



**Brighton
Council**

Ordinary Meeting Agenda

19 August 2025

Name:

Brighton
going places

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**Brighton
Council**

NOTICE OF MEETING

Dear Councillor,

Notice is hereby given that the next **Ordinary Council Meeting** of the Brighton Council will be held at **5.30 p.m. on Tuesday, 19th August 2025**, to discuss business as printed below.

Qualified Person Certification

I HEREBY CERTIFY that in accordance with Section 65 of the *Local Government Act 1993*, any advice, information and recommendation contained in the reports related to the Agenda have been prepared by persons who have the qualifications or experience necessary to give such advice, information and recommendations.

Dated at Old Beach this *14th* day of *August 2025*.

A handwritten signature in black ink, appearing to read 'James Dryburgh'.

James Dryburgh
CHIEF EXECUTIVE OFFICER

Being the General Manager as appointed by Brighton Council
pursuant to Section 61 of the *Local Government Act 1993*

AGENDA

1. STATEMENT BY THE CHAIRPERSON

In accordance with Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2025*, the Chairperson is to make a verbal statement at the beginning of the meeting to the effect that:-

- (a) An audio recording is being made of this meeting;
- (b) All persons attending this meeting are to be respectful of, and considerate towards, other persons attending the meeting; and
- (c) Language and conduct at the meeting that could be perceived as offensive, defamatory or threatening to a person attending the meeting, or listening to the recording, is not acceptable.

2. ACKNOWLEDGEMENT OF COUNTRY

Brighton Council acknowledges the palawa/pakana (Tasmanian Aboriginal) community as the traditional and original owners of the skies, land and water of lutruwita (Tasmania) and forward our respect to their elders both past and present.

Brighton Council acknowledges the continued connection the Tasmanian Aboriginal people still have to the skies, land and water of lutruwita that provides them with the food, medicine and craft celebrated through ceremony today.

3. APOLOGIES & REQUESTS FOR LEAVE OF ABSENCE

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 15th July 2025 are submitted for confirmation.

RECOMMENDATION:

That the Minutes of the previous Ordinary Council Meeting held on 15th July 2025, be confirmed.

DECISION:

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.

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.

- Nicki Kastner, Family Services Tasmania (Organiser of Butterflies & Boots Ball).

8. REPORTS FROM COUNCIL

8.1 Mayor's Communications

25/7 LGAT General Meeting
25/7 LGAT Annual General Meeting
5/8 Council Workshop
7/8 TasWaste South Board Meeting
7/8 TasWaste South Local Government Forum
14/8 TasWater briefing
18/8 Pontville Park Inception Meeting
19/8 Council Meeting

RECOMMENDATION:

That the Mayor's communications be received.

DECISION:

8.2 Reports from Council Representatives

RECOMMENDATION:

That the verbal reports from Council representatives be received.

DECISION:

9. MISCELLANEOUS CORRESPONDENCE

- Letter of appreciation from Herdsmans Cove Primary School regarding Council funding for their fresh fruit program.

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 5th August 2025 at 5.00pm in relation to the Draft Brighton Active Transport Strategy and Draft Assessment of Council Related Planning Applications Policy.

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

Apologies: Cr Curran; Cr Murtagh & Cr Whelan

11. NOTICES OF MOTION

Nil.

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.

RECOMMENDATION:

That the Council resolve by absolute majority to deal with any supplementary items not appearing on the agenda, as reported by the Chief Executive Officer in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2025*.

DECISION:

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.

Notice: Item 14.1 was carried over from the Planning Authority meeting initially set for 5 August 2025. As two Councillors declared an interest in this item prior to the meeting starting and a quorum would not have been present, the meeting was not held, and the item was moved to the Ordinary Council Meeting for consideration.

14.1. Combined Draft Amendment to the Brighton Local Provision Schedule & Planning Permit Application - RZ 2025/01 & SA 2025/004 - 594 & 596 Tea Tree Road, Tea Tree - Section 40K & 42 Report

Author: Planning Officer (D Van)

Authorised: Manager Planning (J Blackwell)

Type of report	Report to the Planning Authority – Section 40K and 42 Report
Application number	SA 2025/004 & RZ 2025/001
Planning instrument	Tasmanian Planning Scheme - Brighton
Applicant	<ol style="list-style-type: none"> For subdivision permit: PDA Surveyors, Engineers, & Planners (OBO Tea Tree Community Assoc. Inc.) for the subdivision application. For the draft amendment to the Brighton LPS: Brighton Council
Subject land & landowners	<ol style="list-style-type: none"> 594 Tea Tree Road, Tea Tree (CT 164781/1 – PID 3205343). Owner: Tea Tree Community Association Incorporated. 596 Tea Tree Road, Tea Tree (CT 182250/1 – PID 9604056). Owner: Trent Andrew Nus.
Proposal	<ol style="list-style-type: none"> Amend the Brighton Local Provisions Schedule to: <ol style="list-style-type: none"> Rezone 596 Tea Tree Road (CT164781/1) from Rural to Community Purpose; Rezone 4,401m² of 594 Tea Tree Road (CT182250/1) from Agriculture to Community Purpose; and Approve a re-organisation of boundaries (via subdivision) to add 4,401m² of 594 Tea Tree Road (CT182250/1) to 596 Tea Tree Road (CT164781/1).
Date Advertised:	25 June 2025 to 23 July 2025
Representations	Four (4) received during the exhibition period.
Attachments	<ol style="list-style-type: none"> Representation – TasNetwork Representation – TasRail Representation – NRE Tas Representation - TasWater Amended Subdivision Permit

