raise any matters that warrant changes to the draft amendment and does not affect the draft amendment meeting the LPS criteria.</p>
1, 2, 3, 4,	Concerns that Council has not adequately considered visual impacts in making its decision on the draft amendment.	<p>The ERA considered visual impacts in its analysis of whether the site had the capacity to accommodate future residential growth.</p> <p>ERA opined that the subject site does not have significant scenic values.</p> <p>ERA recommended that prior to any future residential rezoning that further studies are undertaken which will be inputs into a future masterplan for the area. One of those studies is for a landscape and visual impact assessment.</p> <p>The representations do not raise any matters that warrant changes to the draft amendment and does not affect the draft amendment meeting the LPS criteria.</p>
3, 4, 5	<ul style="list-style-type: none"> <li>Concerns that not all residents supported the future rezoning, and that the consultation methodology was inadequate.</li> <li>Concerns the report was based on an already preferred outcome.</li> </ul>	ERA undertook consultation in accordance with their preferred approach which was considered appropriate.

Representor	Summary	Section 40K Response
		<p>Not every town planning decision made by a planning authority will have full support from the community. This is a key aspect of town planning, where various factors need to be weighed up in making decisions on preferred future land use.</p> <p>In this instance, the Council has initiated the draft amendment for the site to be rezoned to Future Urban based on expert independent advice from a town planning consultant and strategic planning documents it has previously endorsed.</p> <p>It is Council Officers' view that urban consolidation within the UGB is a far more sustainable town planning outcome than leap frogging rural living areas on the urban fringe and impeding agricultural land and relying on more marginal and constrained land for residential uses.</p> <p>The representations do not raise any matters that warrant changes to the draft amendment and does not affect the draft amendment meeting the LPS criteria.</p>
1, 2, 3,	Concerns with traffic, future roads, and other physical infrastructure.	<p>The Future Urban Zone is a zone to be applied to land within the UGB identified for future growth where infrastructure may not yet be available or where future master planning is required.</p> <p>TasWater and TasNetworks have identified the land can be serviced subject to upgrades and DSG have signalled their intent of undertaking upgrades to the East Derwent Highway. Future master planning is required due to the unique nature of the land already been developed with single dwellings.</p> <p>Therefore, the FUZ is considered appropriate for the land and infrastructure can be managed as part of the future master planning/ precinct structure planning process.</p> <p>The representations do not raise any matters that warrant changes to the draft amendment and does not affect the draft amendment meeting the LPS criteria.</p>
1, 2, 3, 5	<ul style="list-style-type: none"> <li>Issues with clearance of vegetation and impacts on climate change and wildlife.</li> <li>Concerns that rezoning the subject site will result in a loss of a green belt.</li> </ul>	<p>Only part of the site is subject to overlays in the LPS which regulates impacts on natural values.</p> <p>ERA recommended that prior to any future residential rezoning that further studies are undertaken which will be inputs into a future masterplan for the area. One of those studies is for a comprehensive natural values assessment which can be used to guide the future masterplan.</p>



Representor	Summary	Section 40K Response
		<p>It is considered that by virtue of the land being within the UGB that it has been identified as being suitable for 'urban' uses.</p> <p>The representations do not raise any matters that warrant changes to the draft amendment and does not affect the draft amendment meeting the LPS criteria.</p>
6	Support for draft amendment	Noted.

## 7. Conclusion

The representations received do not raise any matters that warrant changes to the draft amendment and does not affect the draft amendment meeting the LPS criteria.

On this basis, it is recommended that Council, pursuant to section 40K of the Act, provides to the TPC this report and the representations so the draft amendment can be determined accordingly.

## 8. Options:

- (a) To adopt the recommendation; or
- (b) To adopt an alternative recommendation satisfying the provisions of section 40K of the Act, with a full statement of reasons as determined by Council.

## **RECOMMENDATION:**

It is recommended that Council resolves to:

- a) Pursuant to Section 40K(1) of the *Land Use Planning and Approvals Act 1993*, provide this report and the representations provided as attachment A regarding draft amendment RZ 2023/ 005 to the Tasmanian Planning Commission.
- b) Pursuant to section 40K(1) of the *Land Use Planning and Approvals Act 1993*, advise the Tasmania Planning Commission that eleven (11) representations were received during the exhibition of draft amendment RZ 2023/ 005 that related to the draft amendment.
- c) Pursuant to section 40K(2)(a) of the *Land Use Planning and Approvals Act 1993*, provide to the Tasmanian Planning Commission a copy of the representations that were received during the advertising of draft amendment RZ 2023/ 005.
- d) Pursuant to section 40K (2)(c) of the *Land Use Planning and Approvals Act 1993*, advise the Tasmanian Planning Commission that the representations received during advertising do not warrant modifications to draft amendment RZ 2023/ 005 as detailed in this report.
- e) Pursuant to section 40(K)(2)(d) of the *Land Use Planning and Approvals Act 1993* advise the Tasmanian Planning Commission that the planning authority is satisfied that the draft amendment of the LPS meets the LPS Criteria.

## **DECISION:**

*Cr Curran moved, Cr Whelan seconded that this item be deferred and that this matter be discussed in a workshop.*

**CARRIED**

**VOTING RECORD**

In favour	Against
Cr Curran	
Cr Geard	
Cr Gray	
Cr Irons	
Cr Whelan	

*Cr Owen rejoined the meeting at 5.40pm*

## 13.2 Combined Permit and Amendment Application: Planning Scheme Amendment Application - 27 Scott Road, Bridgewater - Section 40K Report

**Author:** K Tran (Planning Officer)

**Authorised by:** J Blackwell (Acting Director Development Services)

<b>File Reference:</b>	RZ 2023 - 03
<b>Applicant:</b>	Brighton Council
<b>Owner:</b>	Director of Housing
<b>Location:</b>	27 Scott Road, Bridgewater
<b>Zoning:</b>	Open Space
<b>Planning Instrument:</b>	Tasmanian Planning Scheme - Brighton
<b>Date Advertised:</b>	4 <sup>th</sup> November 2023 to 2 <sup>nd</sup> December 2023
<b>Representations:</b>	One

### 1. Executive Summary

The report considers the exhibition period regarding a combined permit and amendment application to:

- Rezone land of 27 Scott Road, Bridgewater (C/T 6706/983 & C/T 10085/1) from Open Space to Inner Residential;

The application was made by Council Officers pursuant to Section 40D(b) of the *Land Use Planning and Approvals Act 1993* ('the Act').

Council's Planning Authority, at its meeting of the 3<sup>rd</sup> October 2023 agreed to the proposed planning scheme amendment made by Brighton Council (S.40(b)) and therefore prepared and certified the draft amendment to the LPS (s. 40F) as meeting the LPS criteria (s. 34) under the Act.

The amendment application was then exhibited for a period of twenty-eight (28) days (s40H). One representation was received during the period of public exhibition.

This is a report required by section 40K of the Act to be submitted to the Commission in relation to the representations received during advertising.

## 2. The Representations and Response

One submission was received during the public exhibition period from TasWater. TasWater (as per the Submission to Planning Authority Notice at attachment A) has advised that it “does not object 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.” Accordingly, no modifications to the draft planning scheme amendment are required as a result of TasWater’s submission.

## 3. Conclusion

It is recommended that this report be forwarded to the Tasmanian Planning Commission for determination.

### Options:

1. To adopt the recommendation; or
2. To adopt an alternative recommendation satisfying the provisions of section 40K of the Act, with a full statement of reasons as determined by Council.

### **RECOMMENDATION:**

It is recommended that Council resolves to:

- a) Pursuant to Section 40K(1) of the *Land Use Planning and Approvals Act 1993*, provide this report and the representations provided as attachment A regarding draft amendment RZ 2023/ 003 to the Tasmanian Planning Commission.
- b) Pursuant to section 40K(1) of the *Land Use Planning and Approvals Act 1993*, advise the Tasmania Planning Commission that one (1) representation was received during the exhibition of draft amendment RZ 2023/ 003 that related to the draft amendment.
- c) Pursuant to section 40K(2)(a) of the *Land Use Planning and Approvals Act 1993*, provide to the Tasmanian Planning Commission a copy of the representation that was received during the advertising of draft amendment RZ 2023/ 003.
- d) Pursuant to section 40K (2)(c) of the *Land Use Planning and Approvals Act 1993*, advise the Tasmanian Planning Commission that the representation received during advertising does not warrant modification to draft amendment RZ 2023/ 003 as detailed in this report.
- e) Pursuant to section 40(K)(2)(d) of the *Land Use Planning and Approvals Act 1993* advise the Tasmanian Planning Commission that the planning authority is satisfied that the draft amendment of the LPS meets the LPS Criteria.

### **DECISION:**

*Cr Whelan moved, Cr Curran seconded that the recommendation be adopted.*

**CARRIED**

**VOTING RECORD**

In favour	Against
Cr Curran	
Cr Geard	
Cr Gray	
Cr Irons	
Cr Owen	
Cr Whelan	

**14. Officers Reports**

*Cr Irons and Cr Owen had declared an Interest in the following items and left the meeting at 5.42pm*

**14.1 Sponsoring Landcare Group Memberships and Insurance for 2024**

**Author:** Manager, Community Development and Engagement (A Turvey)

**Authorised by:** General Manager (J Dryburgh)

**Background**

Council has received a request from Landcare Tasmania for Council to once again financially support the two Landcare Tasmania community groups that operate in our municipality by paying the annual Landcare membership fee (\$40 per group) and insurance (approximately \$237 per group based on 2023 insurance costs).

Brighton Council has been supporting both the Bridgewater Foreshore Landcare Group and the Friends of Old Beach Foreshore Group with these costs in previous years and Landcare Tasmania expects the insurance costs to remain similar in 2024 to those in 2023.

**Consultation**

Director Corporate Services, and Landcare Tasmania

**Risk Implications**

Nil.

**Financial Implications**

An amount of approximately \$560 from the community grants budget.

**Strategic Plan**

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

Goal 2: Ensure a sustainable environment.

Goal 4: Ensure a progressive, efficient and caring Council.

## Social Implications

Providing support for volunteer community members to feel empowered to improve and manage the natural environment and natural assets in the place where they live and bring community members and neighbours together in a shared interest and cause.

## Environmental or Climate Change Implications

Our local Landcare groups are a highly valuable asset in our community to help manage our natural resources with weed management working bees, foreshore clean-ups and tree planting, just to name a few.

## Economic Implications

Not Applicable.

## Other Issues

Nil.

## Assessment

Councils financial support in the form of membership and insurance costs for the two Landcare Tasmania groups operating in the Brighton Council area ensures volunteers are able to network, build their skills in natural resource management and assist Council in its NRM management.

