



**Brighton
Council**

Ordinary Meeting Agenda

21 October 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, 21st October 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 *16th* day of *October 2025*.

A handwritten signature in black ink, appearing to read 'James Dryburgh', is written over a horizontal line.

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

Cr Geard has requested leave of absence for the period 6 October 2025 to 24 October 2025.

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 16th September 2025 are submitted for confirmation.

RECOMMENDATION:

That the Minutes of the previous Ordinary Council Meeting held on 16th September 2025, be confirmed.

DECISION:

5.2 Planning Authority Meeting

The Minutes of the Planning Authority Meeting held on the 7th October 2025 are submitted for confirmation.

RECOMMENDATION:

That the Minutes of the Planning Authority Meeting held on the 7th October 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.

7.1 Public Questions on Notice

Mr Andrew Bullock has submitted the following questions on notice via email on the 3rd October 2025.

1. *Nelsons Building Road dump site*

- a. *Who authorised the variation and cost for the construction of the new road to the dump site from Nelsons Building Road?*

Council Response:

A quote for the works was sought, and the cost of these works was under Stage 1 of Andrew Street Project, within the approved budget.

- b. *Who authorised the procurement and cost for the environment report for the dump site at Nelsons Building Road?*

Council Response:

Council's Director Asset Services as part of the planning application

- c. *Who authorised the variation to the sub-contractor and/or head contractor for the construction of new road to the dump site at Nelsons Building Road, as part of the works for the car park at the bowls club and medical centre?*

Council Response:

No variation was produced. Works were undertaken within the allocated budget.

- d. *What was the total cost of the variation for the construction of the new road to the dump site at Nelsons Building Road?*

Council Response:

No variation was produced. Works were undertaken within the allocated budget.

- e. *Was money allocated in the tender for Stage 1 of the Andrew Street redevelopment for the burial of waste pursuant to Council's tender schedule?*

Council Response:

Council are not "burying waste", nor was this listed in the tender schedule.

- f. *Was road pavement from the reconstruction of Elderslie Road taken to the dump site at Nelsons Building Road?*

Council Response:

No. The pavement design for the renewal of Elderslie Road called for the top 200mm of existing pavement material to be removed. This top 200mm was used as farm track improvements as per the permit.

- g. *Did contractors for the reconstruction of Elderslie Road take materials to upgrade other roads at a separate farm owned by the same owner as the farm that hosts the dump site?*

Council Response:

Material from Elderslie Road was taken to the property on Tea Tree Road and utilised for farm track improvement in accordance with the planning permit.

- h. *What is the total, and ongoing, cost for the cartage and compacting of material at this other site?*

Council Response:

Cartage and compaction of clean fill taken to 97 Nelsons Building Road and the adjacent property is covered under an item in schedule of works as "Bulk excavation". As the name suggests, this allows for removal of clean fill, cartage and compaction at the fill site. Contractors have the option to take clean fill to any other approved fill sites but need to nominate where to Council.

- i. *Noting that Council's road waste was also carted to a golf course at Elderslie and dumped in an old-gully waterway, can you please advise as to who at Council authorised for this to occur?*

Council Response:

This is referring to a project that was undertaken prior to the establishment of the Nelsons Building Road site. The site that material was transported to had a planning permit and materials were not placed in a waterway.

- j. *Noting that the Nelsons Building Road dumpsite is not zoned for manufacturing, recycling, transport, crushing etc., did Council instruct their contractor to crush all concrete from stage 1 of the Andrews Street redevelopment to be taken to the dumpsite at Nelsons Building Road?*

Council Response:

Concrete from stage 1 work on Andrew St works was taken to and processed at the contractors own facility to be recycled.

- k. *Noting that SPA was previously carting stage 2 concrete to my recycling plant, can you please confirm whether Council have paid for it to be taken to Lindisfarne for recycling? If so, can you please advise as to any variation paid to SPA for stage 2 of the Andrew Street redevelopment in this regard.*

Council Response:

SPA were taking concrete to Bullocks for recycling, but then opted to take concrete to AWC facility in Cambridge. This was an operational decision by SPA and no cost was incurred by Council.

- l. *What was the total variations for road works to the Seymore Street redevelopment and were materials from these road works taken to the dumpsite at Nelsons Building Road?*

Council Response:

Material from Seymour Street is being stockpiled and re-used to construct the mountain bike track within the reserve. Material containing silica (concrete) is being recycled.

- m. *Are materials from the Baskerville Road development being carted to the dumpsite at Nelsons Building Road? If not, please advise where they are currently being carted to.*

Council Response:

Material from Baskerville Road is being taken to the Nelson's building road property and placed in accordance with the permit and environmental report.

- n. *Approximately how many tonnes of road materials from the Seymore Street and Baskerville Road redevelopments have been recycled and reused in the municipality?*

Council Response:

Material from both Seymour Street and Baskerville Road is being recycled for various projects.

2. *Dumping materials at Dylan Street*

- a. *Was Council aware that there was no permit to dump materials at Dylan Street prior to Christmas 2024?*

Council Response:

This is an operational matter that was dealt with by staff. Temporary stockpiles were placed onsite and a permit was subsequently applied for.

- b. *Why did Councillors approve a permit in April to fill four lots, when the first lot had already been filled by Council and TasWater prior to this?*

Council Response:

Council has not undertaken any works in relation to the South Brighton Sewer Project.

- c. *Who is managing and paying for the environment compliance and future environment protection of the Dylan Street site?*

Council Response:

Compliance with any Planning Permit conditions is the responsibility of Council.

