



**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 5.33P.M. ON TUESDAY, 15 JULY 2025**

PRESENT: Cr Gray; Cr Curran; Cr De La Torre; Cr Geard; Cr Irons; Cr McMaster; Cr Owen and Cr Whelan

IN ATTENDANCE: Mr J Dryburgh (Chief Executive Officer); Mr C Pearce-Rasmussen (Director Asset Services); Ms G Browne (Director Corporate Services); Ms J Banks (Director, Governance & Regulatory Services); Mr A Woodward (Director Development Services).

- 1. STATEMENT BY THE CHAIRPERSON**
- 2. ACKNOWLEDGEMENT OF COUNTRY**
- 3. APOLOGIES & REQUESTS FOR LEAVE OF ABSENCE**

DECISION:

Cr De La Torre moved, Cr McMaster seconded that Cr Murtagh be granted leave of absence.

CARRIED

VOTING RECORD

In favour	Against
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Cr Curran	
Cr De La Torre	
Cr Geard	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Owen	
Cr Whelan	

4. NOTIFICATION OF LEAVE OF ABSENCE FOR PARENTAL LEAVE

Nil.

5. CONFIRMATION OF MINUTES

5.1 Ordinary Council Meeting

The Minutes of the previous Ordinary Council Meeting held on the 17th June 2025 are submitted for confirmation.

RECOMMENDATION:

That the Minutes of the previous Ordinary Council Meeting held on 17th June 2025, be confirmed.

DECISION:

Cr De La Torre moved, Cr Owen seconded that the Minutes of the previous Ordinary Council Meeting held on 17th June 2025, be confirmed with the inclusion of Cr Whelan's name at Item 12.2 being added to the Voting Record.

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr De La Torre	
Cr Geard	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Owen	
Cr Whelan	

5.2 Planning Authority Meeting

The Minutes of the Planning Authority Meeting held on the 1st July 2025 are submitted for confirmation.

RECOMMENDATION:

That the Minutes of the Planning Authority Meeting held on the 1st July 2025, be confirmed.

DECISION:

Cr Geard moved, Cr Irons seconded that the Minutes of the Planning Authority Meeting held on 1st July 2025, be confirmed.

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 Geard	
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Cr Gray	
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Cr Irons	
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Cr McMaster	
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Cr Owen	
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Cr Whelan	
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6. DECLARATION OF INTEREST

In accordance with the requirements of Regulation 10(8) of the *Local Government (Meeting Procedures) Regulations 2025*, the chairperson of a meeting is to request Councillors to indicate whether they have, or are likely to have, an interest in any item on the agenda.

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

There were no declarations of interest.

7. PUBLIC QUESTION TIME & DEPUTATIONS

In accordance with the requirements of Regulations 33, 36, 37 & 38 of the *Local Government (Meeting Procedures) Regulations 2025*, the agenda is to make provision for public question time.

There was no requirement for public question time.

8. REPORTS FROM COUNCIL**8.1 Mayor's Communications**

18/6 LGAT State Election Priorities meeting

20/6 Media Event, Bridgewater

23/6 TasWater General Meeting

30/6 Emergency Management and Recovery Review meeting

1/7 Council Workshop

1/7 Planning Authority meeting

3/7 TasWaste South Board meeting

14/7 Interview on ABC with Rick Goddard

15/7 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 De La Torre	
Cr Geard	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Owen	
Cr Whelan	

8.2 Reports from Council Representatives

- Cr Geard attended a function on 11 July to celebrate 24 new recruits to the State Fire Service. Cr Owen specifically mentioned Toby Willits from Old Beach who was one of the new recruits, he previously volunteers at the Old Beach fire brigade.
- Cr De La Torre on 24 June joined the Gagebrook Primary school students at the Council Chambers, to learn about 'our community' as part of Humanities and Social sciences. The CEO and CDO were also in attendance.
- Cr De La Torre on 2 July joined online to the PLACE Roadshow and Listening Tour Capstone Event where Joselle Griffin spoke on behalf of the work she is doing in the municipality.

RECOMMENDATION:

That the verbal reports from Council representatives be received.

DECISION:

Cr Owen moved, Cr Whelan seconded that the verbal reports from Council representatives be received.

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr De La Torre	
Cr Geard	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Owen	
Cr Whelan	

9. MISCELLANEOUS CORRESPONDENCE

- Letter from TasWaste South dated 11 June 2025 in regard to the Garage Sale Trail 2025 – promoting circular economy outcomes.
- Letter from Tasmanian Waste & Resource Recovery Board dated 18 June 2025 providing an update on activities of the Board.
- Letter to CEO J Dryburgh from Brighton Bowls & Community Club dated 3 July 2025.
- Letter to Brighton Bowls & Community Club dated 7 July 2025.
- Email and Certificate of Appreciation from HIPPY Brighton/54 Reasons dated 7 July 2025 for support provided for NAIDOC event.

10. NOTIFICATION OF COUNCIL WORKSHOPS

In accordance with the requirements of Regulation 10(3) of the Local Government (Meeting Procedures) Regulations 2025, the agenda is to make provision for the date and purpose of any council workshop held since the last meeting.

One (1) Council workshop has been held since the previous Ordinary Council meeting.

A workshop was held on the 1st July 2025 at 5.00pm in relation to the Draft Tivoli Green & Lennox Park Masterplans.