## Options

1. As per the recommendation.
2. Do not approve the recommendation.

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## **RECOMMENDATION:**

That Council approves the payment of the membership fees and insurance costs for 2024 to Landcare Tasmania for the Bridgewater Foreshore Landcare Group and Friends of Old Beach Foreshore Group, valued at approximately \$560 and to be funded from the community small grants and donations budget and recorded as a donation in the Annual Report.

## **DECISION:**

*Cr Curran moved, Cr McMaster seconded that the recommendation be adopted.*

**CARRIED**

### VOTING RECORD

In favour	Against
Cr Curran	
Cr Geard	
Cr Gray	
Cr McMaster	
Cr Whelan	

*Cr Irons and Cr Owen rejoined the meeting 5.43pm*

## **14.2 Delegation - Use of Common Seal**

**Author:** Director Governance & Regulatory Services (J Banks)

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### **Background**

The purpose of this report is to create a new delegation for the use of the Common Seal.

Section 19 of the *Local Government Act 1993*, states that each Council is to have a common seal and that this is to be used as authorised by Council and be attested by those persons authorised by Council.

Currently there is no delegation and Council's common seal has exclusively been managed by the General Manager or Acting General Manager where appointed.

If the General Manager is absent from the Council office e.g. at training, conferences or illness for any length of time and no Director has been appointed as Acting General Manager there have been instances where documents have urgently required the Common Seal and signature of the General Manager; these occasions have potentially held up developments, grant deeds and leases.

### **Consultation**

General Manager, Hobart City Council

### **Risk Implications**

May cause unnecessary delays in sealing and signing important documents.

### **Financial Implications**

Nil.

### **Strategic Plan**

Goal 4:

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

### **Social Implications**

Nil.

### **Environmental or Climate Change Implications**

Nil.

### **Economic Implications**

Nil.

## Other Issues

There have been instances where Stratum plans and the execution of grant deeds have had to be help up due to the absence of General Manager who was the only employee under the Act to use the Common Seal.

## Assessment

Pursuant to Section 19(5) of the *Local Government Act 1993* the common seal of the Council is to be attested by any of the following Council officers, or such persons who may be acting in those positions during the absence of the General Manager or Acting General Manager:-

Director Development Services  
Director Corporate Services

As most documents requiring the urgency of the common seal will generally be via Development Services or Corporate Services eg Stratum plans, lease agreements or grant deeds it would seem appropriate that those Directors be given the appropriate delegation in the absence of the General Manager or Acting General Manager.

## Options

1. As per the recommendation.
2. That the recommendation is not adopted and the Common Seal only be applied and signed by the General Manager or Acting General Manager.

## **RECOMMENDATION:**

That the Council endorses the delegation pursuant to Section 19(5) of the *Local Government Act 1993* that the common seal of the Council is to be attested by any of the following Council officers, or such persons who may be acting in those positions during the absence of the General Manager or Acting General Manager:-

Director Development Services  
Director Corporate Services

## **DECISION:**

*Cr Geard moved, Cr Whelan seconded that the recommendation be adopted.*

**CARRIED**

## VOTING RECORD

In favour	Against
Cr Curran	
Cr Geard	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Owen	
Cr Whelan	



### **14.3 December Finance Report**

**Author:** Director Corporate Services (G Browne)

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#### **Background**

The finance report was tabled for consideration.

It contained the year-to-date Comprehensive Income Statement to 31<sup>st</sup> December 2023.

#### **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 December Finance Report be received.

## **DECISION:**

*Cr Irons moved, Cr Owen seconded that the recommendation be adopted.*

**CARRIED**

### **VOTING RECORD**

In favour	Against
Cr Curran	
Cr Geard	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Owen	
Cr Whelan	

## **14.4 Quilters Easter Showcase - Free use or discounted rate for the Civic Centre**

**Author:** Admin & Facilities Management Officer (I Singh)

### **Background**

Mrs Pam Harvey has written to Council to request free use of the Civic Centre for their 'Quilters Easter Showcase' event on the 23<sup>rd</sup> March 2024. This is an annual event that is open to the public and in the past the entry fees have been distributed to Community groups within the Municipality. In the 2023 year after operational expense the Quilters were able to donate \$600 to the school farm and \$2000 to the Food Bank.

Mrs Harvey has contacted the Council seeking support for free use of the Civic Centre or at a discounted rate. The Quilters Easter Showcase is run by volunteers and as they are not an incorporated organisation, they would also like the Council to waive casual hirer insurance fees.

### **Consultation**

Mrs P Harvey (Quilters Showcase Organiser) and Director Corporate Services

### **Risk Implications**

Risks are low from waiving the Civic Centre hire fees.

### **Financial Implications**

Fees that would have been applicable will need to be recognised as a donation from Council. The day rate for the Civic Centre is \$849 and casual hire insurance is \$34, totalling \$883. Groups like this would ordinarily be allowed a 50% discount on the hire fee.

## Strategic Plan

The recommendations further the following strategies from Council's strategic plan:

- S1.1: engage with and enable our community.
- S1.3: Ensure attractive local area that provide social, recreational, and economic opportunities.
- S1.4: Encourage a sense of pride, local identity, and engaging activities.

## Social Implications

Providing a facility for the showcase and fundraising for this group will contribute to building positivity and community connection.

## Assessment

The Quilters showcase has been held in the municipality for many years. Their purpose is to provide social gathering opportunities and activities for members of all ages of the community. The club only keeps enough funds to cover costs and sustain themselves, all raised proceeds are donated to a local group in the municipality. This showcase provides support and encourages the establishment and activities for quilting and crafting groups.

Allowing free use of the Civic Centre will reduce the groups ongoing financial viability and increase the donation proceeds.

## Options

1. As per the recommendation.
2. Council approves the 50% discount for the use of the Civic Centre with insurance coverage.

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## **RECOMMENDATION:**

Council approves free use of the Civic Centre for one day on 23<sup>rd</sup> March 2024 and waive the casual hirer public liability insurance coverage fee as required during this period.

This will be recorded in Councils Annual Report as a donation in accordance with Section 77 of the *Local Government Act 1993*.

## **DECISION:**

*Cr Geard moved, Cr Curran seconded that the recommendation be adopted.*

**CARRIED**

### VOTING RECORD

In favour	Against
Cr Curran	
Cr Geard	
Cr Gray	
Cr Irons	

Cr McMaster  
Cr Owen  
Cr Whelan

## 15. Questions on Notice

*There were no Questions on Notice for the January meeting.*

Meeting closed: 5.50pm

Confirmed: \_\_\_\_\_  
(Mayor)

Date: 20 February 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 5.25 P.M. ON TUESDAY, 6 FEBRUARY 2024**

**PRESENT:** Cr Curran (Chairperson); Cr De La Torre; Cr T Murtagh; Cr P Owen and Cr M Whelan

**IN ATTENDANCE:** Cr G Irons, Cr J McMaster, Mr J Dryburgh (General Manager), Ms G Browne (Director, Corporate Services); Ms J Banks (Director, Governance & Regulatory Services), Mr C Pearce-Rasmussen (Director, Asset Services) and Mr D Allingham (Director, Development Services).

## **1. Acknowledgement of Country**

## **2. Apologies**

*Cr De La Torre moved, Cr Murtagh seconded that Cr Geard and Cr Gray be granted leave of absence.*

**CARRIED**

### **VOTING RECORD**

<b>In favour</b>	<b>Against</b>
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Cr Curran	
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Cr De La Torre	
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Cr Murtagh	
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Cr Owen	
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Cr Whelan	
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## **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 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. Business

### 5.1 Punjabi Society - Waiving of Civic Centre Hire Fees

Author: Director Corporate Services (G Browne)

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#### Background

Mr. Hemant Khanna on behalf of the Punjabi Society Tasmania (PST) has written to Council seeking support to use the Civic Centre to hold an event on the 20<sup>th</sup> April 2024.

The Punjabi Society Tasmania is a newly formed association which is in the process of becoming a registered organization run by volunteers. They would like to organize a cultural event around a festival called Vaisakhi celebrating the harvest season. The event will have performances, music, dance, and food stalls. This will be a social event which will be have free entry and be open to the public to attend and participate in. The Society will be seeking sponsorships from businesses to cover the running cost and does not intend to earn any profit.

The Punjabi Society Tasmania has asked that Council support this event by waiving the Civic Centre hire fee and the Casual Hirers Insurance for this. Punjabi Society Tasmania would like to recognise Brighton Council as an official Sponsor.

#### Consultation

Hemant Khanna (President, Punjabi Society Tasmania), Ishita Singh (Facilities Management Officer)

#### Risk Implications

Nil

## Financial Implications

Fees that would have been applicable will need to be recognised as a donation from Council. The day rate for Civic Centre is \$849 and casual hire insurance is \$34, total of \$883. Groups like this would ordinarily be allowed a 50% discount on the hire fee.

## Strategic Plan

Goal 1.1 - Engage with and enable our community

Goal 1.3 – Ensure attractive local areas that provide social, recreational and economic opportunities.

Goal 1.4 – Encourage a sense of pride, local identity and engaging activities.

## Social Implications

Providing a facility for this festival for this group will contribute towards building positivity, community connections, social opportunity and promoting diversity.

## Environmental or Climate Change Implications

Nil

## Economic Implications

Nil

## Other Issues

Nil

## Assessment

This festival will provide social gathering opportunities and activities for Brighton's diverse and local community. It is a free event, and the Society does not intend to make any profit. This festival will provide support and encourage the establishment and activities for diverse cultural groups.

Allowing free use of the Civic Centre and becoming an official sponsor will enable the society to run a free event in the municipality.

## Options

1. As per the recommendation.
  2. Council approves the 50% discount for the use of the Civic Centre with insurance coverage.
-

**RECOMMENDATION:**

That Council approve the free use of the Civic Centre and waives the casual insurance fee for the Punjabi Society of Tasmania for the 20<sup>th</sup> April 2024.

This use is to be classed as a Donation under Section 77 of the *Local Government Act 1993* and recorded in Council's Annual Report.

**DECISION:**

*Cr Owen moved, Cr Whelan seconded that Council approve the free use of the Civic Centre and waives the casual insurance fee for the Punjabi Society of Tasmania for the 20<sup>th</sup> April 2024. This use is to be classed as a Donation under Section 77 of the Local Government Act 1993 and recorded in Council's Annual Report.*

**CARRIED****VOTING RECORD**

In favour	Against
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Cr Curran	
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Cr De La Torre	
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Cr Murtagh	
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Cr Owen	
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Cr Whelan	
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**6.2 Adoption of Audit Panel Charter**

**Author:** Director Corporate Services (G Browne)

**Background**

With the establishment of the new Audit Panel in May 2023 the Audit Panel Charter was required to be updated. Due to the panel makeup changing from one to two independent members the Charter has been updated to reflect this. The Charter has also been amended to include the Audit Panels submission of a report in Council's Annual Report and meeting guidelines.