- d. *Was the new sewer project in Brighton part paid for by Brighton rate payer funds?*

Council Response:

No - Council have not funded any of the sewer infrastructure works.

- e. *What is the breakdown of funding for the new sewer project with TasWater?*

Council Response:

Council funds are not being contributed to the sewer project.

- f. *Noting the Labor Government's grant of \$10 million for the new sewer project, how much has Brighton Council spent in its own capacity prior this grant being provided?*

Council Response:

Council has not spent towards the sewer infrastructure project, this is a TasWater project, nor has Council expended any of its share of the grant funding towards the wider precinct works.

8. REPORTS FROM COUNCIL

8.1 Mayor's Communications

- 17/9 LGAT Mayors Workshop
- 24/9 TasWaste South Board Meeting
- 25/9 Meeting with Josh Willie MP & Anita Dow MP
- 29/9 Meeting with David O'Byrne MP
- 30/9 Meeting with Principal of Gagebrook Primary School
- 30/9 Meeting with Brian Mitchell MP
- 30/9 Citizenship Ceremony
- 7/10 Council Workshop
- 7/10 Planning Authority Meeting
- 10/10 Meeting with Director & General Manager of Hobart Zoo & Aquarium
- 13/10 Brighton Local Area Plan Steering Committee Meeting
- 13/10 Pre Premiers Local Government Council (PLGC) Meeting
- 13/10 PLGC Meeting
- 13/10 Meeting with Brighton Football Club and Tasmania Football Club
- 16/10 Council on-site visit

16/10 Meeting with Carlo DiFalco MP

20/10 Office of Local Government Information Session re reforms to Councillors numbers & allowances

21/10 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 from the Minister for Local Government dated 15 September 2025 regarding a review of councillor numbers and allowances.
- Memo from the Minister for Local Government dated 6 October 2025 regarding Local Government Amendment (Targeted Reform) Bill 2025 – exposure draft consultation.

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 7th October 2025 at 5.00pm to discuss the Discussion Paper on Councillor Numbers & Allowances; a Planning Scheme Fee Waiver Request and Boyer Road Planning Scheme Amendment.

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

Apologies: Cr Geard & Cr Murtagh

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 14 on this agenda, inclusive of any supplementary items.

Nil.

15. PETITIONS

Nil.

16. OFFICERS REPORTS

16.1 Draft Brighton Council Community Engagement Strategy

Attachments:	Draft Brighton Council Community Engagement Strategy – October 2025
Author:	Manager Community Development & Engagement (A Turvey)
Authorised:	Chief Executive Officer (J Dryburgh)

Background

In June 2025, Council approved a draft Brighton Council Community Engagement Strategy to be made available for community feedback via Brighton Council's 'Have Your Say' page on Council's website. The strategy was open for public review and comment during a four week period in July/August 2025 and the community was made aware of this via Council's social media channels and the Brighton Alive network.

A summary of the comments/feedback received, as they directly relate to the Community Engagement Strategy, are included below:

ID	Feedback
1.	<i>The Community Engagement Strategy is decent - it's clear, uses a widely accepted framework of what real engagement means, and is linked to broader strategic plans such as the Brighton 2050 Vision statement. It's heartening to see the Council state publicly that it will consult and engage with the community, rather than just inform residents. The trick to any good strategy though is the implementation. It means the Council will actually have to do real consultation, listen to what they're told, and acknowledge and act on that feedback. When those facets of strategy implementation occur, then I'll be pleasantly surprised. You have a real opportunity here, Brighton Council, with many willing community members from all parts of the council area to be part of whatever new projects evolve. Brighton Council, please don't disappoint us with glossy strategies and no substance, some of us still have a little bit of faith we live in the best council area.</i>
2.	<i>I find this a well thought out and comprehensive strategy and commend Brighton Council for implementing it. I hope that positive change and growth to be more collaborative will come from within community as a result of the work council puts in.</i>
3.	<i>Via email: A great strategy well done! Wonderful to see community development principles included in a CE plan. Love the section on examples of when council may/ may not engage etc. Consider adding healthcare professionals to your list of key stakeholders as they offer a specific set of expertise relevant to community health and wellbeing outcomes.</i> <i>The existing profile only reflects residents, not visitors/ business community etc. Consider updating community profile to reflect wider group of stakeholders relevant to strategy.</i>

4.	Via email: <i>Consider complementing the IAP2 Public Participation Spectrum with the 'Community Engagement WITH People' framework.</i> W – Welcome, I – Involve, T – Together, H – Help
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Brighton Council is committed to hearing from our community about issues that affect them. Council does this in planned ways throughout the year, such as Brighton Alive meetings, Brighton Youth Action Group (BYAG), pop-ups, ongoing relationships that allow regular conversations with community groups, reference groups and individuals, 'kitchen table' conversations, and our ['Have Your Say'](#) page on Council's website.

Council also acknowledges that it's important for the community to hear from us. Council is committed to keeping the community informed on Council decisions, news, opportunities to be involved and how we are delivering the projects and infrastructure that supports our communities. We do this through Council's website, social media, posters, flyers and the Brighton Community News (BCN).

Brighton Council recognises that our community has a right to be meaningfully engaged in decisions which affect them. We are committed to seeking out and facilitating that engagement.

To formalise this commitment and as outlined in Council's Annual Plan 2025-2026, Council has developed a Community Engagement Strategy.