Attendance: Cr Gray; Cr Curran; Cr De La Torre; Cr Geard; Cr Irons; Cr McMaster; Cr Owen & Cr Whelan

Apologies: Cr Murtagh

11. NOTICES OF MOTION

There were no Notices of Motion.

12. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

In accordance with the requirements of Regulation 10(7) of the *Local Government (Meeting Procedures) Regulations 2025*, the Council, by absolute majority may decide to deal with a matter that is not specifically listed on the agenda if:-

- (a) the general manager has reported the reason for which it was not possible to include the matter on the agenda; and
- (b) the general manager has reported that the matter is urgent; and
- (c) the general manager has certified under Section 65 of the Local Government Act 1993 that the advice has been obtained and taken into account in providing general advice to the council.

The Chief Executive Officer reported there were no supplementary agenda items.

13. REPORTS FROM COMMITTEES

Nil.

14. COUNCIL ACTING AS A PLANNING AUTHORITY

Under the provisions of the *Land Use Planning and Approvals Act 1993* and in accordance with Regulation 29 of the *Local Government (Meeting Procedures) Regulations 2025*, the Chairperson is to advise the meeting that Council will act as a planning authority in respect to those matters appearing under Item 12 on this agenda, inclusive of any supplementary items.

There were no Planning Authority items for the July meeting.

15. PETITIONS

Nil.

16. OFFICERS REPORTS

16.1 Naming Roads and Streets - 1 Plymouth Road, Gagebrook

Author: Development Services Officer (K Clifton)

Authorised: Manager Planning (J Blackwell)

Background

The purpose of this report is to seek endorsement for the naming of new roads in Plymouth Road, Gagebrook in accordance with the *Place Names Act 2020*. The names have been supplied by the developer and Council, for consideration.

In 2020, the *Place Names Act 2020* (the Act) was introduced to provide for contemporary Governance arrangements for the place naming process and clarity in the responsibility for the naming of roads and streets.

Under the Act, local councils are the naming authority for roads and streets.

The Tasmanian Place Naming Guidelines (the Guidelines) are provided for under the Act and are to be used by all naming authorities to assist in the selection of a conforming name, as well as providing the public and community with the principals that apply to the selection of a name.

Section 7.11 of the Guideline states: "Road and street name proposals should be endorsed by the elected council members".

The proposed road names for 1 Plymouth Road (Permit SA2006/037) are listed below:

- **Horton Hill Rise** (taken from the land feature to the rear of the subdivision)
- **Rossii Mews** (taken from *Carpobrotus rossii* – Native Pigface, which grows readily within Brighton Municipality)

- **Eboni Close** (chosen by the Developer in recognition of a member of his working team)

Consultation

No consultation has been undertaken as the proposal is to name new roads that do not currently have any landowners other than the developer.

Risk Implications

There is a risk that the proposed road names do not conform with the Guidelines and that the proposed names will be referred back to Council. Council staff have considered the Guidelines and confirm that the proposed roads meet the requirements.

Financial Implications

Nil

Strategic Plan

1.4 Encourages a sense of pride and engaging in local activities.

3.3 Community facilities are safe and meet contemporary needs.

Social Implications

Nil

Environmental or Climate Change Implications

Nil

Economic Implications

Nil

Other Issues

Nil

Assessment

The developer at 1 Plymouth Road, Gagebrook has taken a keen interest in the street naming process and is keen to acknowledge both the locality and his hard-working team by his choice of street names.

By taking inspiration from the local area features and flora, the developer hopes to create a sense of pride in the local community and ties to the local area.

The suggested names have all passed a pre-check completed by Placenames Tasmania, meet the requirements of the Guidelines and should be endorsed.

Options

1. As per the recommendation.
2. Endorse the road names with amendments.

3. Other.

RECOMMENDATION:

That Council endorse the road names for 1 Plymouth Road, Gagebrook.

DECISION:

Cr Geard moved, Cr McMaster seconded that Council endorse the road names for 1 Plymouth Road, Gagebrook.

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr De La Torre	
Cr Geard	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Owen	
Cr Whelan	

16.2 Brighton Activity Centre Strategy - Consultation and Final Endorsement

Author: Strategic Planner (B White)

Authorised: Director Development Services (A Woodward)

Background

This report:

- a) Considers the submissions received during the community consultation on the draft *Brighton Activity Centre Strategy 2025*; and
- b) Seeks Council's endorsement of the final *Brighton Activity Centre Strategy 2025*.

The Southern Tasmanian Regional Land Use Strategy ('STRLUS') identifies activity centres as being the focus for services, employment, and social interaction. Emphasis is placed on their role in community, education, government services, recreation, and entertainment.

The STRLUS sets out the activity centre planning hierarchy for Greater Hobart and its surroundings. This provides a framework for local governments to adhere to that is consistent with sustaining the overall vibrancy of retail land uses in the region.

An Activity Centre Strategy is a plan to guide the development and management of activity centres. These strategies set the hierarchy of centres within a municipality, region or state and recommend planning tools to guide how the centres grow over time to best meet the community needs.

In 2024, Brighton Council engaged Geografia and Mesh to prepare an Activity Centre Strategy ('the Strategy') for the Brighton municipality.