**Consultation**

Audit Panel Committee

**Risk Implications**

Nil

**Financial Implications**

Nil



## Strategic Plan

Goal 4.2 – Be well governed, providing quality service and accountability to our community.

## Social Implications

Nil

## Environmental or Climate Change Implications

Nil

## Economic Implications

Nil

## Other Issues

Nil

## Assessment

The adoption of the updated Audit Charter allows the governance of Council to reflect its operations.

## Options

1. As per the recommendation.
2. That Council not adopt the plan.

## **RECOMMENDATION:**

That Council adopts the Audit Panel Charter.

## **DECISION:**

*Cr De La Torre moved, Cr Whelan seconded that Council adopts the Audit Panel Charter.*

**CARRIED**

## VOTING RECORD

In favour	Against
Cr Curran	
Cr De La Torre	
Cr Murtagh	
Cr Owen	
Cr Whelan	

Meeting closed: 5.35 pm

Confirmed: \_\_\_\_\_  
(Mayor)

Date: 20 February 2024  
\_\_\_\_\_



Officer: Brian White  
Direct ☎ (03) 6268 7070

Date: 31 January 2024

**ATTACHMENT**  
**AGENDA ITEM 7**

Dear Sir/Madam,

## **RE: Keeping Hobart Moving – Transport Solutions for Our Future – Submission**

Brighton Council Officers ('Council Officers') welcome the opportunity to comment on Keeping Hobart Moving – Transport Solutions for Our Future ('the KHM plan').

Council Officers are encouraged that the State Government is pushing forward with implementing the Hobart Transport Vision and the policy directions from the 30 – Year Greater Hobart Plan that relate to transport.

Council Officers do have concerns that the KMH Plan fails to recognise the transport issues facing the Brighton Council municipality ('Brighton') in terms of:

- That there is a significant and growing population outside the metro Council's that need improved transport infrastructure now.
- Major arterials being at full capacity in major growth areas (East Derwent Highway)
- The Government continuing to build social housing in outer Hobart locations with already high rates of social housing and transport disadvantage/ transport poverty whilst failing to provide adequate transport infrastructure.
- The construction of the new Bridgewater Bridge and the opportunities for it to become a multimodal transport hub with rapid bus and a ferry service.
- The regional significance of the Brighton Industrial Estate and future freight links.

What follows is a further discussion of our key points regarding the KMH Plan which we consider needs to be considered before its finalisation.

### **1. Residential Growth**

Brighton Council is not identified as being in Greater Hobart for the purposes of the Hobart City Deal and the subsequent 30-Year Greater Hobart Plan and other policy documents. However, Brighton and Sorell are included in Greater Hobart in ABS data (Greater Capital City Statistical Areas)<sup>1</sup> and in the STRLUS and its Greater Hobart Settlement Strategy and Urban Growth Boundary ('UGB').

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<sup>1</sup> <https://abs.gov.au/census/find-census-data/quickstats/2021/6GHOB>

Brighton has seen high levels of residential growth over recent years, and this is expected to continue over the next 15- 30-year planning period. There are currently about 20,000 residents in the Brighton municipality which is expected to grow to 23,000 in the next ten years.

Despite appearing to view Brighton as part of Greater Hobart for the purposes of providing housing, the government is excluding Brighton from key strategic planning processes, including this document. The focus on the four metro councils via the City Deal and related mechanisms is causing outer areas to suffer even greater disadvantage and exclusion. It is also leading to poor planning outcomes for the metro area due to the lack understanding of how integrated outer growth areas such as Brighton are with the City in real terms.

**The KHM Plan should be updated to remove the commentary and delineation between the four metro Councils and the “30-Year Greater Hobart Plan” and be inclusive to address Greater Hobart as a whole within the next 10 years.**

## 2. East Derwent Highway

This continued growth in Brighton is now seeing impacts on key infrastructure routes such as the East Derwent Highway ('EDH') where the level of service of major intersections such as the Bowen Bridge / EDH intersection is already poor and estimated to get much worse. Motorists are already experiencing lengthy delays and congestion on this road, and this can contribute to transport disadvantage, which can affect both socially advantaged and socially disadvantaged groups similarly (Rosier & McDonald, 2011).<sup>2</sup>

A recent traffic assessment undertaken by Hubble Traffic for the Old Beach Zoning Review Project estimated that once the Tivoli Green Estate is fully developed the EDH will reach full capacity and virtually no additional subdivision of land could be supported in the Old Beach area unless significant upgrades occurred to the EDH which may include duplication.<sup>3</sup>

The capacity issue with the EDH resulted in the Department of State Growth ('DSG') undertaking a planning study for the East Derwent Highway between Bridgewater and the Bowen Bridge to investigate opportunities for upgrades and to make sure the highway can meet the future transport needs of the growing region.<sup>4</sup>

The KHM Plan lists EDH improvements as being in the planning phase in Phase One 2023-2026 but does not include the delivery phase until Phase 3 2029 – 2033. Upgrades to the EDH need to be completed much earlier to release much needed residential land for housing within the Greater Hobart Urban Growth Boundary.

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<sup>2</sup> Rosier, R., & McDonald, M. (2011). The Relationship Between Transport and Disadvantage in Australia. *Australian Institute of Family Studies*. [https://aifs.gov.au/sites/default/files/publication-documents/rs4\\_2.pdf](https://aifs.gov.au/sites/default/files/publication-documents/rs4_2.pdf)

<sup>3</sup> <https://www.brighton.tas.gov.au/wp-content/uploads/2023/01/Traffic-Assessment.pdf>

<sup>4</sup>

[https://www.transport.tas.gov.au/roadworks/current\\_projects/south\\_road\\_projects/east\\_derwent\\_highway\\_bridgewater\\_to\\_bowen\\_bridge\\_planning\\_study](https://www.transport.tas.gov.au/roadworks/current_projects/south_road_projects/east_derwent_highway_bridgewater_to_bowen_bridge_planning_study)

Further, regarding public and active transport options in the Old Beach area, DSG have recently made comments to a draft amendment to the Brighton Local Provisions Schedule saying that further residential growth in the area should not occur given the inadequacy of the current public transport infrastructure in the area. This would suggest that the document needs to prioritise public and active transport in the Brighton municipality especially given that transport poverty is more prevalent here than other areas in Greater Hobart due to high stocks of social housing in an outer urban area.

This comment should be embarrassing to the State Government, with the State's planning arm funding this rezoning and densification work then its State Growth arm rejecting it due to its own failures in providing adequate public transport. All the while, the State's Housing arm has facilitated 600 dwellings to be built in the same area, relying on the same state road. Sensible strategic planning is impossible with such disconnect between different sections of government.

**It is considered that the KMH Plan needs to acknowledge the Brighton Council's high growth rate and priorities EDH improvements and improved active and public transport services to the municipality.**

### 3. Transport Disadvantage/ Transport Poverty in Brighton

It is well developed in the literature on the relationship between transport and disadvantage that "affordable and available transport is essential to being able to access employment, educational, health and social opportunities to participate actively in the community" (Betts 2007, p. 12.1).<sup>5</sup> Transport disadvantage is a term which is used to define transport difficulties where there is limited or no access to public transport, non- family friendly transport options, and not being able to afford – or experiencing stress because of – the cost of transport (Rosier & McDonald, 2011). This cost of transport also includes the price of maintaining private transport such as a car which may be out of reach for lower income households.

There is, however, a difference between transport disadvantaged areas, and transport disadvantaged groups. Those groups more likely to experience transport disadvantage are young people, women, unemployed, and those on lower incomes (Rosier & McDonald, 2011). Those areas more susceptible to transport disadvantage are usually in outer-urban areas where there is less frequent, accessible, and convenient public transport than in urban areas. This results in people living in these areas having to travel further to work and to access services which can sometimes lessen the ability of those people to find employment due to limited bus timetables.

In 2024, it is almost universally agreed that housing the more disadvantaged sections of our communities in outer urban areas, without appropriate investment in the infrastructure and services that create a sustainable, cohesive and thriving community was a mistake. Unfortunately, this mistake is being repeated again today, with the State supporting the development of 600 social and/or affordable homes in recent years, without adequate associated investment in essential components of community building: mobility and public

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<sup>5</sup> Betts, J. (2007). Transport and social disadvantage in Victoria: A government perspective. In G. Currie, J. Stanley & J. Stanley (Eds.), No Way to Go: Transport and Social Disadvantage in Australian Communities. Monash University ePress (pp. 12.1 - 12.18) [www.epress.monash.edu/nwtg](http://www.epress.monash.edu/nwtg)

transport; health and well-being services; passive and active recreation opportunities; and community development. This creates communities where people lack access to essential services and access to opportunity, such as education and employment.

For example, Gagebrook, Herdsmans Cove and Bridgewater exhibit many of those characteristics which are said to contribute to transport poverty both in terms of disadvantaged groups and areas. The most recent census data<sup>6</sup> indicates that the suburb of Gagebrook has 24% of people identifying as Aboriginal and/or Torres Strait Islander compared to 5.4% in Tasmania. The data also shows that the suburb is less educated, has less people employed, and is poorer than the Tasmanian average. 19.3% of dwellings identified as having no car registered in the census which is well above the Tasmanian (6%) and the Australian (7.3%) average.

The lack of adequate public transport for our community has a huge impact on peoples' lives. It is often a key determinant as to whether or not a child can attend high school or college and whether people can take a job or arrive on time. Its inadequacy directly harms school attendance and results in jobs not taken and jobs lost due to an inability to be punctual. It directly harms the lives of our people and deprives them of opportunities that should be a right.

To now see the government seemingly unable to see past Claremont when looking at rapid transit bus corridors through the Northern Suburbs (even though the new bridge has a bus interchange in Bridgewater designed into it and Brighton is currently the most rapidly growing municipality) and unable to see beyond Wilkinson's Point when considering ferries is extremely disappointing. Sadly, short-term thinking has long-term impacts.

**The KMH Plan should be updated to acknowledge that transport disadvantage currently exists and one of the key functions of the KMH Plan should be to address transport disadvantage through greater investment in outer areas.**

### 3. Bridgewater Bridge Northern Interchange Precinct Masterplan

The construction of the Bridgewater Bridge and a new bus stop in the project area provides an optimal opportunity to create a multi-nodal transport interchange for the regional and local transport network.