In making informed decisions, we take account of the views, needs, and aspirations of our community. Where relevant we collaborate directly with community and allow community to lead. We balance that with expert advice, budgetary needs and legislative requirements.

Legislative Requirements

The Tasmanian Government is currently making targeted amendments to the *Local Government Act 1993* and the proposed Reform Directions have been communicated as follows:

#17 – All Councils will develop and adopt a community engagement strategy. The Community Engagement Strategy will inform how councils will engage, involves, consult and inform their communities on plans, projects and policies. Councils will be required to follow their Community Engagement Strategy when engaging communities on their Strategic Plan in determining their service delivery priorities and when setting their budget (including rating decisions).

#18 – Removing prescriptive consultation requirements

Councils will have broadened capacity to engage with their communities in accordance with their Community Engagement Strategy. Wherever possible, prescriptive requirements to provide reports and information in a specified way, such as by post, will be removed. Some specific consultation requirements will be maintained where necessary to protect the rights of the community and councils.

This report presents to Council the Community Engagement Strategy incorporating relevant feedback from community and stakeholders. It is noted, as per feedback from a stakeholder, that the community profile in *Appendix 1: Who is our community* requires some updating. Council has recently commissioned Dr Lisa Denny to provide a more current profile of our community demographics. Once this data is received, the community profile will be updated accordingly.

Consultation

CEO, Senior Management Team, Executive Officer – Governance, Community Development Officer.

Risk Implications

A formal strategy can lead to a very prescriptive and less organic way of engaging, working with and communicating with all members of our community.

Financial Implications

Budget considerations for projects should always allow for community engagement activities.

Strategic Plan

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

- 1.1 Engage with and enable our community.
- 1.2 Build resilience and opportunity.

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

- 4.1 Be big picture, long term and evidence based in our thinking.
- 4.2 Be well governed, providing quality service and accountability to our community.
- 4.3 Ensure strong relationships and engagements to shape the agenda and advocate for our community.

Social Implications

Our community is diverse. Their varied skills, experience and knowledge play a key role in shaping the future of Brighton. Effective and meaningful engagement builds positive relationships with our community and leads to better decision-making. In making informed decisions, we take account of the views, needs, and aspirations of our community. We balance that with expert advice, budgetary needs and legislative requirements.

Environmental or Climate Change Implications

A Community Engagement Strategy serves to inform, educate and involve community in matters related to climate change and waste management.

Economic Implications

Give community members a better understanding of the economic implications of Council's decision and the economic environment in which Tasmanian councils are operating.

Other Issues

Nil.

Assessment

Following a period of community consultation in July/August 2025, Brighton Council received six (6) comments or submissions, four (4) of which related directly to feedback on the draft Community Engagement Strategy. These suggestions have been incorporated into the latest document for Council's consideration. In addition to reflecting our Asset Based Community Development approach to community engagement, this strategy will allow Brighton Council to meet the new legislative requirements for Tasmanian councils to have a Community Engagement Strategy.

Options

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

RECOMMENDATION:

That Council endorses and adopts the Brighton Council Community Engagement Strategy – October 2025.

DECISION:

16.2 Request for funding to Electrical Upgrade - Civic Centre Café

Attachments:	Email request from Café tenant (Bean to Brew)
Author:	Executive Officer, Risk & Property (M Braslin)
Authorised:	Director, Corporate Services (G Browne)

Background

The café tenant in the Civic Centre at 25 Greenpoint Road, Bridgewater have contacted Council regarding electrical upgrades required for the café kitchen. The tenants have already invested a significant amount in upgrading to new commercial grade equipment. A substantial electrical upgrade will allow them to add more options to their menu and possibly extend their opening hours while making it a more sustainable business. They have asked Council to fund the upgrade to the kitchen's power to allow them to upgrade the equipment to a commercial standard.

The tenant currently has a five (5) year lease with Council and have indicated they would like to continue well into the future.

Consultation

Electrician, Manager Works and Services, Director Asset Services & Environmental Health Officer

Risk Implications

This electrical upgrade must be done to enable the café to install a combi oven and under bench fridges and prepare for the anticipated business growth and business sustainability. If not, business expansion will not be possible, and it would jeopardise the long-term sustainability of the café.

Financial Implications

Current financial implications are the upgrade to the electricity cost quoted at \$2,600 to the café kitchen in Council's Civic Centre building at 25 Green Point Road, Bridgewater.

Strategic Plan

Relates to Goal 3: Manage infrastructure and growth effectively.

Social Implications

Minimal impact to the community is expected during the renovations. The upgrade would ensure a sustainable café well into the future for the community and surrounding areas to enjoy good food and a place to socialise.

Environmental or Climate Change Implications

Not considered relevant to this report.

Economic Implications

The Economic implications to the electricity upgrade to the café kitchen will assist the café tenant in reducing operating costs and in turn increase revenue creating a sustainably long-term business in our Civic centre.

Other Issues

Nil.

Assessment

A new upgraded kitchen will allow the tenant to improve efficiency and workflow, increase capacity and output as well as reduce operating costs and in turn increase revenue creating a sustainable business. It is also anticipated business growth with the possibility of extending the operating hours.

The Council is presented with an opportunity to enhance the electrical infrastructure within the Civic Centre café, considering the long-term intention for a café to operate in the designated area.

Options

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

RECOMMENDATION:

That Council allocate \$2,600 from the building maintenance budget to finance the electrical upgrade in the Brighton Civic Centre café kitchen.