The aim of the Strategy (**Attachment A**) is to guide the development of a network of functional, vibrant, economically sustainable, and multi-purpose centres that accommodate a mix of land uses to serve the community through to 2046.

The Strategy methodology included a combination of policy review, community engagement, and data analysis to inform the proposed activity centre hierarchy and related strategies and actions.

A key input into the Strategy was the Background Report (**Attachments B & C**), which provided robust modelling of future floorspace, and land use needs, to guide the development and consolidation of both new and existing activity centres.

The Background Report included:

- A review of the existing strategic and policy context
- Employment forecasts
- Retail catchment analysis and forecasts
- Retail commercial and employment needs analysis
- Land use analysis
- An analysis of size, location and offering of activity centres.

A key part of the Background Report was analysing current and future demand for retail and commercial space in Brighton, based on population growth. This involved reviewing the latest supply and demand data for Southern Tasmania and identifying growth areas in Brighton.

The study measured how much retail (including large-format stores) and commercial space is needed, helping to guide land use planning in square metres.

It also looked at where residents and visitors are spending money, using Spendmapp—a tool that tracks electronic transaction data. This helped identify spending patterns, retail leakage (money spent outside the area), and inflow (money spent by visitors).

The findings support decisions about how much land should be zoned for retail and commercial use in Brighton, what types of businesses should be included, and how to ensure that major centres like Glenorchy and Hobart CBD remain the region's primary hubs.

The findings of the Background Report provide a robust evidence base for the Strategy's recommendations and policies.

The Strategy will provide an overarching framework to guide land use planning and economic development decisions for the Brighton Council's activity centres up until 2046. Specifically, it aims to:

- Translate regional land use strategies, including the Southern Tasmania Regional Land Use Strategy (STRLUS), into the context of Brighton Council;
- Provide strategic guidance to inform planning, economic development, and land use decision-making for activity centres in Brighton; and
- Assist the Council's efforts to attract, direct, advocate for, and guide investment that will enhance these local centres.

Key Findings of Strategy

Responding to Economic and Demographic Factors

The Strategy identified four key themes that characterise Brighton's economic and demographic profile and which influence planning for activity centres.

Brighton Surpasses Population Growth Expectations

Brighton (M)¹ has consistently exceeded population forecasts, highlighting the need for strategic planning to support its growing communities. The Strategy has specifically factored in future the future population increase because of the realisation of Brighton's current and future growth areas, including:

- Boyer Road Precinct: ~400 lots
- South Brighton: ~500 lots
- Sorell Street: ~250 lots
- Old Beach Rural Living Review Area: ~500 lots

¹ Brighton (M) refers to the Brighton Municipality. Brighton (S) is the suburb.

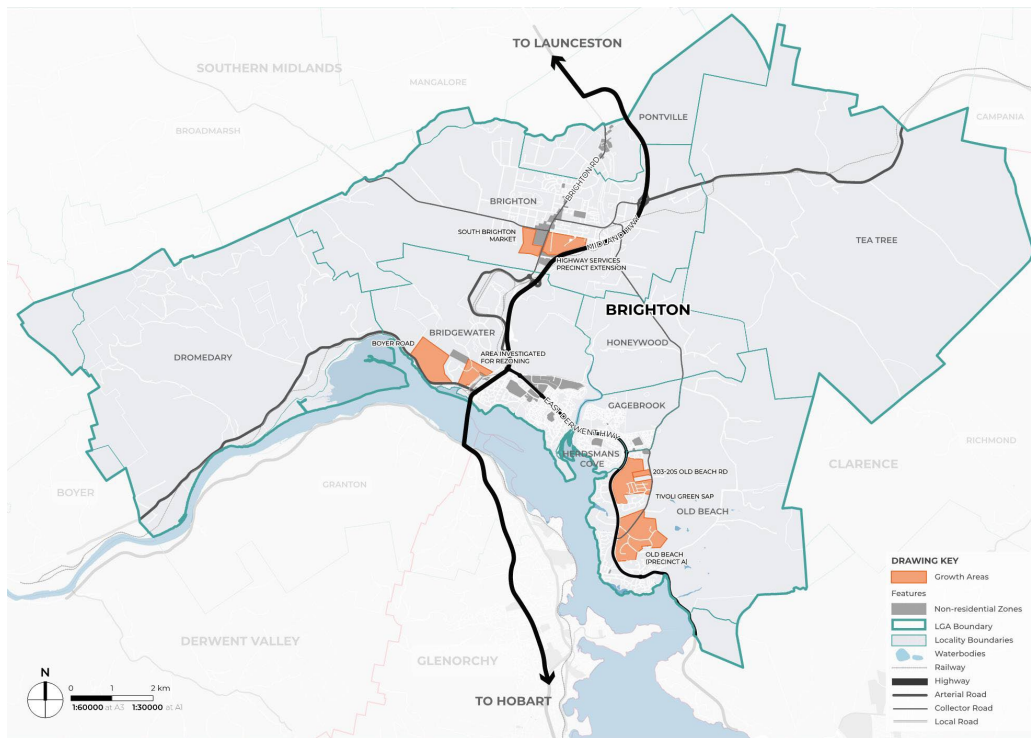


Figure 1 Brighton Growth Areas (Source: Mesh)

Rapid Population Growth in Bridgewater and Brighton (Suburb) and Its Long-Term Retail Impact

Brighton (S) is projected to become the most populous suburb by 2046, following the full development of the South Brighton growth area. Bridgewater is also expected to experience significant population growth during this period.