The Brighton Council recently engaged Realm consultants to prepare the Bridgewater Bridge Northern Interchange Precinct Masterplan ('Masterplan') of the land on the Bridgewater side nearby to the new bridge which looked at ways to renew the old main street of Bridgewater and the waterfront area.<sup>7</sup> Key actions to come out of the Masterplan under the Movement and Access focus area relevant to the KMH Plan are:

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<sup>6</sup> <https://abs.gov.au/census/find-census-data/quickstats/2021/SAL60218>

<sup>7</sup>

<https://auscouncilwise.sharepoint.com/sites/ExternalSharingCommunity/Shared%20Documents/Forms/AllItems.aspx?id=%2Fsites%2FExternalSharingCommunity%2FShared%20Documents%2FBridgewater%20Waterfront%20Master%20Plan%20%2D%20Nov%202023%201%2Epdf&parent=%2Fsites%2FExternalSharingCommunity%2FShared%20Documents&p=true&ga=1>



- Convert Old Main Road back into a street for movement and people.
- Create a waterfront trail network which connects to transport hubs and the broader cycling and pedestrian networks.
- Create a multi-nodal interchange on the waterfront for bus, ferry, bicycle, and walking.

The masterplan recommends investigating the option for a river cruise and commuter ferry terminal and a community pier using the infrastructure of the old bridge where practical. Another action relevant to the KMH Plan is to provide a park and ride facility in the project area. Figure 1 below shows an excerpt from the Masterplan.

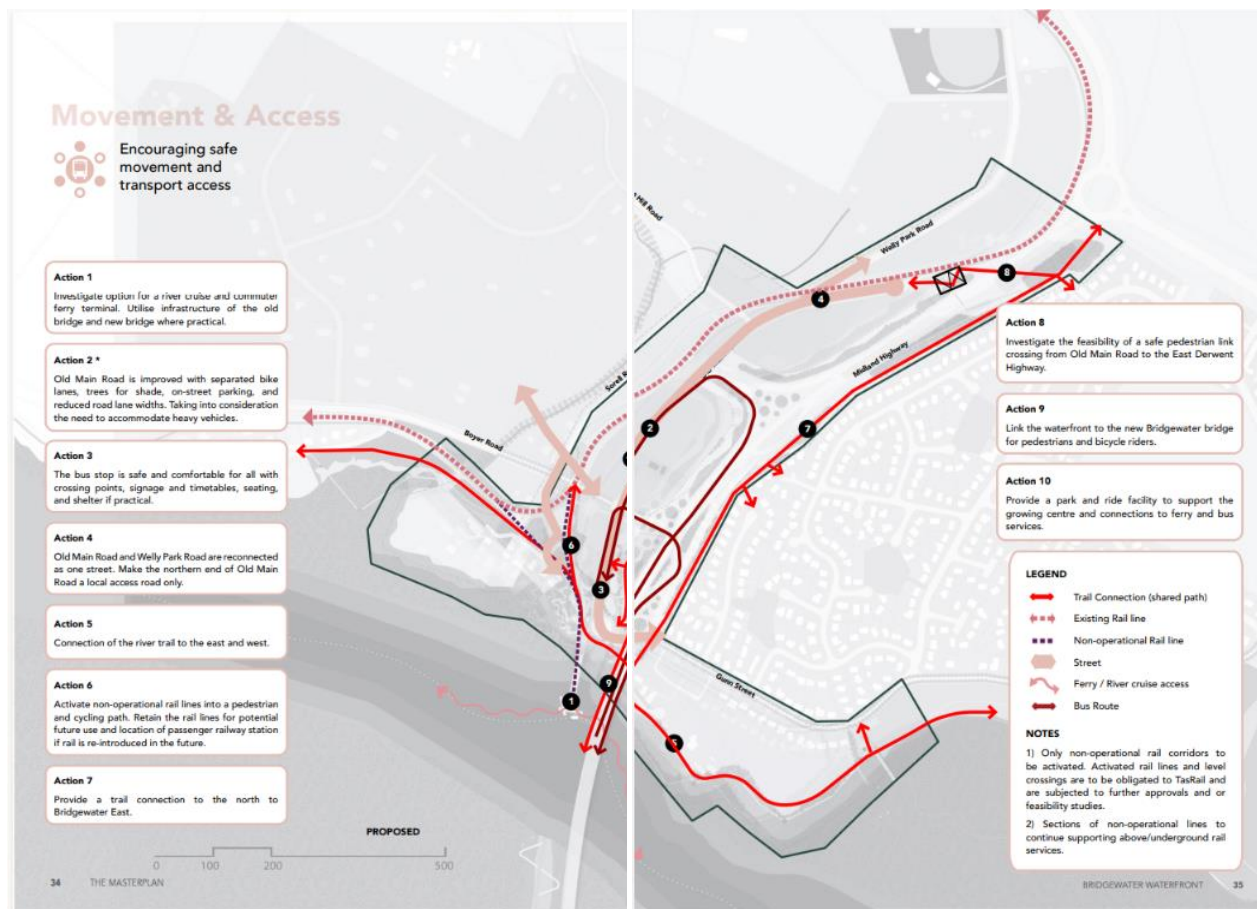


Figure 1 Movement and Access (Source: Realm)

Another action relevant to the KMH Plan is action ten (10) which is to provide a park and ride facility in the project area.

We call on the government to be ambitious, think long-term, and reconsider its approach to ferry and bus services for our community. The Government should commit funding to implement the Bridgewater Bridge Northern Interchange Precinct Masterplan – helping to unlock the integrated residential, commercial, and public space opportunities this waterfront precinct contains. This will help to maximise the social and economic return on the huge investment made on the Bridgewater Bridge.

The KMH Plan should be updated to show the rapid bus network and ferry services extended into Brighton and Bridgewater within the next 10 years and take advantage of the significant investment in the Bridgewater Bridge. The rapid bus network should link up with the new master planned area, a possible park and ride facility/ multi-nodal interchange, and the ferry terminal as per the Masterplan.

### 3. Brighton Industrial Estate

It is considered that the KMH Plan needs to acknowledge the strategic importance of the Brighton Industrial Estate and the Transport Hub for the region's economy and the need to provide a key freight route between the estate and Cambridge Park and the Airport.

It is recommended that the KMH Plan shows a new freight route on Back Tea Tree Road to link the Brighton Industrial Estate to Cambridge Park and the Airport.

### 4. Conclusion

Council Officers thank the Department for the opportunity to comment on the KMH Plan. Overall, the KMH Plan is a good starting place to addressing transport issues in Greater Hobart. However, we feel as if the documents need to consider the key issues facing those Council's within Greater Hobart not just in the metro areas.

As was discussed in this letter, the issue of transport poverty in Brighton is an issue that the government has responsibility for due to years of continuing to locate social housing in outer urban suburbs such as Gagebrook but with no real increase in infrastructure to access employment and essential services.

We also consider the KMH Plan needs to consider the recently completed Bridgewater Bridge Northern Interchange Precinct Masterplan and the actions around movement and access.

If you have any queries about this submission, please contact the Brian White on (03) 6268 7070, or by email at [development@brighton.tas.gov.au](mailto:development@brighton.tas.gov.au).

Yours faithfully,



James Dryburgh  
General Manager





1 February 2024

**ATTACHMENT**

**AGENDA ITEM 7**

Email [engagement@eraplanning.com.au](mailto:engagement@eraplanning.com.au)

Dear ERA team

## **IMPROVING RESIDENTIAL STANDARDS IN TASMANIA – DISCUSSION PAPER**

Thank you for the opportunity to provide comment on the Improving Residential Standards In Tasmania – Discussion Paper. Brighton Council staff strongly supports the review of Residential Standards in Tasmania after they have been steadily eroded through various iterations in recent planning schemes.

Council staff have the following comments in response to the discussion paper.

### **Section 3 – The housing we need**

- The data provided throughout this section closely aligns with what Brighton Council has experienced.
- Affordable housing is a term often used without providing any real world understanding of what an affordable house or rental actually costs. This could be achieved by calculating an approximate range using ABS data for low-income households in Tasmanian regions and a rough analysis of when that is likely to exceed 30 per cent of income.
- A universal statewide set of requirements for data collection is strongly supported. This should be led by State Government in consultation with Councils. There are currently annual reporting requirements for Councils to State Government (through KPMG?) and this process could be reviewed to ensure useful data was captured and was easily available.
- Generally, this section is very heavy on the “housing we have” with minimal discussion on the “housing we need (despite the heading)”. It clearly demonstrates that Tasmania is characterised by low density housing, but there should be a stronger argument about the need to encourage well located higher densities and why. Encouraging higher density, especially in the areas surrounding neighbourhood business zones and open space zones. We need to create a different conversation around what sort of housing is required (ie move away from all single dwellings, and stand alone villa development).
- This section should also acknowledge a minimum standard of dwelling design and location for housing for people living in poverty/ housing stress. It should also acknowledge the ongoing practice of social housing being delivered as clustered social housing estates in areas with poor infrastructure and why this needs to change.

### **Section 4 – Role of planning in housing**

- This section is supported and clearly demonstrates that Tasmania has fallen behind the rest of the country and the world in delivering quality development based on good planning principles.

## Section 5 – Planning scheme drafting

- Councils and planners have been enduring ongoing statutory reform for nearly a decade. Whilst the current prescriptive and performance based current approach in the SPPs may not be perfect, any changes to residential standards should generally be based on these drafting conventions. Another planning scheme re-write is likely to lead to reform fatigue. The focus should be on improving the outcomes rather than the planning scheme drafting.
- Trade off approaches are definitely worth considering and could be adopted within the SPPs by amending clause 6.10 so that a planning authority can consider how well a development performs as a whole across all applicable standards.

## Section 6 – Comparison of residential standards

- The creation of a developers contribution system is strongly supported and it is well known that the absence of such a system is a major barrier to increased housing supply and quality community outcomes. The Government should make a developers contribution system an urgent priority.
- Additional development and subdivision standards that bring Tasmania in line with other jurisdictions are strongly supported. The review of development standards in other jurisdictions further demonstrates the ongoing erosion of residential development standards over the past decade.

The absence of quality development standards results in poor amenity and built environment outcomes for residents and the community. Planning staff have been particularly concerned with the removal of landscaping, water sensitive urban design, passive solar design and other design standards in the SPPs.

We have seen the impact of this in Brighton where low cost housing is prevalent and built to the minimal standards. In the last 10 years over 600 houses have been built by community housing providers with receding outcomes with each iteration of a new planning scheme. Development of this magnitude should have been of a high quality and transformational for these communities. Instead, it has seen a repeat of past mistakes – low cost, low quality housing creating a poor built environment in a disadvantaged community with minimal services. Brighton Council has consistently lobbied Government for improved residential standards for social housing and have been met with the same response – “does it meet the planning scheme?”.

- Encouraging greater housing diversity and dwelling mix to provide greater housing choice is also encouraged. Minimum lot sizes and dwelling density targets need to be re-introduced into subdivision standards.

- One barrier to infill development that deserves closer examination is the planning scheme standards and the *Strata Titles Act 1998*. The SPPs strongly discourages small lot subdivision, but there is no logical reason why you can develop a multiple unit dwelling as a strata lot at a density of 325m<sup>2</sup> per lot, but it has to be 450m<sup>2</sup> for subdivision. Many other jurisdictions encourage small lot subdivision over strata when the application includes a proposed dwelling. This explains why there are almost no duplex/villa style developments in Tasmania.