DECISION:

16.3 42 Dollery Court, Brighton

Attachments: Table of Options

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

Authorised: Director, Corporate Services (G Browne)

Background

At the August 2025 Ordinary Council Meeting it was decided to explore future options for the site located at 42 Dollery Court, Brighton due to the current use of two half days per week by Brighton Playcentre and Playgroup and report these back to Council. This was prompted by condition reports on the building, discussions with the current operators at the site regarding the intensity of usage and future viability of their operations and as part of ongoing strategic assessment of council assets.

Options that were considered included building improvements, supported closure of services from the site, future uses and/or redevelopment.

Council have explored various options, created indicative plans, received quotes and estimated costs and market valuations which are all shown in the attached table.

Consultation

Playgroup operators of the site, Director Development Services, Director Asset Services, CEO, Harcourts Real Estate, Rod Campbell Painting, BJ Scott Building Contractors, Sutcliffe Demo Pty Ltd.

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 by the education department audit especially in regard to lead paint.

There is also an increasing risk that the building is becoming very tired and in need of major renovations or demolishing.

There is also a reputational risk if council is not caring and understanding to the current operators of the site and their clients.

Financial Implications

Although the Brighton Child Centre pay the utility accounts, the current financial implications are approximately \$10,761 which are the maintenance costs of the building and gardens and land tax.

There is also an 'opportunity cost,' in 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 limited usage of this site by hours and numbers accessing the services offered suggest it is worth at least considering the future use of the site, to ensure it is in the best interest of the whole community.

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 could be a real impact to a small number of people if the service ceased without an ability to find alternatives. As such, it is suggested that Council continue supporting the operators, where appropriate, to explore transitional arrangements, alternative services and potential assistance navigating business wind-up processes.

Environmental or Climate Change Implications

The issue of potential lead paint coming off should be addressed. The building eaves also contain asbestos.

Economic Implications

Nil

Other Issues

Nil.

Assessment

The property is tired, and significant investment in the building is not likely to represent a sound investment due to its 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 approved staff to 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.

In addition to the options for the site itself we have reviewed other community programs for children which could replace the Playgroup if it is discontinued in Brighton, for example there is Storytime, Rock and Rhyme and Play and learn at the Bridgewater library various days and times. There is a playgroup currently running weekly out of Old Beach Hall which Brighton Playgroup could join.

Tea Tree hall has availability of a Monday morning to transfer the location from Brighton to Tea Tree however as per discussions with the committee this would be dependent on the hire costs and the storage requirements of Brighton Playgroup.

Tagari Lia Child and Family Centre at Green Point Road have a free Drop in and Play every day as well as a Toy library where families can borrow toys.

Brighton Playgroup provided Council with a 'Playgroup Venue Selection checklist/audit' document which Council have used to try to find another suitable venue however the only venue that is suitable under Playgroup Tasmania's checklist is Old Beach Hall in Jetty Road as it is currently approved by Playgroup Tasmania.

Options

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

RECOMMENDATION:

That Council approve option seven as presented in the Table of Options, which is to subdivide two blocks of land from the parcel containing the dwelling and the subsequent sale of all three parcels. This approach would result in the best return to Council with minimal effort to renovate/demolish the existing dwelling. The sale will proceed in accordance with section 178 of the *Local Government Act 1993 (Tas)*.

DECISION:

16.4 Fees & Charges - Opening of Change Rooms

Author: Director, Corporate Services (G Browne)

Background

When a booking for Thompson Oval includes the use of changerooms, a council officer must attend the site to open and close the building. This is necessary because the Pavilion's alarm system is complex, making it impractical for hirers to manage access themselves. As a result, Council incurs additional costs, typically paying staff at overtime or call-out rates to perform this duty.

Consultation

Works Manager, Facilities Co-ordinator & Admin Officer

Risk Implications

Nil

Financial Implications

Council recoups costs from hirers for outgoings associated with the hire of facilities.

Strategic Plan

Goal 3 – S3.3 – Community facilities are safe, accessible and meet contemporary needs.

Social Implications

Nil

Environmental or Climate Change Implications

Nil

Economic Implications

Nil

Other Issues

Nil

Assessment

When a hirer requires access to the changerooms, a Council employee is currently responsible for opening and closing the building. Council incurs a cost of approximately \$250.00, which includes four hours of staff time plus oncosts, or alternatively, two call-out fees. These costs should be paid by the hirer, not the ratepayer. Staff availability may also affect whether this arrangement is feasible.

It is proposed that the current security company be engaged to perform this task at a cost of \$70 to \$100, depending on the day of use. This alternative is both more cost-effective and ensures that hirers are not dependent on staff availability.

Options

1. As per the recommendation.
 2. Not accept the recommendation and propose a new fee.
-

RECOMMENDATION:

That Council include a new fee for the opening of changerooms on the fees and charges register in the range of \$70 to \$100.

DECISION:

16.5 Policy Review - Temporary Accommodation Permits Policy 6.15 - Rescind

Attachments: Policy 6.15 Temporary Accommodation Permits

Author: Director, Development Services (A Woodward)

Background

The purpose of this report is to formally rescind Policy 6.15 - Temporary Accommodation Permits.

Policy 6.15 was originally granted to guide the granting of temporary accommodation permits during the construction of permanent dwellings. Legislative updates now mean that temporary occupancy is now granted by Building Surveyors in accordance with the *Building Act 2016*. All references in Policy 6.15 are outdated regulations and the policy is no longer required or relevant.