This growth will result in Brighton's (S) role within the activity centre hierarchy continuing to expand, reflecting the additional demand for retail and commercial floorspace and its increasing importance as a sub-regional hub for the municipalities of Southern Midlands and Central Highlands.

Similarly, for Bridgewater, the anticipated growth will generate additional demand for retail and commercial floorspace, creating an opportunity to elevate the Old Main Road activity centre within the hierarchy to better accommodate the growth areas to the west.

The Strategy has responded to this by recommending:

- Elevating **Brighton (S)** from its current Rural Services Centre classification under STRLUS to a **Major Activity Centre**;
- Elevating **Old Main Road (Bridgewater)** to a **Neighbourhood Activity Centre** in the STRLUS hierarchy to accommodate the additional demand. The Strategy recommends that as the growth areas along Boyer Road start to develop, that the additional retail demand be allocated in along Old Main Road via a half-line supermarket, and a local grocer within the Boyer Road growth area.

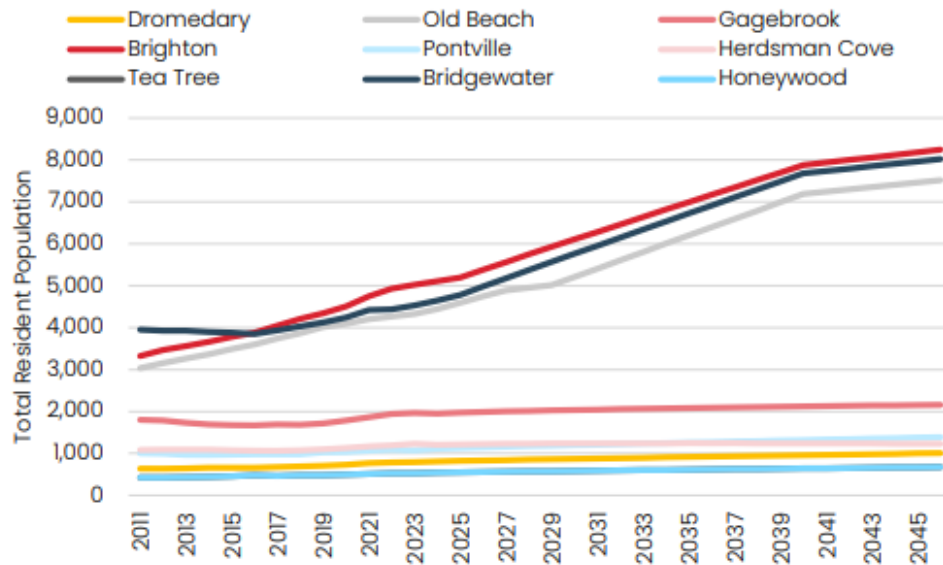


Figure 2 Population projections by centre (Source: Geografia)

High Escape Spend Drives Short-Term Needs in Old Beach

Of all the centres in Brighton (M), Old Beach has the highest volume of escape expenditure with nearly \$18 million spent in higher-order activity centres and \$7.7 million (2023 financial year) in other neighbourhood and local centres outside Brighton.

This level of current and projected escaped spending presents significant opportunities to attract businesses, particularly in retail and commercial settings, to Old Beach in the short term.

The Strategy has responded to this high level of escape expenditure and retail and commercial demand by proposing:

- A new **Neighbourhood** centre in the Tivoli Green Estate; and
- An expanded **Local Centre** on Jetty Road.

The retail needs assessment found that Old Beach has the conditions to support a half-line supermarket. The Strategy recommends this is located within the Tivoli Green Estate with the remaining demand allocated to Jetty Road.

Long-Term Opportunity for Bulky Goods Provision

The Background Report identified that nearly 75% of bulky goods spending by residents occurs outside Brighton, with 27% directed to higher-order activity centres and 49% to other neighbourhood and local centres. The report identifies that this poses significant opportunities for Brighton to capture unmet demand through the attraction of a local bulky goods retailer and to provide bulky goods floorspace to service not only the local communities, but the broader sub-region.

The Strategy responds to this by recommending that the Highway Services Precinct in South Brighton and the Cove Hill centre in Bridgewater be prioritised as key destinations for bulky goods sales uses.

Proposed Activity Centre Hierarchy

The Strategy identifies that activity Centre policy and strategies in Tasmania, particularly at State and Regional levels, emphasise on the need to create a network of centres within a defined hierarchy.

STRLUS outlines this hierarchy for Greater Hobart and nearby areas. It gives local councils a guide to follow that helps keep retail areas lively and successful.

Having a hierarchy helps coordinate how land is used, makes things more efficient, and avoids unnecessary competition between centres. It also encourages growth in major centres that are well-served by public transport, while still recognising the value of smaller local centres that serve nearby communities.

The Strategy suggests updating the current hierarchy. Some centres would be upgraded to a higher level, and new smaller centres would be added. These changes reflect the area's population growth and urban development, which are creating more demand for shops and services and allowing some centres to serve larger areas.