	F. Drafted endorsed documents for the subdivision permit
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1. Executive Summary

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

- a) Rezone 596 Tea Tree Road (CT164781/1) from Rural to Community Purpose;
- b) Rezone 4,401m² of 594 Tea Tree Road (CT182250/1) from Agriculture to Community Purpose; and
- c) Approve a re-organisation of boundaries (via subdivision) to add 4,401m² of 594 Tea Tree Road (CT182250/1) to 596 Tea Tree Road (CT164781/1).

The application was made by Council Officers pursuant to Section 40T of the *Land Use Planning and Approvals Act 1993* ('the Act').

Council's Planning Authority, at its meeting of the 17th of June 2025 agreed to the proposed planning scheme amendment made by Brighton Council and therefore prepared and certified the draft amendment to the LPS (s. 40F) as meeting the LPS criteria (s. 34) under the Act. The application was accompanied by a permit application which was considered concurrently to the draft amendment and was approved subject to conditions (s. 40Y).

The combined permit and amendment application was then exhibited for a period of twenty-eight (28) days (s.40H). Four (4) submissions were received.

This is a report required by section 40K and 42 of the Act to be submitted to the Commission in relation to the representations received during advertising.

It is considered that the representation to the draft amendment does not raise matters that warrant its modification.

It is considered that the representations relating to the draft permit contain merit and that the draft permit ought to be modified to consider the representations and include reference to the TasRail Standard Notes (s.42). A modified draft permit is provided as Attachment E.

2. Legislative requirements

In accordance with s.40H of the Act, the planning authority must exhibit the draft amendment RZ 2025-02 for twenty-eight (28) days.

Comment: *The draft amendment was on public exhibition from 25 June 2025 to 23 July 2025.*

Following exhibition, the planning authority must consider any representations and provide a report to the Commission within 35 days [s40K(1)].

Comment: *The s.40K report and relevant documentation will be provided to the Commission within the above timeframe.*

The report must include [s.40K(2)]:

- (a) a copy of each representation made before the end of the exhibition period;
- (b) a copy of each representation made after the end of the exhibition period;
- (c) a statement of the planning authority's opinion as to the merit of each representation;

- (d) a statement as to whether the planning authority is satisfied that the draft amendment meets the LPS criteria; and
- (e) any other recommendations in relation to the draft amendment.

It must also include [s42]:

- (a) a copy of each representation made under [section 41\(1\)](#) in relation to –
 - (i) the application for a permit to which the request relates; or
 - (ii) the decision in relation to the application –
- (b) a statement of its opinion as to the merit of each representation including, in particular, its views as to the need, in light of that representation, for modification of the planning authority's decision in relation to the application for a permit; and
- (c) the recommendations, in respect of the decision in relation to the application for a permit, that the planning authority thinks fit.

Comment: A copy of each representation received before and after the end of the exhibition period is attached with the report. The statement and response to the merit of each representation are provided in the following sections.

3. The Representations and Response

Four (4) submissions were received during the public exhibition period. Under s.40K(2) and s42(b)&(c), the report on representation must contain a copy of each representation made in relation to the draft amendment RZ 2025-02 and Permit Application SA 2025-004

Below is a summary of the four (4) representations received and the assessing officer's response on the merit of each representation as required by s.40K(2)(c) and s.42(b)(c) of the Act.

No.	Submission	Response on merit
Representation 1 – TasNetworks		
1.	No objection	Noted. No response required.
Representation 2 – TasRail		
1.	TasRail has advised the developments that are adjacent to the corridor must follow their standard notes.	Council's Officer is of the opinion that TasRail's Standard Notes should be included in the planning permit to ensure the developer is aware of future development considerations within the railway corridor.
Representation 3 – NRE Tas		
1.	No issues or concerns	Noted. No response required.
Representation 4 - TasWater		
1.	TasWater does not object to the proposed amendment to the Planning Scheme as mentioned and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require	Noted. No response required.

	to be notified of nor attend any subsequent hearings.	
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4. Conclusion

The representation from TasRail has merit. The draft permit has been modified to include reference to the TasRail's Standard Note as detailed in this report. It is recommended that the Planning Authority approves the amended draft permit and that this report and the relevant attachments are forwarded to the Tasmanian Planning Commission for determination.

5. Options:

- a) To adopt the recommendation; or
- b) To adopt an alternative recommendation satisfying the provisions of section 40K and 42 of the Act, with a full statement of reasons as determined by Council.