Consultation

Permit Authority Officer, Executive Officer, Governance

Risk Implications

Minimal risk in rescinding this policy as temporary occupancy requirements are covered under the *Building Act 2016*.

Financial Implications

N/A

Strategic Plan

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

Social Implications

N/A

Environmental or Climate Change Implications

N/A

Economic Implications

N/A

Other Issues

Nil.

Options

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

RECOMMENDATION:

That Council rescinds the Temporary Accommodation Permits Policy (Policy 6.15).

DECISION:

16.6 Policy Review - Public Open Space Policy 6.6

Attachments: Policy 6.6 Public Open Space (tracked changes & clean version)

Author: Director, Development Services (A Woodward)

Background

In May 2025 Council adopted the updated Public Open Space Policy. The key changes associated with this update were providing clarity on the determination of open space contributions. At the time, the zones in which provision of cash-in-lieu of Public Open Space (POS) were required were not revised. They consisted of Inner Residential, General Residential, Low Density Residential, Rural Living, Village, Urban Mixed Use, Local Business, General Business, Light Industrial and General Industrial.

Subsequent to this review, discussions have been held with developers about the requirement of cash-in-lieu of POS contributions and the need for them in Industrial Hub. Following those meetings staff reviewed Council's Open Space Strategy and Brighton Industrial Estate Brand & Place Strategy – December 2020 to determine if there is a demand for POS in this area. It was determined that there is no longer a demand in this location as all the planned works in the Strategies have been completed. As such, it is the recommendation of Officers that the Brighton Industrial Hub should be excluded from the Policy.

Consideration was given to removing the General Industrial Zone entirely, however, it was determined that a demand still exists in other areas, and this has been identified in Council's Strategies.

Consultation

SMT

Risk Implications

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

Financial Implications

Whilst removing the requirement of public open space contributions from subdivided land within the Brighton Industrial Hub will reduce income, there is not expected to be any future expenditure on public open space in this area. As identified in the report, future subdivisions are not expected to create any additional public open space demand in the location itself.

Strategic Plan

3.2 Infrastructure development and service delivery are guided by strategic planning to cater for the needs of a growing and changing population

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

Social Implications

Nil

Environmental or Climate Change Implications

Nil

Economic Implications

Nil

Options

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

RECOMMENDATION:

That Council adopts the Public Open Space Policy (Policy 6.6).

DECISION:

16.7 Request from Bonorong Wildlife Sanctuary - Waiver of Planning Scheme Amendment Fees

Attachments: Letter from Bonorong Wildlife Sanctuary CEO

Author: Director, Development Services (A Woodward)

Background

Council has been contacted by Bonorong Wildlife Sanctuary (BWS) to waive fees associated with a future application for a Planning Scheme Amendment for the site at 593 and 595 Briggs Road, Brighton (see Attachment).

As outlined in the letter, BWS has historically been approved as a “tourist operation” use under various planning schemes.

In 2016, Council initiated a rezoning of Rural Resource zoned land to Rural Living under the Brighton Interim Planning Scheme 2015 (BIPS), which included Bonorong’s land. The “Tourist operation” use was a discretionary use in the Rural Living Zone under Brighton Interim Planning Scheme 2015.

It appears at the time, rezoning options were discussed with the owner who liked the idea of having options to subdivide and also having “Visitor Accommodation” as a permitted use. However, the primary objective was to continue to expand the park, particularly on to the northern property at 595 Briggs Road. Council staff agreed that Rural Living would allow Bonorong the ability to grow but provided greater flexibility. This rezoning was approved, and the land was rezoned to Rural Living.

In April 2021, Brighton Council moved to the Tasmanian Planning Scheme – Brighton (TPS) and Council kept the zoning of Bonorong as Rural Living. However, under the TPS, “Tourist operation” became a prohibited use, meaning that Bonorong could no longer meet its primary objective of expanding its operations. This was not realised at the time.

The removal of the “Tourist operation” use class from this zone significantly impacts on BWS’ future plans and creates a far more complex process for any Development Application on the site.

Council Officers recently met with the BWS CEO, Matt Clement, to discuss options to address this situation and it was agreed that the most logical way forward would be to prepare a Site Specific Qualification, Specific Area Plan or Particular Purpose Zone that is unique to BWS and facilitates future growth in a sensitive manner.

It would be the responsibility of Bonorong to engage a suitably qualified Planning Consultant to prepare this amendment. Bonorong have indicated that they are willing to undertake this work, however the fees associated with the application are preventing them from proceeding. Given this issue was outside of their control, and as a result of an unexpected change when the Tasmanian Planning Scheme was introduced, it is Officers’ opinion that it is reasonable to recommend waiver of the Council related fees associated with the future application. Direct costs to Council, such as the Planning Commission fees and advertising are recommended to still be passed onto the applicant.

Consultation

SMT

Risk Implications

There may be some risks that some parties feel that the site is receiving preferential treatment. Given the explanation provided in this report these concerns should be addressed.

Financial Implications

The fee for a planning scheme amendment is \$7579.00 which includes the \$382.00 lodgement fee payable to the Tasmanian Planning Commission. As such the total fee waiver will be \$7197.00.

The advertising fee of \$1695.00, which is a direct cost to Council, will be passed onto BWS.