Some key changes are as follows:

- The Brighton Centre has been elevated from its current classification as a Rural Services Centre to a **Major Activity Centre**.² The Strategy's analysis identifies Brighton as a growing centre, driven by emerging growth areas such as South Brighton and its increasing importance and influence within the sub-region—factors that warrant its elevation to a higher-order centre within the regional settlement network;
- The Old Main Road activity centre has also been elevated to a **Neighbourhood Centre** in the hierarchy, reflecting increased retail and commercial floor space demand driven by future growth areas along Boyer Road, as well as the vision for a mixed-use, vibrant centre outlined in the Bridgewater Waterfront Masterplan as a result of the Bridgewater Bridge development;
- A new **Neighbourhood Centre** is proposed within the Tivoli Green Estate given the high demand for retail/ commercial floor space in Old Beach.

The proposed activity centre hierarchy is shown below.

² As defined in the Southern Tasmanian Regional Land Use Strategy.

Centre Name		Classifications ⁷	Suburb	Status
Major Activity Centres (determined at a regional level by the STRLUS)				
B	 Brighton	Major Activity Centre (aspirational)	Brighton	Existing centre
CH	 Cove Hill	Major Activity Centre	Bridgewater	Existing centre
GP	 Green Point	Major Activity Centre	Bridgewater	Existing centre
Neighbourhood Centres (determined at a local level)				
OMR	 Old Main Road	Neighbourhood Centre (aspirational)	Bridgewater	Proposed centre
TG	 Tivoli Green	Neighbourhood Centre	Old Beach	Proposed centre
Other Centres (determined at a local level)				
JR	 Jetty Road	Local Centre	Old Beach	Existing centre
BTC	 Boyer Road	Local Centre	Bridgewater	Potential new centre
P	 Pontville	Visitor Accommodation (Specialist centre)	Brighton	Existing centre
MH	 Midland Highway Service Centre	Highway Service Precinct (Specialist Centre)	Brighton	Existing centre
Other Activity Nodes and Mixed Use Areas				
-	 Lamprill Circuit - Convenience Store, community centre, school and immediate surroundings.	Activity Node	Herdsman's Cove	Existing centre
-	 Tottenham Road - Convenience Store, Cove Creek Oval and Cris Fitzpatrick Community Park and immediate surroundings.	Activity Node	Gagebrook	Existing centre
-	 Gage Road - Brighton Council Chambers, service station, berries farms and immediate surroundings.	Activity Node	Gagebrook	Existing centre

Figure 3 Proposed Activity Centre Hierarchy (Source: Mesh)

Centre Specific Recommendations

Along with municipality wide strategies, the following are some of those key centre specific objectives, strategies and recommendations are provided.

Centre	Classification	Key Strategies and Recommendations
Brighton Road	Major Activity Centre (Aspirational)	<ul style="list-style-type: none"> • Prepare a local area plan to support the elevation to a Major Activity Centre. • Consider an Urban Design Framework for the activity centre core. • Allocate sufficient supply of land within the centre to provide for commercial and business uses. • Encourage and support the establishment of a greater mix of food services. • Encourage the growth of the night-time economy. • Support the establishment of Brighton as community service core in the municipality. • Plan for a local grocer by 2028, a half-line supermarket by 2038, or a full-line supermarket by 2045.
Greenpoint	Major Activity Centre (Existing)	<ul style="list-style-type: none"> • Prepare a public realm strategy. • Prepare a safety plan. • Encourage a greater variety of uses. • Encourage a greater variety of uses and better active transport infrastructure connections.
Cove Hill	Major Activity Centre (Aspirational)	<ul style="list-style-type: none"> • Prepare a public realm strategy. • Encourage bulky goods uses. • Encourage a greater variety of uses and better active transport infrastructure connections. • Update local area objectives and consider a Specific Area Plan.
Old Main Road	Neighbour Centre (Aspirational)	<ul style="list-style-type: none"> • Prepare urban design analysis of Old Main Road. • Apply planning policies to unlock a range of retail uses such as a half line supermarket once the nearby growth areas develop. • Consider a specific area plan and local area objectives that consider the unique built-form and urban design characteristics of Old Main Road and implements the design controls of a future Urban Design Analysis.

Tivoli Green	Neighbourhood (New Centre)	<ul style="list-style-type: none"> To support creation of a new neighbourhood centre in Tivoli Green to service existing and emerging residential areas in coordination with the community, developers, businesses and key stakeholders Prepare an Urban Design Framework (UDF) showing realistic design concepts for a half-line supermarket and retail, to inform and test ideas with stakeholders and the community.
Jetty Road	Local Centre	<ul style="list-style-type: none"> To strengthen Jetty Road's role as local multifunctional centre that services the Old Beach Community. Prepare Business Development Prospectus for Jetty Road to encourage a local grocer. Consider applying the local business zone additional properties in Jetty Road or supporting a private-led amendment for this purpose to unlock the delivery of a local grocer by 2033 and remaining retail needs.
Boyer Road Growth Area	Local Centre (New)	<ul style="list-style-type: none"> Establish a local grocer in the Boyer Road growth area. Ensure the new centre retains a lower order than Old Main Road.
Midland Highway Services Centre	Specialist Centre	<ul style="list-style-type: none"> Consider Local Area Objectives that recognise a vision for a bulky goods precinct with a regional catchment.

