



Brighton Council

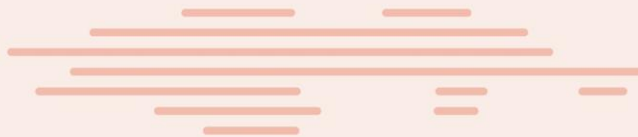
Expression of Interest Lease

Unit 1 /84 Jetty Road, Old Beach



Brighton
going places

15 MAY 2025



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

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

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

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

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



Introduction

Brighton Council is seeking an expression of interest (EOI) proposal from a suitable applicant to enter into a lease/licence with Council for the property known as Unit 1 /84 Jetty Road Old Beach (CT142569/99).

The Brighton Council is fortunate to have many proactive organisations involved in providing programs and services that aim to support and respond to the needs of our diverse community.

In order to provide a transparent and equitable process for the allocation of our facilities, Brighton Council is undertaking an Expression of Interest process. This process enables Councils to invite, identify and appoint suitable lessees to each of these facilities.

It is Councils expectation that the activities of the successful lessee will compliment the surrounding residential area and contribute to creating a safe, comfortable, quiet residential environment.

The proposed tenancy will comprise of an organisation that will be community focused and operate in a manner that is complementary to the local community and the facility. It will be neighbours to the Old Beach Cricket Club, Old Beach Fire Station, Old Beach playground, dog park and Community centre.

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

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

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

About the Municipality

Old Beach is located approximately 15 kilometres north-east of Hobart on the eastern side of the Derwent River and forms part of the urban-rural interface of Greater Hobart. The municipality is bordered by Derwent Valley, Southern Midlands and Clarence Councils and is traversed by the Midland Highway, East Derwent Highway, the main north-south railway line and the Jordan River.

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

The municipal area is approximately 170 square kilometres. It is Tasmania’s fastest growing community with a municipal population exceeding 19,200, and an annual growth rate of 3 per cent. Brighton has a relatively young population with a median age of 34 compared to the State average of 42.

The main activity centre is in Bridgewater at Green Point / Cove Hill which provides two supermarkets and other key commercial, community and office services. This is about a 4-minute drive to Old Beach. However, the Brighton township has historically acted as a rural hub and with its rapid growth is becoming a more significant provider of commercial and community services.

Old Beach has a beautiful foreshore with large areas of salt marsh and bird life. There are great views of kunanyi / Mount Wellington along the track.

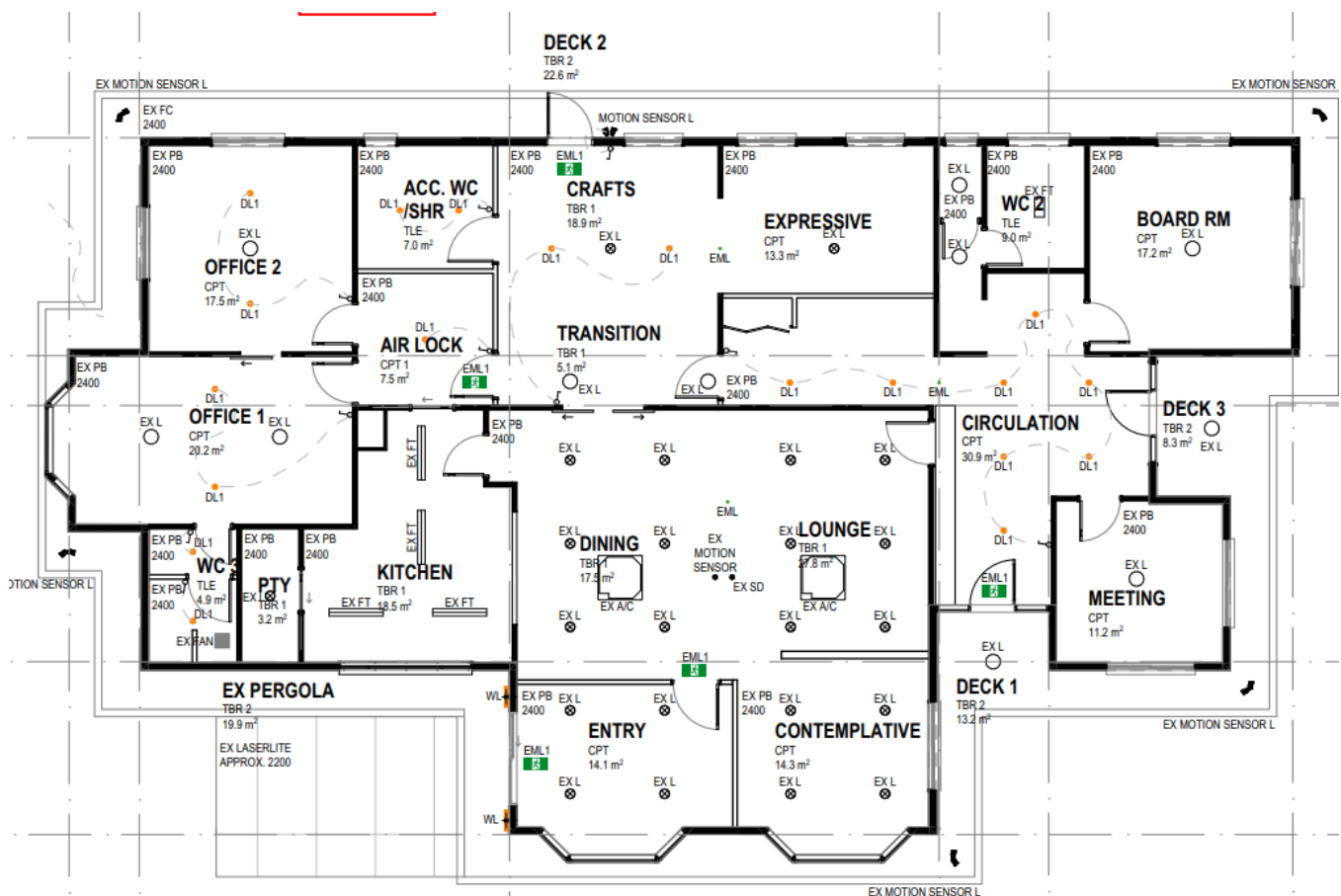
The building is located just off the highway in Jetty Road in the heart of the Old Beach's community precinct.