Strategic Plan

- 1.3 Ensure attractive local areas that provide social, recreational and economic opportunities.
- 2.4 Ensure strategic planning and management of assets has a long term-sustainability and evidence-based approach
- 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
- 4.4 Ensure financial and risk sustainability

Social Implications

Nil

Environmental or Climate Change Implications

Nil

Economic Implications

Nil

Other Issues

It is noted that Cr Greg Irons is the owner of the BWS. No discussions have been held with Cr Irons regarding this matter. To address conflict of interest concerns Council staff undertook an exercise using tools from the Integrity Commission and are satisfied that appropriate steps have been followed to address any perceived conflicts. This request was assessed on its own merits and considered as per any other request.

Options

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

RECOMMENDATION:

That Council resolves to waive the planning scheme amendment fees of \$7197.00 for Bonorong Wildlife Sanctuary.

DECISION:

16.8 Fergusson Oval Goal Netting

Author: Senior Project Engineer (L Ali-Lavroff)

Authorised: Acting Director Asset Services (L Wighton)

Background

Council has received a request from the Brighton Football Club to install goal safety netting at Fergusson Oval and relocate existing interchange boxes from Thompson Oval to Fergusson Oval.

The Club has been successful in receiving a grant which covers approximately 50% of the cost to supply the netting. The club is prepared to fund the remaining 50% and has requested Council provide the installation as well as relocate the boxes.

Council's current budget includes an allocation under Oval Refurbishment suitable for works of this nature. Approval is sought to apply part of that allocation to complete the installation.

Consultation

Officers have liaised with the Brighton Football Club regarding scope and roles.

If Council had applied for the grant with Club support, installation would ordinarily have been met from the Oval Refurbishment line; this proposal aligns funding responsibilities to complete the upgrade in a timely manner.

Risk Implications

Low. Netting reduces the risk of balls leaving the field (adjacent property/road interface) and improves spectator and player safety. Standard construction WHS and site management will apply.

Financial Implications

The net installation and relocation of the interchange shelters is estimated to be in the order of \$19,000. No additional budget is sought and costs will be met from the existing Oval Refurbishment allocation.

Strategic Plan

S1.1 Engage with and enable our community

S1.2 Build resilience and opportunity

S1.3 Ensure attractive local areas that provide social, recreation and economic opportunities

S1.4 Encourage a sense of pride, local identity and engaging activities

S3.3 Community facilities are safe, accessible and meet contemporary needs

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

Social Implications

The upgrade supports community sport by improving safety, reducing nuisance to neighbours, and enhancing game continuity. Benefits extend to junior and youth football and to summer cricket users of Fergusson Oval.

Environmental or Climate Change Implications

Nil.

Economic Implications

Nil.

Other Issues

Nil.

Assessment

Applying the existing Oval Refurbishment budget to installation is a practical, cost-neutral mechanism for Council to complete a community led, grant supported upgrade on a Council asset. The approach mirrors standard practice where Council would ordinarily fund installation had it been the applicant.

Options

1. As per recommendation.
2. Decline use of the Oval Refurbishment budget for installation and request the Club source additional funds (project delayed).

RECOMMENDATION:

That Council approve the use of the existing Oval Refurbishment budget to fund the installation of goal netting at Fergusson Oval.

DECISION:

16.9 Community Residential Christmas Lighting Guidelines

Attachments:	Community Residential Christmas Lighting Guidelines
Author:	Senior Project Engineer (L Ali-Lavroff)
Authorised:	Acting Director Asset Services (L Wighton)

Background

Over recent years, Council has received complaints from residents regarding the impacts of residential Christmas lighting displays. While these displays contribute to the festive spirit and are enjoyed by many in the community, they can also result in unintended issues such as excessive pedestrian activity, traffic congestion, blocked driveways and general disruption to the surrounding area. In response to these concerns, Council has developed the Community Residential Christmas Lighting Guidelines to assist residents in planning and managing their displays in a way that ensures safety, minimises disruption and maintains the enjoyment for all.

This document provides guidance on appropriate considerations and expectations, helping strike a balance between festive celebration and community wellbeing. A draft of the Guidelines was released for community consultation (see Consultation).

Consultation

The Draft Community Residential Christmas Lighting Guidelines were exhibited on Social PinPoint for four weeks (24 July 2025 to 25 August 2025). Three submissions were received. In summary, feedback raised:

- (i) concern about food vendors operating on residential, one-way-in/one-way-out streets due to congestion and disruption;
- (ii) concern that broad social-media promotion can drive excessive visitation, noise and traffic; and
- (iii) a view that residents should not require permission from Council for nature-strip lighting and Council should avoid over-regulation. Minor clarifications have been incorporated in the Guidelines to address these themes.

Risk Implications

Nil.

Financial Implications

Nil.

Strategic Plan

S1.1 Engage with and enable our community

S1.2 Build resilience and opportunity

S1.3 Ensure attractive local areas that provide social, recreation and economic opportunities

S1.4 Encourage a sense of pride, local identity and engaging activities

S3.3 Community facilities are safe, accessible and meet contemporary needs

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

Social Implications

Without the provision of these guidelines, the social impacts of unmanaged Christmas lighting displays could escalate, leading to increased community frustration, safety risks, and neighbourhood disputes. The absence of clear expectations may result in displays that unintentionally disrupt residents' daily lives through traffic congestion, noise, and reduced access to private properties. By not addressing these issues, Council may also be perceived as unresponsive to community concerns, potentially undermining trust and social cohesion during what should be a positive and inclusive time of year. The final Guidelines incorporate community feedback to balance celebration with neighbourhood amenity.

Environmental or Climate Change Implications

Nil.