RECOMMENDATION:

That Council resolves that:

- a) Pursuant to section 40K(1) of the *Land Use Planning and Approvals Act 1993*, advise the Tasmania Planning Commission that four (4) representations were received during the exhibition of draft amendment RZ 2025-01 that related to the draft amendment.
- b) Pursuant to section 42(a) of the *Land Use Planning and Approvals Act 1993*, advise the Tasmania Planning Commission that four (4) representations were received during the exhibition of the draft amendment RZ 2025-01 and permit application SA 2025-04 that related to the permit application.
- c) Pursuant to section 40K(2)(a) and 42(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 2025-01 and draft permit SA 2025-04.
- 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 2025-01 as detailed in this report.
- e) Pursuant to section 42(b) and (c) of the *Land Use Planning and Approvals Act 1993* advise the Tasmanian Planning Commission that the representations received during advertising warrant modifications to draft permit SA 2025-04 as detailed in this report.
- f) Pursuant to Section 40K and Section 42 of the *Land Use Planning and Approvals Act 1993* that this report and the relevant attachments regarding draft amendment RZ 2025-01 and DA 2025-04 be provided to the Tasmanian Planning Commission.

DECISION:

15. PETITIONS

No petitions have been received.

16. OFFICERS REPORTS

16.1 Youth Engagement Officer - Progress Report (May to July 2025)

Author: Youth Engagement Officer (J Flack)

Authorised: Manager Community Development & Engagement (A Turvey)

Background

The Community Development team has committed to providing a quarterly update on the work being undertaken by Council's Youth Engagement Worker. This is the fifth progress report provided for Council's information.

Relationship Building Activities (May to July 2025)

- Working with the Greater Hobart Homelessness Alliance to create a Southern Tasmanian Local Governments shared homelessness statement.
- Attended the Southern Councils' Salvos Street 2 Home network meeting.
- Worked with Gagebrook Primary School and members of School for Seniors to deliver a fortnightly, intergenerational djembe drumming program culminating in an end of term assembly performance.
- Attended and supported the Brighton Alive Network and Brighton Alive Youth Action Group meetings.
- Brighton Youth Action Group fortnightly meetings and holiday program.
- Youth Network of Tasmania has asked BYAG to be involved in delivering the 2026 Southern Tasmanian Youth Forum. BYAG has been asked to be involved based on feedback from the 2025 forum that it needs engage a more diverse group of young people.
- Supported a Gagebrook Primary School class to visit Council and learn a little about local government as part of their Humanities and Social Science learning programme.
- Supporting the Jordan River Community Shed through participating in the 'Shed Working Group' to assist with growing membership and activities at the shed.
- Joined the Greater Hobart Community Safety Network, which will meet quarterly. This includes representatives from Tasmania Police, Brighton, Glenorchy, Hobart and Clarence Councils to share information on strategies and programs related to community safety. Tasmania Police are able to share the latest statistics on safety and crime.
- Supporting the weekly 'Night Café', which was instigated and run by a BYAG member to engage with young people at the Civic Centre and Bridgewater Parkland.
- Participated in the process to develop community based targeted early intervention and prevention place-based initiatives in Brighton as part of the Brighton Youth Justice Early Intervention program. Working with several groups who are applying for funding through the initiative.

- Utilising the Communities for Children activity van for community events and 'Night Café'.
- Regular attendance at Bond Place for drumming and connection.

Key Observations:

- It is worth noting that the young people coming along to the 'Night Café' are much younger than anticipated, many attending the 'Night Café' being younger than 12 years of age plus a contingency of teenagers.
- Brighton Youth Action Network is growing with more regular attendance from individuals with an interest in youth.
- Brighton Youth Action Group are being recognised statewide for their work and there has been interest from the wider community in the work they are doing and opportunities to support BYAG and collaborate.
- Individuals and agencies who work in the youth space are reaching out to Council and BYAG to support their programs and initiatives.

Options

1. As per the recommendation.
2. Other.

RECOMMENDATION:

That Council receives and notes the information in the Youth Engagement Officer's Progress Report (May to July 2025).

DECISION:

16.2 New Policy - Volunteer Policy

Attachment:	Draft Volunteer Policy 7.13
Author:	Manager Community Development & Engagement (A Turvey)
Authorised:	Chief Executive Officer (J Dryburgh)

Background

A new Volunteer Policy has been developed to establish a position by Brighton Council regarding the contribution of volunteers to Council programs and services and set out the respective responsibilities of both Council and volunteers.

The draft Policy is designed to welcome and support volunteers in their roles with the Council. It highlights the importance of volunteering, which offers opportunities to learn new skills, develop self-confidence and contribute to the community in a meaningful way. It also details the responsibilities of volunteers and Council's expectations.

Work Health and Safety (WHS) is a significant focus, with Council committed to maintaining safe work sites and providing necessary equipment and training for volunteers.

The policy aims to strengthen the relationship between Council and the community by supporting social engagement and advancing community development.

Consultation

CEO, Human Resources, Risk Management, Community Development, Child & Youth Safe Working Group.