This issue is further complicated by the Strata Titles Act and the multiple dwelling standards in the SPPs. For example, Figure 1 below shows a 650m<sup>2</sup> corner lot that should be able to be easily subdivided into two 325m<sup>2</sup> freehold titles with separate access. However, the planning scheme provides for a minimum lot size of 450m<sup>2</sup> and the Performance Criteria may be difficult to meet. The alternative is to apply for the same layout as multiple dwellings, but the applicant now needs to provide a visitor car space and common property to satisfy the Strata Titles Act.

Many developers are now using the Strata Titles Act and multiple dwelling standards to avoid payment of public open space and providing essential public infrastructure. This has a compounding effect on the ability of Council's to provide the necessary infrastructure to support high quality growing communities. It also means that future lot owners are burdened by body corporate rules.

The Strata Titles Act needs to be urgently reviewed to include contributions for public open space or the SPP standards should be amended to encourage subdivision where it can be achieved.



*Figure 1: An example of a small lot subdivision that is discouraged by current planning system.*

## Section 7 - Case Studies

- The case studies demonstrate that there are already really high-quality planning frameworks that already exist. Generally other jurisdictions are better resourced and more experienced in developing these frameworks and there is no reason why we simply can't adopt these frameworks in Tasmania.
- One issue that many Tasmanian councils face is lack of strategic planners and investment in strategic planning. The Development WA model could be adopted, whereby the Government provides the necessary resources to rezone and Master Plan land with site specific development provisions that lead to high quality outcomes. In some jurisdiction this is achieved by embedding a strategic planner in a Council to deliver a master plan whilst tapping into the knowledge of local council staff.

## Section 8 – Conversation starters

- Design codes for higher density housing and subdivisions with illustrative designs and images are supported. However, these should be coupled with improved minimum design standards in zone based provisions for single dwellings (e.g. solar access, direct access to private open space, etc.).
- A residential growth zone is worth considering, however it should not be delivered at the expense of improving standards in existing zones. It's noted that the primary purpose of the proposed zone is "deliver better housing density and diversity", but this should be the primary purpose of this project and should be delivered across all zones.

It may be better to use a name like “infill” or “consolidation” zone that could be applied to areas characterised by low density housing where consolidation opportunities are plenty. This would make the intent of the zone very clear to residents and developers.

- Inclusionary zoning is strongly supported as more social housing should be delivered with a “salt and pepper” approach across the State rather than just in small pockets on the outer fringe. Social and affordable housing targets should be adopted by Government which may result in driving down percentages of social housing in areas like Gagebrook, Risdon Vale, Claredon Vale, etc. where there are limited services to support these disadvantaged communities.

## Section 9 – Methodology

- The methodology seems reasonably sound. However, reforms such as these will be unpopular for some key stakeholders. The public interest/ common good must be prioritised, even if reforms are unpopular to some and that wider interests are relevant and may take precedence over private or parochial interests.

If you wish to discuss the matter further please contact David Allingham on 6268 7021 or [david.allingham@brighton.tas.gov.au](mailto:david.allingham@brighton.tas.gov.au).

Yours sincerely



James Dryburgh  
**GENERAL MANAGER**



**Brighton  
Council**

**ATTACHMENT**

**AGENDA ITEM 13.1**

## **COMMUNITY GRANTS PROGRAM POLICY GUIDELINES**

### **RATIONALE**

Council receives many requests for financial assistance from community groups and organisations. These guidelines are intended to provide a basis for Council to allocate funds under Section 77 of the *Local Government Act 1993* in an effective and equitable manner, based on the individual merits of each request and to address priority community needs. The projects funded by Council will contribute to the achievement of Council's strategic plan and vision to create a thriving place with opportunities for all.

### **STRATEGIC ALIGNMENT**

The Community Grants Program directly aligns to strategies both internal and external to Brighton Council. Internally, it aligns with Brighton Council's 2050 Vision and Strategic Plan and externally, the program aligns with the Healthy Tasmania Strategic Plan 2022-2026.

It operates in the context of a number of relevant Council policies, strategies and plans such as the Social Infrastructure Plan, the Public Art Strategy and the Climate Change Strategy.

### **GUIDELINES AIMS**

Through the Community Grants Program, Council is able to support local community initiatives and the development of appropriate programs, services, activities and facilities to assist in meeting community needs and strengths. The overall objective of the program is to build capacity of our community through collaborations, grass roots initiatives and programs.

The broad aims of the Community Grants Program are to:

1. ***Be healthier*** by improving the provision of services and supports to our growing population.
2. ***Reduce loneliness*** by enhancing community connections and activities that bring joy to people's lives.
3. ***Feel safer*** by improving the respect and care for our community, our land and our assets.
4. ***Make life more comfortable*** by increasing community awareness, education and access to sustainable living initiatives.

Applicants will be asked to briefly explain how their project relates to one or more of these aims.



## GRANT CATEGORIES

Council has three (3) grant categories available to the community. The table below offers a brief overview of these grants. Details about each grant, eligibility and other important information can be found below this table.

Grant type	Amount	Funding Round open	Examples of use
Quick Response Grants	Up to \$500	All year round until funds expended	Sports team representation, arts or transport
Small Community Development Grants	Between \$500-\$5,000	Once a year in March	Small events, awareness days, minor infrastructure
Medium Community Development Grants	Between \$5,000 and \$15,000	Once a year in March	Large events, sporting/arts programs support groups, infrastructure

### 1. Quick Response Grants

Our quick response grants aim to celebrate individual achievements and community transport support. Quick response grants are one off and are offered all year round until allocated funds are expended. Evidence of applicant's involvement with a team or program will be required to receive a quick response grant.

For individuals, this grant is for full-time students under the age of 18 years who have been selected to represent Tasmania or Australia in a sport, arts or another chosen field of expertise. The amounts are \$100 if representing Tasmania and \$200 if representing Australia.

For groups, this grant includes community groups who may require support for a community outing in the form of transport. Other grants may be considered, please contact Council to discuss your idea.

### 2. Small Community Development Grants

Our Small Community Development Grants aim to celebrate and encourage grass roots community initiatives to flourish. These can include events, education or minor infrastructure. Grant amounts range from \$500- \$5,000, are available once a year and are accessible to a wide variety of eligible stakeholders including:

- Not for profit organisations.
- Community groups who can be auspiced by a not-for-profit organisation.
- Schools within our local government area (LGA).
- Profitable organisations (including government agencies) that collaborate with community groups and not for profits.
- Social enterprises.

Examples of how these grants can be used include:

- Neighbourhood Watch safety poster campaign

- Movie night for school holidays
- Arts performance
- Community mural installation
- Car boot sale
- Community gardens
- Local composting
- Energy efficient homes info sessions

Successful applicants can only receive a grant in this category once a year and must complete the project within 12 months of receiving the funds. Grants are available until all allocated funds are expended. If the same organisation is submitting more than one grant for this category, please specify which grant takes preference.

### **3. Medium Community Development Grants**

The Medium Community Development Grant is a chance to enhance opportunities with and within community, building on partnerships, collaborative projects, enriching community infrastructure, community capacity building and community-led projects.

An example of a grant could, include major events, programs, infrastructure, and research projects, all of which have been identified within community. Grant amounts range from \$5,000 to \$15,000, are available once a year in March and are accessible to groups that have a connection with the Brighton Municipality:

- Not for profit organisations.
- Community groups who can be auspiced by a not-for-profit organisation.
- Schools within our local government area (LGA).
- Profitable organisations (including government agencies) that collaborate with community groups and not for profits.
- Social enterprises.

Examples of how these grants can be used include:

- Annual events that engage the community
- Community exercise programs
- Parent support groups
- Community notice boards
- Improvements to a community building (see note on page four for guidelines about infrastructure)
- Sustainability festivals
- Climate change action in key areas – warm healthy homes, energy efficient businesses, low carbon transport, reducing waste to landfill e.g. mobility options such as walking school buses, energy audits, bike infrastructure, research on the health benefits of active transport, school STEM demonstration and competitions such as the solar challenge.



Successful applicants can only receive a grant in this category once a year and must complete the project within 12 months of receiving the grant. Given the larger amount of money on offer for this category, there are a limited number of grants available.

## **GRANT ELIGIBILITY CONSIDERATIONS**

This section of the guidelines aims to provide some more detailed information about some types of projects applicants may want to receive funding for.

- **Infrastructure**

The Small Community Development and Medium Community Development Grants can be used to improve infrastructure for eligible stakeholders. If applicants are applying for a grant to improve infrastructure, applicants will need to justify why this will benefit the community and how applicants know it is needed. Applicants will also need to be able to demonstrate why applicants cannot source funds for these upgrades elsewhere. For profit organisations are generally not eligible to apply for grants to improve infrastructure, however we do encourage applicants to speak with us, especially those operating out of a Council owned building. Applications for equipment / infrastructure costing more than \$2,000 must include at least two quotes.

- **Payment of Bills**

Applicants can request a grant to assist with payment of rates, utility bills and public liability insurance if applicants can demonstrate why applicants are unable to pay this using other resources and how this will benefit our community. The best grant category for payment of bills is the Small Community Development grant category. Grants will not be provided to cover a shortfall in the applicant / organisation's general operating costs, with the exception of a hall or ground hire rental subsidy that may be provided to secure the ongoing viability of a priority service to the community.

- **Schools**

Council acknowledges the important role that schools play in our community and so whilst schools are not excluded from applying for a grant through Council, applicants will need to justify why their existing budgets cannot include programs or infrastructure improvements that are being applied for.

- **Social Enterprises**

Social enterprises can influence the community and utilise social capital to provide positive changes. Like schools, social enterprises are not excluded from applying for a grant however applicants will need to justify why their existing budgets cannot include the program and how the project is aligned to the 2050 vision.

- **Fundraising**

Organisations whose main purpose is to fundraise are not eligible for financial assistance.

- **Applying for more than one grant**

Eligible stakeholders can apply for as many grants as they wish however, if successful, each applicant will only be awarded one grant, per category, per year. Applicants will be asked to give their preference for which grant should be awarded in their applications. Applicants can win another grant in a different category if it is for a separate project.

## **APPLICATION, ASSESSMENT AND ACQUITTAL PROCESS**

Brighton Council aims to make the application and acquittal process for receiving grants as straight forward as possible. This process happens in five steps:

1. Community Grants are announced and advertised across all major platforms in March. General support is available from Council to assist people with the application process. Applicants can preview and download the application form from Council's website.
2. Grant applications are assessed by a panel of elected Councillors. This process is guided and monitored by Council officers. All applications will be considered on their individual merits. All information pertaining to the assessment and prioritisation of grant applications will remain confidential to the panel and Council officers.
3. Successful and unsuccessful grant applicants are notified in due course after submitting an application and funds distributed shortly after.
4. Grant recipients implement their projects, remaining mindful of acquittal requirements which are due three months after the project finishes. Acquittals from a previous year's grant from Brighton Council must be received by Council before any new grant funding is distributed to a recipient.
5. All successful grant recipients are advertised both on the Council website and in Council's Annual Report.