Economic Implications

Nil.

Other Issues

Nil.

Assessment

The preparation of these guidelines demonstrates Council's proactive approach to supporting community traditions while promoting safety and neighbourhood harmony. By providing clear and practical guidance, Council aims to engage residents in a positive and collaborative manner, encouraging responsible planning of Christmas lighting displays. This not only reflects Council's commitment to community wellbeing but also helps balance festive celebrations with the needs of all residents, fostering inclusivity, safety, and goodwill during the holiday season. Consultation indicates overall support for the provision of guidance to help residents plan safe, respectful displays.

Options

1. As per recommendation.
2. Not adopt the guidelines for community Christmas lighting.

RECOMMENDATION:

That Council adopt the Community Christmas Lighting Guidelines as exhibited, noting consultation indicated general support for Council providing guidance on residential lighting displays.

DECISION:

16.10 Update of Asset Management Plans

Attachments: Transport Asset Management Plan; Stormwater Asset Management Plan; Buildings Asset Management Plan

Author: Director Asset Services (C Pearce-Rasmussen)

Authorised: Acting Director Asset Services (L Wighton)

Background

Brighton Council's Asset Management Plans (AMPs) for stormwater, buildings, and transport assets have recently been updated to reflect the latest information on asset condition, performance, and community needs. These updates ensure that our infrastructure planning remains current and responsive, supporting the delivery of safe, reliable, and sustainable services for our community.

Council's Audit and Risk Committee has reviewed the asset management plans and provided feedback, which has subsequently been incorporated into the updated documents.

Asset management plans are vital tools for local government. They provide a systematic and strategic framework for managing assets throughout their lifecycle from acquisition and operation to renewal and disposal. By identifying critical risks and forecasting lifecycle costs, these plans enable Council to optimise resource allocation, maintain financial sustainability, and support long-term planning.

Importantly, asset management plans inform decision making by:

- Providing evidence-based insights into the condition, performance, and value of Council's assets.
- Highlighting priorities for maintenance, renewal, and investment, ensuring that limited funds are directed where they deliver the greatest community benefit.
- Supporting compliance with legislative and regulatory requirements.
- Enabling transparent reporting and benchmarking, which strengthens accountability to the community and other stakeholders.

Through the regular review and update of our asset management plans, Brighton Council ensures that infrastructure decisions are proactive, data-driven, and aligned with our strategic objectives. Ultimately delivering safe, accessible, and resilient services for all residents.

Consultation

Director Asset Services, Senior Project Engineer, Director Corporate Services, Chief Executive Officer

Risk Implications

Service Delivery - Updating AMPs may reveal gaps in current service levels or highlight assets that are not meeting required standards. If these issues are not addressed, there is a risk of service interruptions, reduced asset performance, or failure to meet community expectations. Critical assets (those whose failure would cause significant loss or reduction of service) must be carefully identified and managed to avoid such outcomes.

Financial - Revised AMPs can lead to changes in funding requirements. If the updated plans identify additional investment needs or deferred maintenance, there may be financial shocks or budgetary pressures. Conversely, underestimating future costs or failing to secure adequate funding can result in asset deterioration and higher long-term costs.

Compliance and Regulatory - Asset management plans must align with legislative and regulatory requirements. Inadequate updates or failure to incorporate new compliance obligations can leave the council exposed.

Data and Information - The accuracy of AMPs depends on the quality of underlying asset data. Incomplete, outdated, or inaccurate data can lead to poor decision making, misallocation of resources, and increased risk of asset failure. Identification of data gaps and establishing a pathway to address these is critical.

Organisational and Cultural - Updating AMPs requires cross-departmental collaboration and a strong risk management culture. Lack of engagement, insufficient training, or resistance to change can undermine the effectiveness of the updated plans and lead to inconsistent implementation.

Strategic and Reputational - If updated AMPs are not aligned with the organisation's strategic objectives or community expectations, there is a risk of reputational damage. Failure to deliver promised improvements or to communicate changes transparently can erode stakeholder trust.

Business Continuity - Major changes in asset management practices, if not well planned, can disrupt business continuity. For example, shifting priorities or resource allocations may inadvertently impact critical services or emergency response capabilities.

Financial Implications

New investment needs or deferred maintenance, can lead to financial shocks or budgetary pressures if additional funding is required to address asset gaps or service level shortfalls. Conversely, underestimating future costs or failing to secure adequate funding can result in asset deterioration and higher long-term costs for the organisation. A robust AMP requires forecasting the full lifecycle costs of assets from acquisition and operation to renewal and disposal, which informs the organisation's long-term financial plan and helps avoid "boom and bust" cycles in asset investment, thereby supporting financial sustainability. Asset management plans also provide evidence-based insights into asset condition and performance, enabling the organisation to optimise the allocation of limited resources to areas of greatest need or risk, and to prioritise maintenance, renewal, and investment to maximise community benefit and minimise unnecessary expenditure.

Strategic Plan

S1.1 Engage with and enable our community

S1.2 Build resilience and opportunity

S1.3 Ensure attractive local areas that provide social, recreation and economic opportunities

S2.1 Acknowledge and respond to the climate change and biodiversity emergency

S2.4 Ensure strategic planning and management of assets has a long term sustainability and evidence-based focus

S3.2 Infrastructure development and service delivery are guided by strategic planning to cater for the needs of a growing population

S3.3 Community facilities are safe, accessible and meet contemporary needs

S4.4 Ensure financial and risk sustainability

Social Implications

The AMPs play a critical role in ensuring that community facilities and infrastructure are safe, accessible, and meet contemporary needs, which is essential for social cohesion and engagement.