Risk Implications

Regular review and monitoring of council policies will be undertaken to ensure compliance with relevant legislation.

Financial Implications

Not applicable.

Strategic Plan

S1.1: Engage with and enable our community

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

Social Implications

Volunteering strengthens community ties by bringing people together to work towards common goals, which can lead to improved social cohesion and mutual support.

Environmental or Climate Change Implications

Not applicable.

Economic Implications

Not applicable.

Options

1. As per the recommendation.
 2. Other.
-

RECOMMENDATION:

That Council adopt Volunteer Policy 7.13.

DECISION:

16.3 Policy Review - Public Question Time and Deputations Policy

Attachment: Public Question Time and Deputations Policy 7.4

Author: Director Governance & Regulatory Services (J Banks)

Background

A minor review of the Public Question Time & Deputations Policy has been undertaken to comply with the new *Local Government (Meeting Procedures) Regulations 2025*. This review ensures our policies align with current regulatory requirements and to facilitate public participation in Council and Committee meetings.

A copy of this policy will also be made publicly available on council's website.

Consultation

Executive Officer, Governance

Risk Implications

Regular review and monitoring of council policies will be undertaken to ensure compliance with relevant legislation.

Financial Implications

Not applicable.

Strategic Plan

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

Social Implications

Not applicable.

Environmental or Climate Change Implications

Not applicable.

Economic Implications

Not applicable.

Options

1. As per the recommendation.
 2. Other.
-

RECOMMENDATION:

That Council adopt Policy 7.4 Public Question Time & Deputations Policy.

DECISION:

16.4 Policy Review - Council Meetings - Meeting Cycle & Commencement Time

Attachment: Council Meetings Meeting Cycle & Commencement Time Policy 2.3

Author: Director Governance & Regulatory Services (J Banks)

Background

A minor review of the Council Meetings - Meeting Cycle & Commencement Time Policy has been undertaken to align with Council Committee meetings cycle. This review confirms that our policy corresponds with Committee meetings scheduled for the first Tuesday of each month.

A copy of this policy will also be made publicly available on council's website.

Consultation

Executive Officer, Governance

Risk Implications

Regular review and monitoring of council policies will be undertaken to ensure compliance with relevant legislation.

Financial Implications

Not applicable.

Strategic Plan

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

Social Implications

Not applicable.

Environmental or Climate Change Implications

Not applicable.

Economic Implications

Not applicable.

Options

1. As per the recommendation.
 2. Other.
-

RECOMMENDATION:

That Council adopt Policy 2.3 Council Meetings – Meeting Cycle & Commencement Time Policy.

DECISION:

16.5 42 Dollery Court, Brighton

Author: Executive Officer, Risk & Property (M Braslin)

Authorised: Director Corporate Services (G Browne)

Background

Council have received a report from the Department of Education, Children and Young People regarding the Brighton Play Centre/Playgroup Inc. at 42 Dollery Court, Brighton.

The report identified some risks with peeling lead paint. Lead paint can be dangerous if paint dust, flakes or fumes are swallowed or inhaled.

Brighton Play Centre/Playgroup Inc. have operated out of Councils building at 42 Dollery Court, Brighton for 20+years, currently under a casual hire agreement basis. They use the building 2 half days per week, half day Tuesdays (9-12noon) for Brighton Play Centre which is a pre kinder program with 5 children enrolled in the service of which 3 go to kindergarten in 2026. The Playgroup operates on a Monday morning with between 10-15 children (one family day carer brings the children in her care).

The cost to Brighton Play Centre/Playgroup Inc. is the TasWater and Aurora accounts and now insurance.

The Insurance has been paid for by a Brighton Council Community Grant for several years and is between \$3,000-\$4,000 per year, however, this was not approved in the Grant process for the 2025/26 year.



Consultation

Director Development Services, Director Asset Services, CEO.

Risk Implications

There is a risk to council in continuing to allow its building to be used for the care of children without addressing the potential risks raised with regards to lead paint. There is also an increasing risk that the building as a whole is becoming very tired and in need of major renovations or demolishing. There is also a related reputational risk if council is not caring and understanding to the current operators of the site and their clients.

Financial Implications

Current financial implications are the cost to maintaining the gardens as well as maintenance costs to the building plus land tax for the property. There is also an 'opportunity cost' in the sense that council are not maximising the potential return for the site, either through sale, development or a more commercial lease arrangement. Council's Annual Plan refers to maximising the community benefit from our properties. The modest use of this site by limited hours of use and limited numbers accessing the services offered suggest it is worth at least considering the future use of the site.

Strategic Plan

Relates to Goal 3: Manage infrastructure and growth effectively.

Social Implications

Minimal impact to the community due to the low numbers using the services and the potential for alternatives. However, there would be a real impact to some if the service ceased, so it would be appropriate to understand and explore alternatives and to ensure open and timely communication.

Environmental or Climate Change Implications

The issue of potential lead paint coming off should be addressed.

Economic Implications

Nil

Other Issues

Nil.