**In order to receive a grant, eligible stakeholders must be able to:**

- (a) Provide most recent audited financial statements at time of application for grants of \$1000 or more.
- (b) Address all questions in the application including proposed budgets, rationale, collaborations and outcomes. Understand that late grant applications will not be accepted.
- (c) Be willing to acknowledge Council's contribution to approved projects.
- (d) Use the grant for the purpose for which the grant was awarded.
- (e) Obtain all appropriate permits, approvals, insurance etc relating to the project/activity (if applicable).
- (f) If the organisation has received a grant previously this is required to be acquitted before a further grant application can be assessed.

**In order to acquit a grant, recipients must be able to:**

- (a) Complete the online acquittal report including photos, receipts and evaluation within three months of project completion.
- (b) Return any unexpended funds to Council through a refund.

## **CONTACT**

If applicants have any questions about our Community Grants Program, please do not hesitate to contact Council on (03) 6268 7000 or email us at [admin@brighton.tas.gov.au](mailto:admin@brighton.tas.gov.au) where applicants will be put in touch with the relevant Council Officer.

We look forward to receiving your application.



## **NRM Services 2023-2024**

### **6 monthly progress report**

#### **February 2024**

The Derwent Catchment continues to build relationships and work to implement the NRM Strategy, Weed Management Plan and Foreshore Management Plan. Progress since July is outlined below.

#### **Brighton NRM Strategy**

< > - activities conducted by other organisations.

#### **Cultural Landscapes**

A consultant was engaged and has completed Aboriginal Heritage Assessments at priority areas identified in the foreshore management plan (Bridgewater, Herdsmans Cove and Old Beach). Report was provided to PWS-Property Services as part of a request for authority to work at these sites. (1.1.9.1)

DCP is progressing a program with the jobs hub to facilitate training and pathways for Aboriginal participation in land management and conservation. EOI submitted and accepted – detailed proposal in development. DCP has been talking with Reconciliation Tasmania, State Growth and TAC – further discussion with the Kutalayna Collective, TAC, and Karadi are planned to design a program that is culturally sensitive and appropriate. (1.1.7.1)

#### **Water**

DCP has been talking to the Derwent Estuary Program (DEP) who in partnership with Tas TAFE are undertaking water quality monitoring program on Jordan River 2023-2024. This information will be available to help track progress in this area. (2.1.6.1)>

<Sea Shepherd conducted foreshore clean ups (2.1.11.2)>

DCP partnered with council to submit a funding application to implement water sensitive urban design at Cheswick Creek and river restoration on Jordan River. DCP prepared the Jordan River component to remove willow and woody weeds and restore



the riparian buffer between Ford Rd and Polonia Bridge and work with PWS and Threatened Plants Tasmanian to undertake weed control in the Jordan Nature Reserve (the plant community at the reserve is listed as a threatened ecological community under the Environmental Protection and Biodiversity Act). (2.1.13.2)

DCP has held discussions with Southern Midlands about potential for collaborative waterway projects. (5.1.2)

### **Biodiversity**

Management agreements to enable community participation on public land in place for foreshore areas at Herdsmans Cove, most of Bridgewater (one area still pending feedback from threatened species unit after the botanical survey), Old Beach and Jordan Nature Reserve. (4.1.1.1)

DCP supported a work bee at Jordan Nature Reserve to control weeds in partnership with PWS and Threatened Plants Tasmania. This is a critically endangered lowland grassland with a high diversity of plants including a number of threatened species. (4.3.4.2)





*Work bee to remove weeds at Jordan Nature Reserve – One of Brighton’s critically endangered grasslands and a biodiversity hotspot December 2023.*



*Old Beach Scouts chip in for National Tree Day*

## **People**

Promotion of National Tree Planting events and work bees

Display at Brighton Christmas Block Party with the *theme slow down for wildlife this summer.*

Stall at Brighton show casing Fonz the conservation detection dog – Fonz can detect weeds such as serrated tussock and Chilean needlegrass – in Brighton these highly invasive grasses impact agricultural production and threaten natural areas such as Brighton’s critically endangered native grasslands. (5.2.3.1)

Display and activity at Winterfest – this year we had a “peep hole” display. To spark discussion about the importance of retaining habitat, people were invited to peep through holes to see some of the threatened animals found in Brighton (5.2.6.1)

(5.2.1 & 5.2.4)

Derwent Catchment Project continued to provide general facilitation support such as:

- Articles about NRM issues and events in Brighton Community News- raising awareness of weeds such as Bridal creeper which resulted in a new record being reported by Cr Owen. There is a current Weed Action Fund Project targeting this weed which currently has only limited distribution in Tasmania.
- Facilitated community representatives to attend Tasmania Landcare Conference
- Providing input into the Bridgewater nomination for the sustainability award
- Providing information about work bees, events, and opportunities
- Responding to community enquiries. Providing advice around pasture repair, weeds and revegetation
- Representing Brighton at the regional Weed Network meeting which includes stakeholders such as other councils, Sustainable Timber Tasmania, Parks & Wildlife Service, State Growth



*Induction at National Tree Day*

### **Foreshore Management Plan**

DCP has continued to support Friends of Old Beach to undertake planting and weed control work bees at Old Beach. Follow up weed spray at tree day site.

Bridgewater Landcare group have continued their work on the foreshore.



DCP facilitated Letters of Authority for weed control and restoration works on crown land at Bridgewater, Herdsman Cove and Old Beach as per 4.1.1.1. Authority to work on one area is pending feedback from the Department of Natural Resource and Environment. DCP facilitated Letters of Support for the project. Bridgewater and Old Beach Landcare groups were provided information and briefed about the recommendations from the Aboriginal Assessment report and the conditions of the Letter of Authority.

A botanical survey was conducted at Bridgewater as requested by Parks & Wildlife - Property Services. This confirmed the presence of threatened species on one section of the foreshore and absence from area where Bridgewater Landcare (BL) and the Material Institute (MI) have a weed control project to control boxthorn and trial biochar planned. Recommendations from the botanical survey along with information on the threatened species on the adjoining area have been passed on to BC and MI.

DCP has continued to support Friends of Old Beach to undertake planting and weed control work bees at Old Beach.

<Bridgewater Landcare group have continued their work on the foreshore supported by Landcare Tasmania and the Material Institute>.

DCP nursery has been propagating foreshore plants for Brighton from locally collected seed.



*Friends of Old Beach vegetation site*

### **Weed Management Plan**

- Treatment of the highly invasive tussock grass espartillo (*Amelichola caudata*) has been completed across 14 sites in Bridgewater. Mechanical removal shall commence in the first week of March. Follow up monitoring will continue for the next 4 years to ensure no re-establishment. Members of the public have been

encouraging and very supportive of the DCP efforts to eradicate espartillo from Bridgewater.

- Chilean needle grass has been recorded along Tea Tree Road with the DCP undertaking surveying to locate this highly invasive grass. Any Chilean needle grass located will receive herbicide treatment.
- DCP ground crew have completed targeted spot spraying along the Lower Jordan River walking tracks spraying Paterson Curse
- The ground crew have returned to multiple sites along Herdsman Cove to spray boneseed seedlings after treatment had been conducted on larger Boneseed plants.
- Follow-up maintenance on planting site at Old Beach including a redesign to reduce maintenance concerns. Current plantings scheduled for weed treatment and maintenance when appropriate weather conditions present themselves.
- The Brighton Weed Management plan has allowed for external stakeholders to apply and implement funding into the Estuary Weed Eradication zone. Such investment from State Growth to implement African boxthorn control. Roadside spraying along Boyer Road to control blackberry, fennel and thistle has been completed.
- The DCP has developed a Restoration Plan for TasRail which focus heavily on managing the active line throughout the Brighton Municipality. TasRail has shown a desire to pursue this plan and look forward to working with Brighton Council/DCP/State Growth to deliver landscape wide weed management and restoration. to spark discussion about the importance of retain habitat.



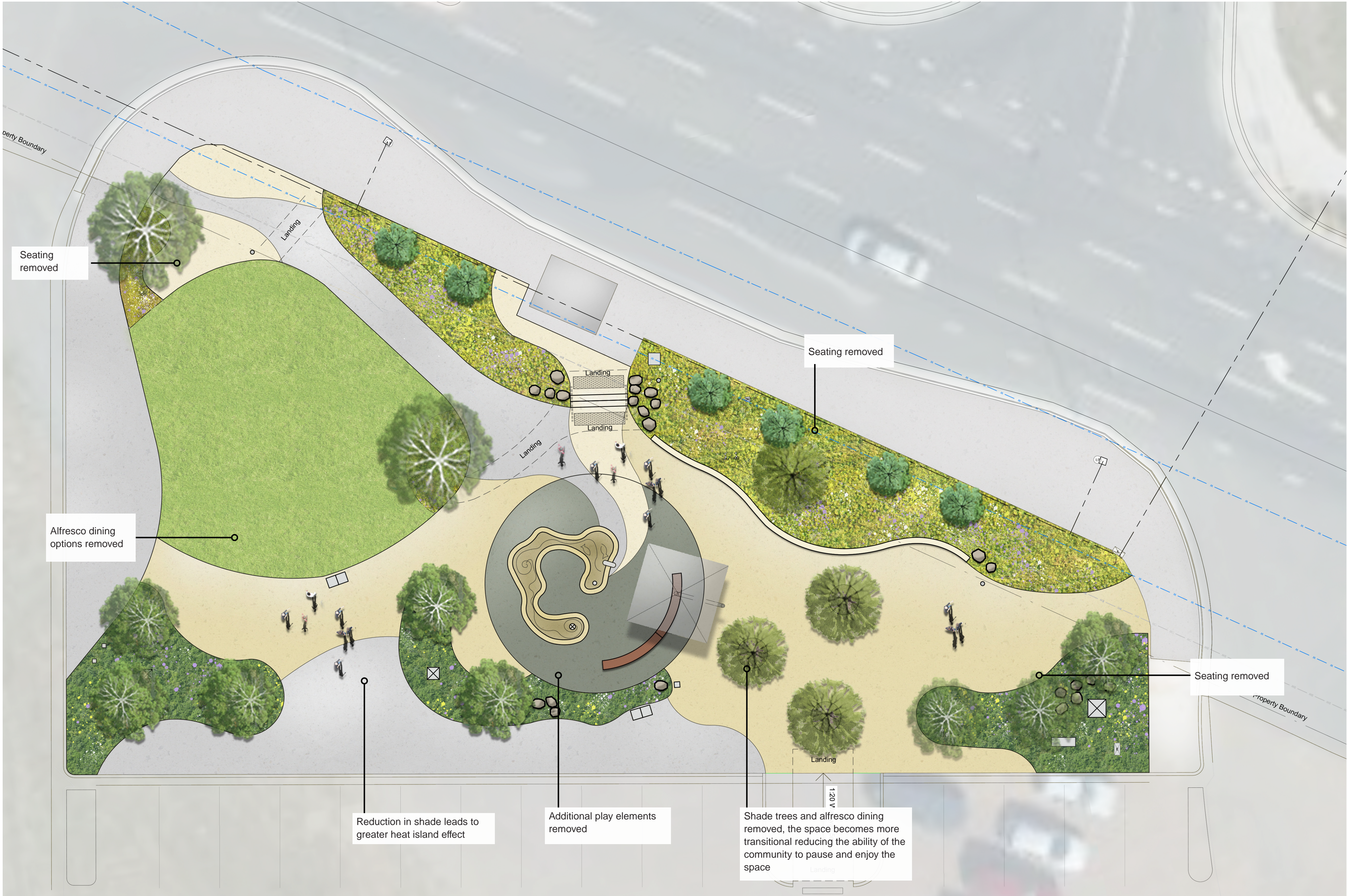
*Boneseed control at Herdmans Cove*





**OPTION 1**





**OPTION 2**







# PROPOSAL

B R I G H T O N  
R E G I O N A L  
S P O R T S  
C E N T R E

Prepared For : **M A N A G E M E N T**  
Brighton Council



Dear Mayor, Councillors and General Manager.