2nd Phase Consultation

At its meeting of the 19th March 2025, Council endorsed the draft Activity Centre Strategy for a second round of community consultation.

This phase invited the public to review the draft Strategy via Council's 'Have Your Say' (Social Pinpoint) portal and submit written feedback. Notification of the consultation was made through a social media post on Council's Facebook page. Council Officers also contacted key stakeholders directly, including major landowners, state agencies, public transport providers, and local business owners.

The consultation period ran from 11 April to 5 May 2025.

During this time:

- The project page received **430 visits**
- The Strategy document was downloaded **141 times**
- 46%** of visitors were directed to the page via the social media post

Council received **seven written submissions** (refer Attachment D). Mesh and Geografia, in collaboration with Council Officers, reviewed and responded to the feedback (refer Attachment E).

None of the submissions raised issues warranting substantive changes to the Strategy or Background Report. Minor clarifications have been incorporated as appropriate. A summary of submission themes and responses is provided in the table below.

Submitter	Key Issues Raised	Response
ERA on behalf of Tivoili Green	<ul style="list-style-type: none"> • Query regarding the mapping of Tivoli and the Old Beach Rural Living Zone review area and whether both areas have been taken into account in the future population figure. • Overall supportive of strategy 	<ul style="list-style-type: none"> • The mapping has been updated to show Tivoli Green and to clarify that the growth area to the south of Tivoli Green is actually 'Precinct A - Old Beach Zoning Review Area'. • The Tivoli Green growth figures were already included in the Remplan data so there was no need to add it to the future growth figures Geografia prepared of land not yet zoned for residential development.
Urbis on behalf of Dourias Group Holdings	<ul style="list-style-type: none"> • Considerations for: <ul style="list-style-type: none"> ◦ alternative local retail locations such as in South Brighton. ◦ full-line supermarket in South Brighton. ◦ extending the Highway Services Precinct SAP to create additional commercial zoned land; ◦ rezoning of land at 69 Brighton Road to create small scale retail offering; and ◦ rezoning of land at 69 Brighton Road to General Residential. 	<ul style="list-style-type: none"> • While Urbis' retail needs assessment generally aligns with Geografia's, they disagree on the best location for a future supermarket. Geo believe it should be located in the retail core or high street to support activation and complementary uses like food, dining, and entertainment. Retail needs should prioritise the high street first, with out-of-centre locations only considered once high street activation is achieved. • Council Officers do not support additional commercial zoned land in South Brighton, or the rezoning of 69 Brighton Road at this stage. The focus should be on strengthening the Brighton Road activity centre core rather than encouraging out of centre type retail intensification. • Rezoning to create additional residential land is outside the scope of this project. The Brighton Local Area Plan will provide opportunities for the developer to comment further on these matters.
Department of State Growth	<ul style="list-style-type: none"> • Concerns with both Green Point and Cove Hill being Major Activity Centres. • Queries regarding Brighton being a Major Activity Centre and Old Main Road being a Neighbourhood Centre. • Comments on future Greater Hobart 	<ul style="list-style-type: none"> • Cove Hill and Green Point serve both distinct and complementary roles as outlined in the Strategy and Background Report. • Classification as an MAC ensures continuity of Brighton's regional servicing role via its current classification as a Rural Services Centre • Growth area opportunities underpin sufficient demand in Bridgewater to support a half-line supermarket in Old Main Road, which is appropriate for a Neighbourhood Centre. Its strategic position (public transport, lower-order road) also presents opportunities for a viable future activity centre.

Metro	<ul style="list-style-type: none"> Comments on the need to consider public transport in future strategic planning. 	<ul style="list-style-type: none"> Public transport views and sentiments are considered and affirmed in the AC Strategy.
Office of the Coordinator-General	<ul style="list-style-type: none"> Strongly opposed to any planning recommendation or decision that reduces the amount of industrial zoned land. 	<ul style="list-style-type: none"> The recommendations in the Strategy regarding rezoning light industrial land in Cove Hill to a commercial zone have been revised. The recommendation now requires an industrial land use needs assessment prior to any rezoning occurring.
C. K. Barathy	<ul style="list-style-type: none"> Community safety - measures to create a safer community (e.g., CCTV cameras, youth development and wellbeing programs) Health access - inclusion of a full-fledged pharmacy at Cove Hill 	<ul style="list-style-type: none"> Safety views and sentiments (particularly through the lens of night-time activity) are considered and affirmed in the AC Strategy. The Strategy contains numerous Cove Hill recommendations responding to those matters raised.

Risk implications

Nil.

Financial Implications

Nil

Strategic plan

This project aligns with the following strategies:

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

- 1.1 Engage with and enable our community
- 1.3 Ensure attractive local areas that provide social, recreational and economic opportunities
- 1.4 Encourage a sense of pride, local identity and engaging activities

Goal 2: Ensure a sustainable environment

- 2.2 Encourage respect and enjoyment of the natural environment
- 2.4 Ensure strategic planning and management of assets has a long term-sustainability and evidence-based approach

Goal 3 Manage infrastructure and growth effectively

- 3.2 Infrastructure development and service delivery are guided by strategic planning to cater for the needs of a growing and changing population
- 3.3 Community facilities are safe, accessible and meet contemporary needs.

Social implications

Nil.

Economic implications

Nil.