Assessment

We have consulted recently with current staff who run the Brighton Play Centre/Playgroup Inc to understand their future plans and they advised of their impending retirements. The property is tired, and significant investment in the building is not likely to represent a sound investment due to age and condition.

Council needs to consider the future use and needs of this site in the best interest of the whole community.

There are several active development approvals, applications and enquiries within the municipality for childcare services, meaning there is recognition of current and future demand and reason for optimism that local options will improve. Schools are also increasingly providing overlapping services such as the Launch into Learning program.

Council should explore options for the site to ensure the best value to the whole community and a long-term approach prior to spending any significant money on the site.

Options

1. Approve the recommendation
2. Don't approve any recommendations.
3. Other

RECOMMENDATION:

That Council approve exploring future options for the 42 Dollery Court, Brighton site - including building improvements, supported closure of services from the site, future uses and/or redevelopment, ownership, costs etc and report back to Council with recommendations for a decision.

DECISION:

16.6 Request to surrender Council Road Verge - 168 Brighton Road, Brighton

Author: Executive Officer, Risk & Property (M Braslin)

Authorised: Director Corporate Services (G Browne)

Background

Council recently received a request from the owner of 168 Brighton Road, Brighton who wish to acquire approximately a 15m wide road verge owned by Council (CT139155/1), to facilitate a future development of their land.

This land was transferred to Council in 2017 with a reversionary condition on the title and for a permitted purpose.

The Crown has advised that *'the option of a private lease to Mr Targett for private parking, would not be acceptable under the permitted purpose, as section 12 transfers are for land required for a public purpose. The use as a car park for a commercial business does not fit within this.'*

The land is CT139155/1 on the front of 168 Brighton Road, seen in the below Figure 1a:

Figure 1a

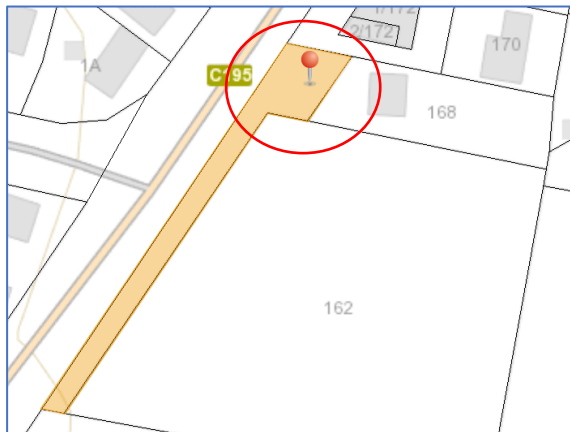


Figure 1b



Council can request to surrender part of the land shown in red colour on figure 1b, under section 12 of the *Crown Lands Act*.

The owner would then need to subdivide off the long strip (in Pink on Figure 1b) for Council to retain and then apply to purchase from the Crown the section in red to adhere to the 168 Brighton Road, Brighton property (in Yellow on Figure 1b).

Consultation

Director Development Services, Director Asset Services, Senior Planner, Abetz Curtis Lawyers, The Crown.

Risk Implications

Nil

Financial Implications

The purchaser will be required to pay all costs associated with the sale including the advertising, independent valuation, surveying and any solicitors' costs for the transfer and contract of sale.

Strategic Plan

Relates to Goal 3: Manage infrastructure and growth effectively.

Social Implications

Nil

Environmental or Climate Change Implications

Nil

Economic Implications

Council surrendering of part of CT139155/1 adjoined to 168 Brighton Road will enable the owner to request to purchase the land to adjoin and develop his property for Commercial purposes and this would benefit the whole community and surrounding areas.

Other Issues

Nil.

Assessment

Council will act in accordance with Section 178 of the *Local Government Act 1993*.

The developer has indicated he requires the land at the front of his property at 168 Brighton Road to meet parking legislative requirement for his commercial development.

The proposed Commercial development will benefit the Brighton community and surrounding areas.

Options

1. Approve the recommendation
 2. Don't approve the recommendation.
 3. Other
-

RECOMMENDATION:

That Council approve to surrender part of the land which has restrictions under section 12 of the *Crown Land Act* to enable the property owner to apply to purchase the land from the Crown for a future commercial development. Council is to retain the long strip of land containing a garden bed and foot path and subdivide it from CT139155/1.

DECISION:

16.7 Lennox Park Master Plan -1st Consultation Results and Draft Plans for 2nd Consultation

Attachment:	A – Consultation Report B – Lennox Park Master Plan Report C - Lennox Park Master Plan (Short term) D – Lennox Park Master Plan (10+ years)
Author:	Planning Officer (D Van)
Authorised:	Director Development Services (A Woodward)

Purpose

This report:

- a) Reviews the submissions received during the initial phase of community consultation; and
- b) Seeks Council's endorsement of the Draft Lennox Park Master Plan for progression to the second phase of consultation.

Background

Lennox Park and Cloak Oval together form the primary open space within the well-established residential area of Old Beach, located on the eastern side of the East Derwent Highway.