Over the last 4 years much has changed at the Brighton Regional Sport Centre, the new facilities have been welcomed by the participants and the community in general. However as we all know its is behind the scenes that have created a large amount of work and money to make these facilities work.

The building is functional but it does come with its challenges, and I don't believe it should fall on any one organisation to make it work for the community. So we need to step back and look at what has been agreed in the past and not currently working and change it for the future.

A building of this size needs constant use, similar to KGV, Blundstone Arena, York Park and other multi sports venues. At this point we now only have one user group and the football club is managing to meet those requirements but its a thin line.

We need to look at the management, costs, revenue, maintenance and user numbers to make this work for the community, but it will mean taking a step back and revaluating the work done so far.

The Brighton Robins Football Club firmly believes the move to a governing body for all sports is the correct one, management and staff to run the facility, increase sports usage and facility operations and finally a profitable venue. However we need each other to make that work, its buy in from all stakeholders and a good plan that will make this venue the place for all community members .

We have outlined a way forward to assist getting this back on track and one we openly want to discuss with you as the key stakeholders .

Regards

Darren Clark

President Brighton Football Club

# Background

## Opening of the facility

In June 2021 we opened the centre which was a great result for all participants and the community, the clubrooms are a fantastic resource to both clubs and will only increase our sustainability in the long run. However the club is quickly realising we need for more support to run this facility.

## Issue

Since signing the lease and running the clubrooms for the second season we have used more volunteer hours than ever previously seen. The football club and cricket club have had to engage paid staff to run the bar, clean and outsource other activities to help keep the doors open.

This is the first time that has occurred and this will only increase as the facility grows with patron use. The clubs are now also becoming employers, events managers, function coordinators, and overall managers on top of their normal working life.

Our clubs volunteers are completing 32 hrs on home games & 26 hrs on away games extra in order to keep the facility open to service the community".

"Undertaking these extra voluntary duties is taking away valuable hours that could be spent on club committee tasks".

Increases in power have quadrupled, cleaning costs have tripled and lease costs have increased to \$7500 per year with a forecast of \$10 000 per club.

With the cricket club ceasing operations this has now placed further pressure on the football club to be the main player in providing sports in the municipality for the councils rate payers and their children, a task we have done for over 100 years.

# Recommendation 1

The facility opens to the general public but needs a permanent part time manager in the interim and this builds to full-time as the growth continues.

We are budgeting to fund this for 3 years to allow the facility to be sustainable and employ a permanent part time manager under the Registered Licenced Clubs Award as a Level A Manager

the person will be responsible for:

- supervision of staff in one or more sections of the club, including allocation of duties,
- .negotiate functions and develop relationship with caterer
- . manage stock ordering and quality control
- .marketing of the function centre
- .preparation of rosters, approval of overtime, employee counselling, discipline and performance appraisal,
- plan and implement improved work procedures;
- make recommendations to senior management or the Management Committee on staff including training requirements and staffing levels; all other duties as required

The rate of pay would be as a Level 6 Manager

[https://calculate.fairwork.gov.au/CheckPay/Summary#ag-collapse\\_0](https://calculate.fairwork.gov.au/CheckPay/Summary#ag-collapse_0)

# Recommendation 2

The Football club only opens the facility to the players and supporters on gameday and training nights over the season.

This is our second recommendation but one that removes costs and time for volunteers and currently more achievable given the costs and time required to run the venue.

However this option will see a 6.5 million dollar facility sit closed 50% of the opening hours , we will take bookings as previously done on a user pay arrangement and should the cricket club recommence activities we will sub lease the facilities as previously done prior to the new building.



# Outputs

The club is looking for a manager and part time chef/cook , this will increase cost by approximately \$90,000 per annum

The employees will be employed by the Brighton Robins Football Club, this will be until the new structure is in place then the employment costs will be managed by the overarching board.

# Outcomes

- Employed qualified manager who promotes, runs and grows the business
- Develops relationships with other stakeholders in the community
- Develops a business plan to employ and foster youth employees from the playing groups
- Works with the caterer to become the venue of choice in the community
- Develops a strategic plan to be sustainable in three years, using club participation, venue hire and events.
- Works with Council and Clubs to strengthen relationships and share services.
- Employed chef/cook who manages the kitchen and grows the business
- Meals and catering available 3 nights per week

# Request for support

The Council has a licence agreement with the football club and the cricket club who are now in recess.

Both clubs and council have seen significant costs blow out from the old clubrooms and the last position we want going forward is a unsustainable football club for the community. So we are seeking support from council to help address the situation going forward.

- Five year lease on the facilities as the sole occupier
- Lease fees to be capped at \$2500 per year for 5 years **(reviewed on the third year and all books presented in open transparency)**
- Share 50 % of all energy costs for 5 years **(reviewed on the third year and all books presented in open transparency)**
- Financial support to install solar systems to reduce energy costs, this may include grant applications as available
- Removal of Thompson oval pitch to assist in application to Premier league and increase revenue
- Support signage on road front to increase usage asap, costs to met by council
- Support application for building signage
- Support application to have overarching structure to manage all sports using the facility including netball under the Brighton Robins Sporting Club.
- Seek and support Federal/State funding to assist in improving Brighton Regional Sports Centre facilities and increasing participant usage.
- Support changes to clauses in licence agreement including ground closure and heavy machinery on ovals
- Support grant applications to upgrade interchange boxes, gatekeeps box and Thompson grandstand.



# Brighton Council

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## The Future of Local Government Review (Final Report)

Brighton Council Submission



FEBRUARY 2024

**Brighton**  
going places

## The Local Government Board | [lg.consultation@dpac.tas.gov.au](mailto:lg.consultation@dpac.tas.gov.au)

Brighton Council welcomes the opportunity to provide feedback on the recommendations contained within the Final Report of the future of local government review.

Brighton Council's preferred position as stated in previous submissions is to retain the status-quo and strongly agrees with the Governments stated position of no forced council amalgamations.

Council also note that the long running reform process is resource intensive for all council's involved and would fully support additional funding being provided to LGAT to be able to resource and progress some of the key recommendations within the final report.

Recommendation	Brighton Council Comment
<b><i>The future role for local government</i></b>	
<p>Define in Tasmania's new Local Government Act the role of local government consistent with the statement below:</p> <p>The role of local government is to support and improve the wellbeing of Tasmanian communities by:</p> <ol style="list-style-type: none"> <li>1. Harnessing and building on the unique strengths and capabilities of local communities;</li> <li>2. Providing infrastructure and services that, to be effective, require local approaches;</li> <li>3. Representing and advocating for the specific needs and interests of local communities in regional, state-wide and national decision-making; and</li> <li>4. Promoting the social, economic, and environmental sustainability of local communities, by mitigating and planning for climate change impacts.</li> </ol>	<p><i>Support</i></p> <p><i>The core role of 'regulator' should be included here, eg. Brighton defines the four core roles as: Provider, Regulator, Advocate, Facilitator.</i></p>
<p>The Tasmanian Government – through subordinate legislation – should implement a Local Government Charter to support the new legislated role for local government. The Charter should be developed in close consultation with the sector and clarify and consolidate in a single document council's core functions, principles, and responsibilities, as well as the obligations of the Tasmanian Government when dealing with the sector as a partner in delivering community services and support.</p>	<p><i>Support</i></p> <p><i>This should be used to provide greater clarity on what council's accepted core roles are and through this to somewhat narrow the differences between various councils in their view on this.</i></p> <p><i>This work should also highlight what is actually a state or federal role and what should be a combined role between tiers of government.</i></p> <p><i>Standard MOUs/templates should be developed to</i></p>

Recommendation	<i>Brighton Council Comment</i>
	<p><i>allow for the implementation of joint work between state and local government on key project or initiatives. It is currently extremely ad hoc and individual dependent.</i></p> <p><i>Additional funding for any significant broadening or expansion of local government's role will need to be considered.</i></p>
<p>The Tasmanian Government should work with the sector to develop, resource and implement a renewed Strategic Planning and Reporting Framework that is embedded in a new Local Government Act to support and underpin the role of local government. Under this Framework councils will be required to develop – within the first year of every council election – a four-year strategic plan.</p> <p>The plan would consist of component plans including, at minimum, a</p> <ul style="list-style-type: none"> <li>• Community engagement plan;</li> <li>• Workforce development plan;</li> <li>• Elected member capability and professional development plan; and</li> <li>• Financial and asset sustainability plan.</li> </ul>	<p><i>Support</i></p>
<b><i>Voluntary amalgamations</i></b>	
<p>Formal council amalgamation proposals should be developed for the following:</p> <ul style="list-style-type: none"> <li>• West Coast, Waratah-Wynyard and Circular Head Councils (into 2 councils);</li> <li>• Kentish and Latrobe Councils;</li> <li>• Break O'Day, Glamorgan-Spring Bay and Sorell Councils (into 2 councils);</li> <li>• City of Hobart and Glenorchy City Councils;</li> <li>• Kingborough and Huon Valley Councils.</li> </ul> <p>The Board acknowledges council interest in and discussions on boundary changes are less advanced in respect of City of Hobart and Glenorchy, and Kingborough and Huon Valley councils, but nonetheless believes that these councils have expressed clear interest in further exploring opportunities. The Board believes there is substantial merit in ensuring that those councils (and their communities) are afforded the opportunity to genuinely explore structural consolidation proposals in greater detail.</p>	<p><i>Council's majority preferred position is to maintain the status quo.</i></p> <p><i>However, if amalgamations were pursued, Brighton broadly agrees with the Board's finding that Brighton would be more of a hub for the sub-region to the north with Southern Midlands rather than part of a larger metro council.</i></p>