Unit 1/84 Jetty Road Old Beach (street front building)

This building has been recently renovated

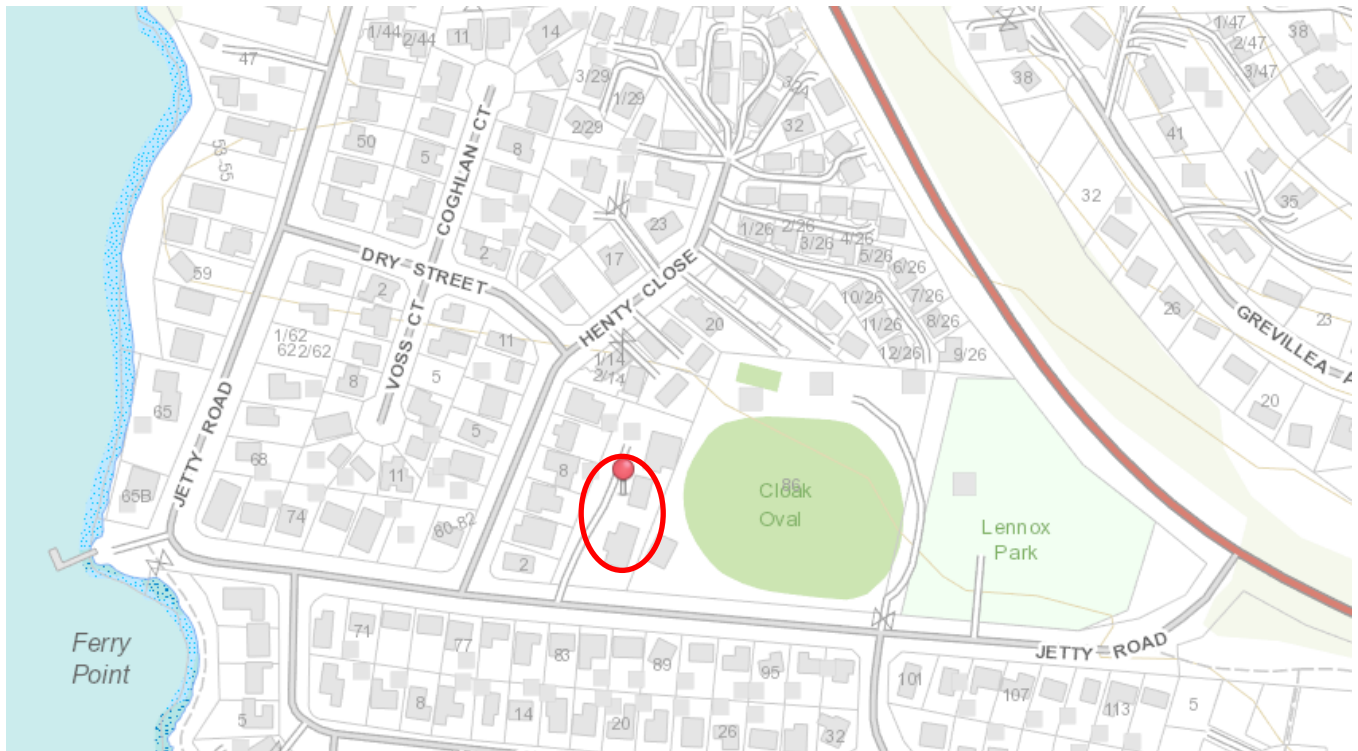
The building is a single storey dwelling:

- Office/meeting spaces (3-4)
- Foyer/entry area (2)
- Large open Dining and lounge area
- Boardroom
- Large Commercial Kitchen
- Kitchenette
- Bathrooms including toilets (2)
- Disability toilet
- Back deck area
- Small back yard area
- Small front deck area
- Solar Panels
- Security system
- Off street parking (common area)



Subject Location -Map

Units 1 & 2 /84 Jetty Road Old Beach 7017



Property photos



Front...



Facility Inspections

If you are interested in attending an inspection and information opportunity of the facility, please contact Megan Braslin or Jack Jankus to make an appointment by calling 62 687000.

Operational requirements and charges

Item	Requirement
Lease Term	Up to five (5) years
Permitted Use	Zoned 'Local Business' under the Tasmanian Planning Scheme. The site has been previously used as Education & Occasional Care.
Lease fees	By negotiations
Services Charges	Service Charges supplied to the premises
Outgoings	The Lessee will be responsible for all outgoings associated with the lease of the premises included but not limited to electricity, phone/internet, water, security cleaning, rubbish removal and Taswater charges for water and sewerage that are directly applicable to the Premises.
Insurance	<p>The Lessee must hold Public Liability Insurance of at least \$20 million providing coverage for all activities undertaken.</p> <p>The Lessee is responsible for insuring the any contents of the property.</p>
Annual Rates	Included in the lease amount
Land Tax	Included in the lease amount
Accounts	Invoices will be issued for the rent monthly
Landlord requirements	<p>Monthly property maintenance checks</p> <p>Servicing of Fire and Evacuation equipment</p> <p>Servicing of Heat Pumps</p> <p>Garden maintenance along side the fence/driveway (common area)</p>

Objectives

The core objectives:

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

Stakeholders

Key stakeholders include:

- Brighton Council
- Community of Old Beach and surrounding areas

Indicative EOI Timeline

Date	Activity
1 June 2025	Submissions close
6 June 2025	Review of applications
June 2025	Recommendation of preferred candidate decided and contacted
27 June 2025	Appointment of preferred candidate
August 2025	Sign and Commence lease period

Evaluation Considerations

1. Demonstrate your plan to activate the facility and engage the community
2. Understanding of the needs of the community
3. Operational and financial sustainability
4. Proposed annual amount
5. Fit with Council's 2050 vision.

How to Apply

register your interest by:

- Completing the EOI Submission form
- Addressing all the Evaluation Considerations
- Provide a copy of your recent Audited Financial Statements
- Provide a copy of your business/strategic/development plan

Assessment of Submissions

- ❖ Responses to the EOI criteria will be scored by a selection panel.
- ❖ You may be invited to a post-EOI interview to seek further information.
- ❖ Applicants will be advised whether their submission was successful or not following a Council resolution.

Submission Closing Date

All EOI Submission must be forwarded by close of business **5.00pm Sunday 1st June 2025**.

Contact

EOI may either be posted to:

The Chief Executive Officer

Brighton Council

1 Tivoli Road

OLD BEACH TAS 7017

or

Emailed to admin@brighton.tas.gov.au

Contact Details

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

Disclaimer

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

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

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

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

Brighton Council reserve the right to:

Not proceed with the EOI process

Suspend or vary the EOI process

Terminate any negotiations being conducted at any time for any reason

Accept or reject any submission received after the EOI closing date and time.

Postpone or delay the process at any stage.



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

19,263 people live in Brighton



34

average age compared with 42 for Tasmania

who is our community?



95.7% of our dwellings are occupied

63% of our dwellings are mortgaged or owned outright

17.1% are private rentals
14.1% are social housing

Labour force has increased by 22.9%

Unemployment rate is very similar to greater Hobart

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

7.6% of us need daily support

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



13% of us provided unpaid care

37% of us reported 1 or more health issues

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



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



Brighton Council