Brighton Council is developing a Lennox Park Master Plan which includes the future consideration for Cloak Oval to support the sustainable growth of the Old Beach settlement area. The vision is to provide a variety of recreational opportunities for residents within a welcoming and accessible environment. The Master Plan aims to enhance connectivity to surrounding areas through active transport options such as walking, cycling, and integration with existing bus routes. It also seeks to strengthen the site's connection to nature and introduce facilities and infrastructure that encourage visitors to spend more time in the park.

To guide this process, Brighton Council engaged Playstreet to lead community consultation for the redevelopment of Lennox Park. The objective was to listen to the community, gather ideas, and understand the aspirations of local residents, community groups, and park users.

The overall project timeline is illustrated in the figure below:

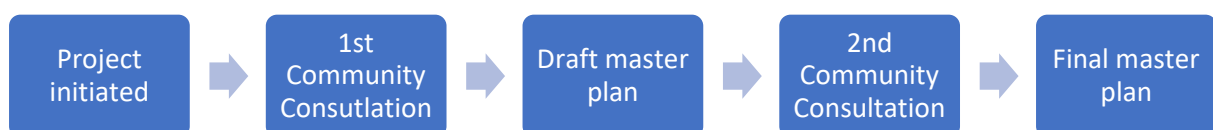


Figure 1. Project timeline

1. Key Findings from the 1st consultations and the draft master plans

To ensure meaningful input, Brighton Council identified key stakeholders and worked closely with PlayStreet to develop a tailored engagement strategy. This included a combination of online surveys and in-person activities, resulting in strong community participation—particularly during the co-design day, which saw an excellent turnout and enthusiastic contributions.

The first phase of community consultation was delivered through the following approaches:

- Co-design Session:
17 May 2025 (10am–12pm) – A hands-on community workshop held on site
- Online Engagement:
28 April to 19 May 2025 – Survey and interactive social map hosted via Project page: <https://haveyoursay.brighton.tas.gov.au/lennox-park-master-plan>
- Stakeholder Group Consultations:
- Espresso Café container at the park
- Brighton Food Hub
- Old Beach Cricket Club
- Tennis Tasmania
- St Ann’s managers
- Old Beach Playgroup

The consultation generated strong interest, with participation from:

- 75 online participants
- 37 attendees at the co-design community day



Figure 2. Social mapping for key interest features done by the community



Figure 3. Photo taken on the community co-design day

Across all groups consulted, several common priorities emerged:

- **IMPROVED FACILITIES + AMENITIES**

Easy, all-abilities access to toilets and baby change facilities, along with the inclusion of barbecues, rubbish and recycling stations, drinking water fountains, shade, shelter, and seating, were identified as essential elements for any future upgrade. The idea of creating a flexible space for small events, food vans, and associated seating and shaded areas was also strongly supported. Suggestions also included sealing the driveway and carpark and improving connections to the foreshore trail.

- **IMPROVED RECREATION + PLAY OPPORTUNITIES**

Numerous stakeholders and the community suggested that the playground was tired and that any new one had to cater for all age groups. Parents report that they have toddlers that need entertaining while their older kids ride bikes and play. The sports courts and oval were also said to be well loved.

- ENHANCED ENVIRONMENT

The dog park is a highly valued feature of the site, along with the existing trees. Community feedback suggested planting additional gardens and trees. Concerns were raised about traffic speeds along Jetty Road, as visitors from other areas frequently access the dog park. Additionally, the gravel driveway was noted as being slippery and potentially unsafe.

As a mechanism to achieve the proposed redevelopment of Lennox Park, a staging plan has been developed so that works can be delivered as funding becomes available. The concept is separated into two stages:

- Stage 1 representing short term works to be completed as soon as possible, and
- Stage 2 representing works to be completed in the longer term (>10 years) with further discussions required regarding a new cricket oval and clubrooms being developed at an alternative site.

It also includes a small commercial precinct in corner of oval with associated car parking coming in from Jetty Rd. Local grocer, cafe and supporting retail as an example. Oval to be redesigned as parkland retaining full size junior soccer pitch in the centre. Seating nooks and BBQ spaces around edges with a loop trail connecting around the open green space and into the adjacent parkland.

2. Second Phase Consultation

Council's review and endorsement of the draft master plans and supporting reports is required before proceeding to the second phase of community consultation.

This next phase will be delivered primarily through the Social Pinpoint project page: <https://haveyoursay.brighton.tas.gov.au/lennox-park-master-plan>

The following engagement approaches are planned:

- Interactive Social Mapping:

Separate maps for each stage of the master plan, featuring interactive elements for community voting and feedback

- Online Survey:

Focused on gathering feedback on key design proposals

- Community Posters:

To raise awareness and encourage participation, posters will be displayed at key local locations, including:

- Gagebrook Primary School
- Herdsmans Cove Primary School
- Local stores in Old Beach
- Council Chambers
- Council's Civic Centre
- On-site at Lennox Park

Risk implications

There may be some risks associated with stakeholders/community members not agreeing with the Draft Masterplan. This second phase of consultation is to enable these concerns to be heard. Other risks may include expectation as to the timing of works to

be undertaken.