Environmental or climate change implications

Relevant actions recommended in the Activity Centre Strategy will consider all environmental and climate change implications at the time of implementation.

Other Issues

Nil.

Assessment

The Activity Centre Strategy 2025 is a critical planning document designed to shape the development of Brighton's current and future activity centres through to 2046. The strategy has accounted for key factors such as updated population forecasts, economic and demographic trends, emerging residential growth areas, and relevant state, local, and regional planning policies.

None of the submission received during exhibition of the draft documents warrants significant changes to the exhibited documents. Small changes have been made to respond to matters raised as outlined in this report and in Attachment D.

Options

1. As per the recommendation; or
 2. Do not endorse the Final Activity Centre Strategy 2025 and Background Report.
 3. Other.
-

RECOMMENDATION:

It is recommended that Council:

1. Notes the 2nd phase consultation outcomes.
2. Endorses the final Activity Centre Strategy 2025 and Background Report.

DECISION:

Cr Owen moved, Cr Whelan seconded that Council:

1. *Notes the 2nd phase consultation outcomes.*
2. *Endorses the final Activity Centre Strategy 2025 and Background Report.*

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr De La Torre	
Cr Geard	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Owen	
Cr Whelan	

16.3 Collaborative Network of Southern Tasmanian Councils

Author: Chief Executive Officer (J Dryburgh)

Background

The purpose of this report is for the Council to consider its support for a new operating model to facilitate Local Government collaboration within the Southern region.

The Southern Tasmanian Councils Authority (STCA) was established in 2006 to enable the 12 Southern Councils to work together to facilitate and coordinate agreed regional development strategies and actions for the Southern Region.

The STCA initially comprised the twelve (12) Councils included: Brighton, Central Highlands, Clarence City, Derwent Valley, Glamorgan/Spring Bay, Glenorchy City, Hobart City, Huon Valley, Kingborough, Sorell, Southern Midlands and Tasman.

The Board of the STCA comprises the Mayor of each member or an elected representative of that member as the Mayor's nominee. The General Manager/CEO of each member may attend Board meetings and act in place of the Mayor or nominee of their council if the Mayor or the nominee is absent from a Board meeting.

The Authority is auspiced by City of Hobart for the provision of employment and accounting services.

The membership of the STCA has been in decline over many years with Glenorchy, Kingborough and Clarence having previously withdrawn and Glamorgan Spring Bay and Derwent Valley councils withdrawing last year.

Given the withdrawal of the above councils it means that the STCA is now only representing only seven (7) of the twelve (12) Southern Council areas, which includes around 40% of the population of the Southern Tasmania

The withdrawal of the Derwent Valley Council last year occurred at the same time of the resignation on the former STCA Executive Officer, and this series of events culminated in the members appointing Regional Development Australia (RDA) (Tasmania) to deliver executive support to the authority to facilitate a full review of STCA in 2024.

The review has explored a variety of options for delivering a workable regional collaboration model for Southern Tasmania, however, it is important not to simply follow the mistakes of the past.

The primary reason that the STCA has been subjected to such a 'rocky' history is the fact that the region has been asking too much of it as an organisation. It has been expected to provide a regional development service that can reasonably meet the needs and demands of the numerous city councils, while also meeting the needs and demands of the regional councils, which vary in size, needs and capacity.

History has demonstrated that this is not achievable as a majority of the City Councils have withdrawn their membership as they have identified that their needs are vastly different to those of the majority of STCA members and they believe that membership in the STCA is detrimental to their respective interests.

There is an ongoing need for the southern councils to engage closely particularly in respect to the southern regional land use strategy and other regional priority areas.

Accordingly, an alternative approach to regional engagement between the southern councils is required in which the needs of regional councils can be balanced against the needs of the Metropolitan councils, and the regional projects such as the Southern Regional Land Use Strategy (and others), can continue to be regionally managed.

The review has identified that RDA (Tasmania) is ideally placed to support the development of a regional collaboration model in Southern Tasmania as it is consistent with the overall purpose and mission of the organisation. RDA is well versed in managing conflicting interests in their advocacy and engagement work and, given that it is an existing organisation, would prevent the need to establish a new regional organisation.

At its meeting on 16 December 2024, the STCA Board unanimously supported the formation and funding of a proposed Southern Tasmanian Council Network which would be supported by RDA Tasmania.

As previously mentioned, RDA (Tasmania) has been successfully supporting the STCA, through secretariat support, over the last twelve months and has provided a proposal to support a collaborative network of Southern Tasmanian councils in lieu of a formal STCA model, which is attached.

The collaborative network would aim to foster quarterly collaboration forums and joint policy setting focused on data and insights as well as managing shared service opportunities and regional project collaboration on an as needs basis.

The Southern Tasmanian councils share overlapping priorities and challenges, including economic development, infrastructure, community well-being, and sustainable growth.

A coordinated approach is crucial to maximise resources, improve efficiencies, and address shared challenges effectively as well as more effective advocacy for shared priorities. RDA Tasmania, with its expertise in regional collaboration, strategic planning, and data-drive decision-making is well positioned to support this initiative.