AMPs underpin the delivery of essential services, support social and recreational opportunities, enhances accessibility and safety, and ensure that council remains accountable and responsive to the needs of its residents.

Environmental or Climate Change Implications

AMPs assess the potential impacts of climate change on infrastructure, such as increased frequency of extreme weather events, rising temperatures, or changes in rainfall patterns. This means considering both the risks and opportunities associated with climate change, and planning for resilient infrastructure that can withstand these changes over its lifecycle.

Economic Implications

Nil.

Other Issues

Nil.

Assessment

Council staff have drafted new revisions of council's asset management plans for the stormwater, buildings and transport asset classes. These plans will play a central role in guiding council's strategic decision making by providing a structured, evidence-based framework for managing infrastructure assets over their entire lifecycle. AMPs allow council to identify current and future needs, assess risks, and prioritize investments. This

information is directly linked to council's strategic objectives, ensuring that infrastructure decisions support long-term community goals and financial sustainability.

AMPs inform decision making by integrating with the council's long-term financial plan. Expenditure forecasts from the AMPs covering maintenance, renewal, and upgrade costs are incorporated into the long term financial plan, which is then used to guide annual budget deliberations and funding allocations. This approach allows council to avoid from short-term, reactive budgeting and employ a proactive, planned model that considers the full lifecycle costs of assets. As a result, council can make informed decisions about when and how to renew assets, ensuring that funding is available when needed and that service levels are maintained for the community.

Options

1. As per recommendation.
2. Council do not adopt the updated asset management plans.

RECOMMENDATION:

That Council adopt the updated asset management plans for stormwater, buildings and transport asset classes.

DECISION:

16.11 Review of Councillor Numbers and Allowances

Author: Chief Executive Officer (J Dryburgh)

Background

Councillors will be aware that the Office of Local Government has issued a discussion paper on proposed reforms to councillor numbers and allowances as part of the Future of Local Government Review. The Tasmanian Government's discussion paper outlines a new system for determining councillor numbers and allowances, emphasising fairness and data-driven decision-making. This approach considers factors such as population, development activity, infrastructure, urbanisation, and road networks. Notable proposed changes include:

- **Fewer councillors:** Reducing the total number of councillors from 263 to 203, with councils having 9, 7, or 5 councillors based on their size and complexity.
- **Higher allowances:** Increasing councillor allowances by 14.25% on average, funded by savings from fewer councillors.
- **A fairer framework:** Aligning councillor numbers and pay to council responsibilities, ensuring equal pay for equal work and consistency across similar councils.
- **Ongoing reviews:** Establishing regular, four-yearly reviews to keep the system up-to-date and responsive to community needs.
- **Additional support:** Exploring whether to require councils to pay the 12% superannuation equivalent allowance into councillors' super funds.

Councillors had an opportunity at the workshop held on 7th October 2025 to discuss any concerns and provide feedback on the discussion paper.

Consultation

Chief Executive Officer, Directors, LGAT CEO and Councillors

Risk Implications

A reduction in the number of Councillors could potentially result in decreased representation for residents of Brighton Council. An increase in allowances may not automatically ensure that qualified candidates are encouraged to run for office. The sector not supporting this reform could fuel public sentiment that the sector is not open to any reform or change.

Financial Implications

It is proposed that Councillor allowances will be increased; however, the specific recommendation for Brighton involves reducing the number of Councillors from nine to seven. As a result, the total annual allowance budget will remain unchanged, aside from any annual increases authorised by the Government.

Strategic Plan

Goal 4: Ensure a progressive, efficient and caring Council

- 4.2 Be well-governed, providing quality service and accountability to our community
- 4.3 Ensure strong engagements and relationships to shape the agenda and advocate for our community
- 4.4 Ensure financial and risk sustainability
- 4.5 Ensure Council

Social Implications

N/A

Environmental or Climate Change Implications

N/A

Economic Implications

N/A

Assessment

Council held a workshop to discuss the proposed changes, with the intent to provide a submission to government summarising the discussion and the issues raised.

During the workshop, the following observations and methodologies were noted by elected members:

- Population should be the key driver for Councillor numbers, with some of the other metrics being easily skewed by irrelevant factors.
- The total value of asset depreciation appeared inconsistent or unclear.
- The average total value of development applications approved over five years also lacked clarity. The quantity of development applications would be a better reflection on scale and responsibility than dollar value (or a combination of both).
- Brighton's operational efficiencies should be acknowledged. By aligning revenue so closely with the methodology, it 'punishes' councils for being efficient and having lower rates.
- Kilometres of sealed roads proved to be a challenging metric.
- Few residents choose to run for Council, which may be partly attributed to perceived organisational culture and media portrayal. There needs to be a concurrent effort from government and from the sector to 'sell' the sector's importance and relevance and thereby encourage potential candidates to put their hand up.
- A slight increase in the allowance is unlikely to sufficiently encourage more candidates for Council positions.

- Councillors are fundamentally present to represent the community; financial compensation is not the primary motivation.

Options

1. As per the recommendation.
 2. Not provide feedback on the Discussion paper.
-

RECOMMENDATION:

That Council provide a submission to the government consultation process presenting the points raised in the workshop as per the above summary.

DECISION:

17. COUNCILLORS QUESTION TIME

17.1 Councillor 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.

17.2 Councillor 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.