Financial Implications

Nil. The project will be delivered within its assigned budget.

Strategic and Annual plan

This project aligns with the following strategies:

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

- o 1.3 Ensure attractive local areas that provide social, recreational and economic opportunities

The projects align with Brighton Council Annual Plan 2025-2026.

Other Issues

Legal advice has been sought regarding the land at Cloak Oval, which was transferred to Council for recreational purposes. The advice confirms that there are no limitations on Council's ability to deal with the land.

Conclusions

The Draft Lennox Park Master Plan has been developed based on community aspirations and an analysis of existing site conditions. The master plan includes two staging plans to enable delivery of proposed works in both the short and long term.

It is recommended that Council consider the following options.

Options

1. As per the recommendation; or
2. Do not endorse the Draft Master Plans for second phase consultation.
3. Other.

RECOMMENDATION:

That Council

1. Notes the first consultation outcomes; and
2. Endorses the Draft Master Plans and Reports for the purpose of second round Consultation for the Lennox Park Master Plan.

DECISION:

16.8 Brighton Active Transport Strategy - Community Engagement

Attachment:	A – Draft Brighton Active Transport Strategy 2025- 2035
	B - Draft Brighton Active Transport Strategy 2025-2035 Executive Summary
Author:	Strategic Planner (B White)
Authorised:	Director Development Services (A Woodward)

Purpose

The purpose of this report is to seek Council's endorsement to commence community engagement on the Draft Brighton Active Transport Strategy 2025-2035 ('the Strategy') which outlines a ten-year framework to improve walking, cycling, and wheeling infrastructure across the municipality.

Background

A key driver for the preparation of the Strategy is Brighton's sustained population growth, being one of Tasmania's fastest growing municipalities. Brighton's population is expected to increase by 7,000 residents by 2053 at a growth rate well above the state average. This growth is likely to occur in both identified growth areas in Brighton, Bridgewater and Old Beach, as well as infill within higher order activity centres.

Other drivers for the preparation of the Strategy include:

- Young demographics (lowest median age in Tasmania)
- Socio-economic disadvantage in key areas
- Transport contributing 37% of local emissions
- Demand for cost-effective, accessible mobility options
- Limited and unreliable public transport

Active transport offers a strategic response to these challenges, supporting healthier lifestyles, climate resilience, and equitable mobility.

The Strategy has been developed in alignment with Council's strategic goals, including the Brighton Council Strategy 2023–2033 and the Brighton 2050 Vision. It integrates feedback from recent planning documents and best practice design principles from Austroads and the Tasmanian Cycling Infrastructure Design Guide.

Importantly, the Strategy provides Council with a strategic framework to guide investment in active transport infrastructure and inform advocacy efforts over the next decade and beyond.

Council Officers were supported in the preparation of the Strategy by Cycling South, the Department of State Growth, and WSP.

1. Summary of Strategy

The Strategy is guided by the following proposed vision for active transport in Brighton: *"A connected Brighton, where active transport is a safe, convenient and enjoyable way of getting around regardless of location, age or ability."*

Key elements of the Strategy include:

- A ten-year infrastructure plan with 26 priority projects, including new shared paths, upgraded footpaths, and improved trail connections.

- A proposed cycling network classified into primary, secondary, neighbourhood, and recreational routes, with a focus on safe routes to schools and activity centres.
- Strategic objectives and actions targeting participation, safety, supporting infrastructure, and policy advocacy.
- Integration with major projects and growth areas, including the Bridgewater Bridge and South Brighton Masterplan.
- Alignment with Council's climate goals and planning frameworks, ensuring active transport supports emissions reduction and equitable access.
- Use of best practice design principles to deliver safe, inclusive infrastructure for all ages and abilities.

The Strategy provides a clear framework to guide Council's investment, advocacy, and partnerships over the next decade.

An executive summary of the Strategy is provided as **Attachment B**, with the full document included as **Attachment A**.

2. Proposed Consultation Approach

Subject to Council endorsement, the Strategy will be released for a four-week public consultation period. Engagement will include:

- Targeted consultation with key stakeholders, including government departments, service providers, schools, and advocacy groups.
- Online survey via Councils Social Pinpoint Page (SPP)
- Interactive mapping and other tools on SPP
- Invitation for written submissions via SPP
- Drop in session in Brighton
- Promotion via Brighton Community News and social media

Community and stakeholder feedback will be carefully considered and incorporated into the final version of the Strategy, which will be presented for adoption at a future Council meeting.

Risk implications

Nil.

Financial Implications

The Strategy proposes a ten-year investment plan for active transport projects over the next 10 years. Some of the projects will likely be dependent on external funding such as grants.

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
- 2.3 Promote healthy, active lifestyles
- 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

Goal 4 Ensure a progressive, efficient and caring Council

- 4.3 Ensure strong engagements and relationships to shape the agenda and advocate for our community

Social implications

The Strategy will improve access to safe, inclusive transport options, particularly for children, older residents, and those without access to private vehicles.