The objectives of the collaborative network would be to:

- Facilitate collaboration by providing a structured platform for councils to exchange knowledge, align priorities, and foster partnerships;
- Leverage data and insights to enable evidence-based decision-making by sharing regional data, analytics, and trends;
- Encourage efficiency by identifying shared service opportunities and streamline resource allocation;
- Drive strategic projects by supporting collaborative projects that address regional challenges and opportunities;
- Enhance governance by providing administrative and logistical support to ensure forums are effective and outcomes focused;
- Regional communication by providing a point of contact for stakeholders to engage at a southern scale.

The governance structure for the new model would include the Chief Executive Officer or delegate from each Southern Tasmanian council with the role of chairperson rotating amongst the councils and supported by RDA Tasmania.

Elected Members would be engaged in the business of the Network via the CEO and ultimately would be responsible for making decisions in respect to their respective Councils involvement and/or expenditure on regional collaboration initiatives.

It is proposed to hold regional Elected Member forums periodically to consider matters of regional importance with a Council of Mayors (or elected delegate) to be held once a year in conjunction with the CEO's/General Managers.

RDA Tasmania would provide secretariat support for the network and working groups would be formed on an ad-hoc basis for specific initiative or projects. Terms of reference would be developed to underpin the network and include annual reporting and financial statements.

The benefits of the network include:

- Stronger regional collaboration and shared vision
- Enhanced capacity for data-driven decision-making
- Cost savings through shared services and coordinated efforts
- Increased success in securing funding for joint projects
- A unified voice in advocating for regional priorities
- Efficiency of using existing NFP entity and regional capacity.

The proposal being presented by RDA Tasmania is for a two-year commitment, with an annual review with a view to the network becoming self supporting subsequently.

Consultation

RDA Tasmania; southern councils

Risk Implications

Support of the recommendation would signal to the STCA Board that the Joint Authority is to be wound up. As the STCA is a joint authority established under the *Local Government Act 1993*, section 37 of the Act states that:

(2) A joint authority may be wound up – (b) on the decision of the majority of participating councils

(3) The winding-up of a single authority or joint authority is to be notified in the Gazette by the council or one of the participating councils.

Furthermore, the STCA Rules provides for the distribution of any assets or moneys remaining after payment of the expenses of the Authority, between the Members.

Financial Implications

The proposed annual budget for the collaborative network is \$75,500 with additional project funding and grants being pursued on an agreed and case-by-case basis.

The total cost would be shared across the Southern councils and would be based on population and range from \$3,000 to \$9,500. The proposed annual fee for Brighton would be \$6,500.

Funding is to be provided through allocations from the Greater Hobart Committee and the Southern Regions budget.

Strategic Plan

S3.4: Advocate and facilitate investment in our region

S4.1: Be big picture, long-term and evidence-based in our thinking

S4.2: Be well governed, providing quality service and accountability to our community

S4.3: Ensure strong engagements and relationships to shape the agenda and advocate for our community

Social Implications

The collaborative network of Southern Tasmanian councils aims to enhance community wellbeing and foster sustainable growth through coordinated efforts and shared resources.

Economic Implications

The collaborative network would support economic growth and development in the region.

Environmental or Climate Change Implications

The collaborative network would support environmental and climate change commitments.

Other Issues

Nil.

Assessment

If Council resolves to support the new collaborative network across the southern councils, advice will be provided to RDA Tasmania and the matter considered at a future STCA Board meeting.

Options

1. As per the recommendation.
2. Other.

RECOMMENDATION:

That Council:

1. Endorse the Collaborative Network of Southern Tasmanian Councils, which would be delivered through Regional Development Australia (Tasmania) and replace the regional collaboration role previously provided by the Southern Tasmanian Councils Authority (STCA).
2. Request the Southern Tasmanian Council Authority Board to commence a wind-up process in accordance with the rules of the Joint Authority.

DECISION:

Cr Curran moved, Cr Geard seconded that Council:

1. *Endorse the Collaborative Network of Southern Tasmanian Councils, which would be delivered through Regional Development Australia (Tasmania) and replace the regional collaboration role previously provided by the Southern Tasmanian Council's Authority (STCA).*
2. *Request the Southern Tasmanian Council Authority Board to commence a wind-up process in accordance with the rules of the Joint Authority.*

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr De La Torre	
Cr Geard	

Cr Gray
Cr Irons
Cr McMaster
Cr Owen
Cr Whelan

17. COUNCILLORS QUESTION TIME

17.1 Questions on Notice

In accordance with Regulation 35 of the *Local Government (Meeting Procedures) Regulations 2025*, a councillor, at least seven days before an ordinary Council Meeting or a Council Committee Meeting, may give written notice to the Chief Executive Officer of a question in respect of which the councillor seeks an answer at that Meeting.

There were no Questions on Notice for the July meeting.

17.2 Questions without Notice

In accordance with Regulation 34 of the *Local Government (Meeting Procedures) Regulations 2025*, a councillor at a meeting may ask a question without notice. The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question. The chairperson may require a councillor to put a question without notice in writing.

Cr Owen – limitations and safety of our streets – e.g. Eaves Court, Old Beach. Sight distance concerns and people parking on the bend.

Cr Owen - 22 Riviera Drive, Old Beach – on brow of hill – also suggesting engineering to look at this concern and sight lines plus speeding.

Director Asset Services responded to both queries.

The Chief Executive Officer requested Cr Owen also forward his questions in writing,

Meeting closed: 6.04pm

Confirmed:

(Mayor)

Date:

19 August 2025