Recommendation	<i>Brighton Council Comment</i>
A new Local Government Board should be established to undertake detailed assessment of formal council amalgamation proposals and make recommendations to the Tasmanian Government on specific new council structures.	<i>Support</i> <i>Membership of this Board and resourcing within OLG to support it will be critical to the success of the next stages.</i>
A Community Working Group (CWG) should be established in each area where formal amalgamation proposals are being prepared. The CWG would identify specific opportunities the Tasmanian Government could support to improve community outcomes.	<i>Support in principle</i> <i>Terms of Reference of the CWG's is critical.</i>
In those areas where amalgamation proposals are being developed, a community vote should be held before any reform proceeds, to consider an integrated package of reform that involves both a formal council amalgamation proposal and a funded package of opportunities to improve community outcomes.	<i>More detail required.</i>
If a successful community-initiated elector poll requests councils to consider amalgamation, the Minister for Local Government should request the Local Government Board to develop a formal amalgamation proposal and put it to a community vote.	<i>Not supported.</i> <i>Invites potential conflict in situations where one council area votes for amalgamation when their neighbour either hasn't voted or does not support it.</i> <i>Potentially leads to a lot of wasted resources and angst unless there is a genuine chance of an outcome.</i>
<b><i>Shared services</i></b>	
The new Local Government Act should provide that the Minister for Local Government can require councils to participate in identified shared service or shared staffing arrangements.	<i>Support in principle the further development of shared service arrangements. However, the mandating power is of concern, due to the risk of an ineffective and costly model being mandated.</i> <i>More engagement with councils about when a model could be imposed; support for investigation of shared service arrangements that provide economic and social benefits for the community and increased collaboration between councils to improve service delivery.</i>
Give councils the opportunity to design identified shared service arrangements themselves, with a model only being imposed if councils cannot reach consensus.	<i>Support in principle</i>

Recommendation	<i>Brighton Council Comment</i>
Before endorsing a particular mandatory shared service arrangement, the Minister for Local Government should seek the advice of the Local Government Board.	<i>Support in principle</i>
If councils are unable to reach consensus on a mandatory service sharing agreement, the Minister for Local Government should have the power to require councils to participate in a specific model or models the Tasmanian Government has developed.	<i>Support in principle</i>
<p>The first priorities for developing mandatory shared service arrangements should be:</p> <ul style="list-style-type: none"> <li>• sharing of key technical staff;</li> <li>• sharing of common digital business systems and ICT infrastructure; and</li> <li>• sharing of asset management expertise through a centralised, council-owned authority.</li> </ul>	<p><i>Support in principle</i></p> <p><i>Further significant engagement with councils is required. Moving to common digital business systems is a long term, costly and highly disruptive process.</i></p> <p><i>The initial focus should be on “black and white” regulatory and administrative functions that shouldn’t vary much from council to council.</i></p>
<i>Community engagement</i>	
Include a statutory requirement for councils to consult with local communities to identify wellbeing priorities, objectives, and outcomes in a new Local Government Act. Once identified, councils would be required to integrate the priorities into their strategic planning, service delivery and decision-making processes.	<p><i>Support in principle</i></p> <p><i>Will there be additional funding available if Council’s expand their role in this area?</i></p> <p><i>Council supports these recommendations and the idea of greater and more consistent consultation from councils.</i></p>
All Tasmanian councils should be required under a new Local Government Act to develop and adopt community engagement strategies – underpinned by clear deliberative engagement principles.	<i>Support</i>
A new Local Government Act should require councils, when developing and adopting their Community Engagement Strategies, to clearly set out how they will consult on, assess, and communicate the community impact of all significant new services or infrastructure.	<i>Support</i>



<i>Rating and Revenue</i>	
The Tasmanian Government should further investigate and consider introducing an alternative framework for councils to raise revenue from major commercial operations in their local government areas, where rates based on the improved value of land are not an efficient, effective, or equitable form of taxation.	<i>Support</i> <i>Council is comfortable with further investigations in this space and would be keen to participate. Council strongly support an equitable developer charging regime and think this is essential.</i>
The Tasmanian Government should work with the sector and the development industry to further investigate and consider introducing a marginal cost-based integrated developer charging regime.	<i>Support</i> <i>Council strongly support an equitable developer charging regime and think this is essential.</i>
Introduce additional minimum information requirements for council rates notices to improve public transparency, accountability, and confidence in council rating and financial management decisions.	<i>Support</i>
Within the context of the national framework, the Tasmanian Government should seek advice from the State Grants Commission on how it will ensure the Financial Assistance Grants methodology: <ul style="list-style-type: none"> <li>• is transparent and well understood by councils and the community,</li> <li>• that assistance is being targeted efficiently and effectively, and</li> <li>• is not acting as a disincentive for councils to pursue structural reform opportunities.</li> </ul>	<i>Support</i> <i>This work needs to also understand that growth can be a significant cost to a council in the short and medium term (contrary to the perception that it makes a council instantly better off financially).</i>
The Tasmanian Government should review the total amount of Heavy Vehicle Motor Tax Revenue made available to councils and consider basing this total amount on service usage data.	<i>Support</i>
Introduce a framework for council fees and charges in a new Local Government Act, to support the expanded, equitable and transparent utilisation of fees and charges to fund certain council services.	<i>Support</i>
The Tasmanian Government should review the current rating system under the Local Government Act to make it simpler, more equitable, and more predictable for landowners. The review should only be undertaken following implementation of the Board's other rating and revenue recommendations	<i>Support</i> <i>This work should include modelling different options for each council.</i>
<i>Elected member capability and conduct</i>	
To be eligible to stand for election to council, all candidates should first undertake – within six months prior to nominating – a prescribed, mandatory education session, to ensure all candidates understand the role of councillor and their responsibilities if elected.	<i>Support</i>



<p>The Tasmanian Government and the local government sector should jointly develop and implement a contemporary, best practice learning and ongoing professional development framework for elected members. As part of this framework, under a new Local Government Act:</p> <ul style="list-style-type: none"> <li>• All elected members – including both new and returning councillors – should be required to complete a prescribed ‘core’ learning and development program within the first 12 months of being elected; and</li> <li>• Councils should be required to prepare, at the beginning of each new term, an elected member learning and capability development plan to support the broader ongoing professional development needs of their elected members.</li> </ul>	<i>Support</i>
Following the phase 1 voluntary amalgamation program, the Tasmanian Government should commission an independent review into councillor numbers and allowances.	<i>Support</i>
The Tasmanian Government should expedite reforms already agreed and/ or in train in respect of statutory sanctions available to deal with councillor misconduct or poor performance.	<i>Support</i>
<b><i>Performance monitoring and continuous improvement</i></b>	
The Tasmanian Government should work with the sector to develop, resource, and implement a best practice local government performance monitoring system.	<i>Support</i> <i>Council supports greater performance monitoring and bench-marking of council performance and greater consistency across the sector and supports the recommendations.</i>
The Tasmanian Government should develop a clear and consistent set of guidelines for the collection, recording, and publication of datasets that underpin the new performance reporting system to improve overall data consistency and integrity, and prescribe data methodologies and protocols via a Ministerial Order or similar mechanism.	<i>Support</i>
<p>The new Strategic Planning and Reporting Framework should actively inform and drive education, compliance, and regulatory enforcement activities for the sector, and entities with responsibility for compliance monitoring and management – including the Office of Local Government and council audit panels – should be properly empowered and resourced to effectively deliver their roles.</p> <p>As part of this the Tasmanian Government should consider introducing a requirement for councils to have an internal audit function given their responsibilities for managing significant public assets and resources, and whether this requirement needs to be legislated or otherwise</p>	<i>Support in principle</i>

mandated. Consideration should also be given to resourcing internal audit via service sharing or pooling arrangements, particularly for smaller councils.	
<b>Managing council assets</b>	
The Tasmanian Government – in consultation with the sector – should review the current legislative requirements on councils for strategic financial and asset management planning documentation to simplify and streamline the requirements and support more consistent and transparent compliance.	<i>Support</i> <i>Council supports these recommendations to simplify and streamline legislative requirements and importantly, to standardise useful asset lives across the sector.</i>
The Tasmanian Government – in consultation with the sector – should investigate the viability of, and seek to implement wherever possible, standardised useful asset life ranges for all major asset classes.	<i>Support</i>
<b>Partnering with the Tasmanian Government</b>	
The Tasmanian Government should collaborate with the local government sector to support a genuine, co-regulatory approach to councils' regulatory responsibilities, with state agencies providing ongoing professional support to council staff and involving councils in all stages of regulatory design and implementation.	<i>Support</i> <i>The new Charter for Local Government could capture this co-regulatory approach.</i> <i>Council fully supports these recommendations. Greater collaboration (both formal and informal) between local and state government is essential for meeting community aspirations.</i> <i>Standard MOUs/templates should be developed to allow for the implementation of joint work between state and local government on key project or initiatives. It is currently extremely ad hoc and individual dependent.</i>
The Tasmanian Government should work with the local government sector to pursue opportunities for strengthened partnerships between local government and Service Tasmania.	<i>Support</i>
Councils should migrate over time to common digital business systems and ICT infrastructure that meet their needs for digital business services, with support from the Department of Premier and Cabinet's Digital Strategy and Services (DSS).	<i>Support in principle</i> <i>Long term, costly and highly disruptive. Needs to consider the difference in 'business type' between different scales of council. eg. A business with 600 staff is a very different entity to one with 50.</i>

The Tasmanian Government should partner with, and better support, councils to build capacity and capability to plan for and respond to emergency events and climate change impacts.	<i>Support</i>
<b><i>Developing the council workforce</i></b>	
<p>The Tasmanian Government should:</p> <ul style="list-style-type: none"> <li>• support the Local Government Association of Tasmania (LGAT) to develop and implement – in consultation with councils and their staff – a workforce development toolkit tailored to the sector and aligned with the Tasmanian Government’s workforce development system;</li> <li>• support councils to update their workforce plans at the time of any consolidation;</li> <li>• support LGAT to lead the development and implementation of a state-wide approach to workforce development for key technical staff, beginning with environmental health officers, planners, engineers and building inspectors;</li> <li>• recognise in statute that workforce development is an ongoing responsibility of council general managers and is included as part of the new Strategic Planning and Reporting Framework; and</li> <li>• include simple indicators of each council's workforce profile in the proposed council performance dashboard.</li> </ul>	<p><i>Support</i></p> <p><i>To be successful this work also needs to have buy in from education and training institutions to support the strategies and actions to meet skills shortages.</i></p>