Economic implications

The Strategy does have economic implications for the Council as it proposes a reasonably significant investment in active transport related projects over the next 10 years. However, improved active transport infrastructure can support local economic activity by increasing access to shops, services, and employment areas.

Environmental or climate change implications

Implementation of the Strategy has the potential to lower transport emissions in the municipality.

Other Issues

Nil.

Assessment

The Brighton Active Transport Strategy 2025-2035 has been developed in response to a range of challenges and opportunities shaping the municipality's future. Brighton is experiencing above-average population growth, with a notably young demographic and increasing demand for accessible, affordable transport options.

The Strategy provides a clear and actionable framework to guide Council's investment, advocacy, and infrastructure delivery over the next decade.

Internal consultation has informed the draft Strategy, and public feedback will be synthesised to refine the final version. Endorsing the Strategy for consultation will enable Council undertake engagement with key stakeholders and the community.

Options

1. As per the recommendation; or
 2. Do not endorse the draft Brighton Active Transport Strategy 2025-2035 for public engagement; or
 3. Other.
-

RECOMMENDATION:

That Council

1. Endorse the draft Brighton Active Transport Strategy 2025–2035 for public engagement; and
2. Note that feedback will be synthesised and used to refine the Strategy prior to its final adoption at a future Council meeting.

DECISION:

16.9 New Policy - Assessment of Council Related Planning Applications Policy

Attachment: Draft Policy 6.4 – Assessment of Council Related Planning Applications Policy

Author: Director Development Services (A Woodward)

Background

Councils are in charge of approving and overseeing development projects. But sometimes, they also own the land or have a financial interest in the projects they're regulating. When this happens, there's a risk that their business interests could conflict with their responsibility to act fairly as a regulator.

This issue was highlighted during a recent Board of Inquiry into Dorset Council. One of the Inquiry's recommendations was the establishment of a policy and procedure to manage conflicts of interest when a council is both the applicant or developer and the planning authority responsible for assessing the application. This recommendation aligns with legislation in New South Wales, which requires councils to develop policies addressing such conflicts.

To support Brighton Council's commitment to continuous improvement and strong governance, it is considered appropriate to implement a policy that addresses this issue.

The purpose of this policy is to manage potential conflicts of interest and promote transparency throughout the development process. It outlines how councils will handle applications where they are the applicant, landowner, or have a direct interest. Key elements include identifying potential conflicts, assessing risk levels, and applying appropriate management controls.

Consultation

A workshop with Council on the Draft Policy was held on 5th August 2025.

Risk Implications

Nil

Financial Implications

There may be some additional costs associated with engaging third party planning experts, but this will be accounted for in the costings each project.

Strategic Plan

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

This policy establishes a framework to manage potential conflicts of interest and ensure transparency throughout the development process for council-related projects.

Key Components:

- **Conflict of Interest Risk Assessment:** All council-related planning applications must undergo a risk assessment by the Director Development Services before submission. This includes identifying conflict phases, assessing risk levels, and documenting management strategies in a public register.
- **Management Controls:** Depending on the type of development, controls may include independent consultants, shared services with neighbouring councils, and public reporting. Minor developments may follow standard procedures, while major developments require external assessment and Planning Authority determination.
- **Compliance and Enforcement:** Oversight is led by the Manager Planning, with escalation to the Director Development Services for non-compliance. Serious breaches are referred to the Planning Authority. Legal proceedings are handled by external providers, and staff misconduct is addressed under the Code of Conduct and relevant legislation.

This policy ensures integrity and accountability in council-related development, safeguarding public trust and regulatory compliance.

Options

1. As per the recommendation.
2. As per the recommendation with amendments.
3. Other.

RECOMMENDATION:

That Council Adopt Policy 6.4 - Assessment of Council Related Planning Applications Policy.

DECISION:

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.

Cr Owen submitted the following Question on Notice on the 15 July 2025:

Middle Tea Tree Rd - Noticed today some old looking pothole cutouts and deteriorating sections near Hobart Zoo and Aquarium. What repairs are proposed and when have these works been programmed please? Thank you.

Response from Director, Asset Services:

Pavement repair works related to Middle Tea Tree Road had been programmed for the week following the July Ordinary Council Meeting. These works have now been completed.

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.

The following question was raised by Cr Owen at the Ordinary Council Meeting on 15 July 2025.

Could officers please look at safety issues around the bend in the road, Eaves Court, Old Beach between Maddalena and Churinga? Speed is one issue, but roadside parking is another raised by residents and maybe necessitating yellow line kerb painting? Also, I referenced an issue in vicinity of 22 Riviera Dr. on the brow of the hill with speed and change in direction of the carriageway.

Response from Director, Asset Services:

Council staff have investigated the concerns related to Eaves Court and Riviera Drive in Old Beach. No engineering treatments are recommended as a result of these investigations and Councillors have been provided with information related to these investigations. Staff have provided an undertaking to engage with the local police regarding driver behaviour and to place a variable message sign (VMS) board with speed radar on Riviera Drive to address speeding concerns.