Brighton Council

MINUTES OF THE ORDINARY COUNCIL MEETING

OF THE BRIGHTON COUNCIL, HELD IN THE COUNCIL CHAMBERS,

COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH

AT 5.30 P.M. ON TUESDAY, 18 NOVEMBER 2025

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

IN ATTENDANCE: Mr J Dryburgh (Chief Executive Officer); Ms G Browne (Director Corporate Services); Mr A Woodward (Director Development Services); Mrs J Banks (Director Governance & Regulatory Services); Ms A Turvey (Manager Community Development & Engagement); Mrs J Blackwell (Manager Planning); Mr L Wighton (Acting Director Asset Services) and Ms M Burgess (Sustainability and Climate Project Officer).

1. STATEMENT BY THE CHAIRPERSON

2. ACKNOWLEDGEMENT OF COUNTRY

3. APOLOGIES & REQUESTS FOR LEAVE OF ABSENCE

Cr Owen moved, Cr McMaster seconded that Cr Murtagh be granted leave of absence due to work commitments.

CARRIED

VOTING RECORD

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

4. NOTIFICATION OF LEAVE OF ABSENCE FOR PARENTAL LEAVE

Nil.

5. CONFIRMATION OF MINUTES

5.1 Ordinary Council Meeting

The Minutes of the previous Ordinary Council Meeting held on the 21st October 2025 are submitted for confirmation.

RECOMMENDATION:

That the Minutes of the previous Ordinary Council Meeting held on 21st October 2025, be confirmed.

DECISION:

Cr De La Torre moved, Cr Curran seconded that the Minutes of the previous Ordinary Council Meeting held on 21st October 2025, be confirmed.

CARRIED

VOTING RECORD

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

5.2 Planning Authority Meeting

The Minutes of the Planning Authority Meeting held on the 4th November 2025 are submitted for confirmation.

RECOMMENDATION:

That the Minutes of the Planning Authority Meeting held on the 4th November 2025, be confirmed.

DECISION:

Cr De La Torre moved, Cr Curran seconded that the Minutes of the Planning Authority Meeting held on 4th November 2025, be confirmed.

CARRIED

VOTING RECORD

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

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.

Cr De La Torre declared an interest in Item 17.1

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.

- Cr Irons congratulated Brighton resident, Richard Jones on winning the Australian wheelchair golf championship held in Queensland recently.

7.1 Public Questions on Notice

Nil.

8. COUNCILLORS QUESTION TIME

8.1 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.

Nil.

8.2 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.

The following questions were raised at the previous Council Meeting held on the 21st October 2025. These questions were taken on notice at the meeting and responses are provided below.

Cr De La Torre asked for an update on Council's Greenhouse gas emissions.

Response provided by Director, Development Services:

Please refer to agenda item 17.4 – Corporate Emissions Profiles for Brighton Council.

Cr De La Torre asked for an update on the Greening Brighton Strategy.

Response provided by Director, Development Services:

Budget: *The budget has increased to $80,000 for this financial year.*

Tree Planting by Works Team:

- *20 trees at the new Bridgewater dog park.*
- *20 replacement trees along Eddington Street, Bridgewater foreshore.*
- *23 trees along the spine track from Cheswick Park to the Material Institute.*
- *20 trees along East Derwent Highway and Briggs Road.*
- *40 blue gum seedlings and 20 understorey seedlings planted at Green Point Reserve by the Pakana Rangers and the Little Committee and support by Council Officers.*

Irrigation: *New irrigation system is planned to install for the new Bridgewater dog park to support new planting growth.*

Canopy Cover Monitoring:

- *The Urban Forest Monitoring Project commenced with Geoneon in September.*
- *Results from Geoneon's model have been received this week.*
- *Project outcomes will include:*
  - *Baseline canopy cover for 2020 and 2025.*
  - *Analytics by suburb and land use.*
  - *Heat susceptibility and community risk assessment.*
  - *Priority planting map based on canopy cover, socio-economic, and demographic data.*

Community Awareness

- *Draft content for the Greening webpage is complete and will be published on the Brighton Council website soon.*
- *The webpage will be part of the Environment & Climate section and will outline Council's initiatives, policies, and practical guidance on urban greening and vegetation management.*

- *It will include:*
  - *Overview of Greening Brighton.*
  - *Landscaping guidelines and policy.*
  - *Public vegetation information.*
  - *Street Tree Strategy.*
  - *FAQs.*

Policy Review

- *Landscaping Policy: draft completed, pending internal and SMT review.*
- *Draft landscaping policy will include new requirements in accordance with the Greening Brighton Strategy.*
- *Nature Strip Landscaping Guideline: drafting is being finalised and will also require internal and SMT review.*

It is noted that Tree planting will be scheduled to utilise the remaining budget in the next suitable season (Autumn to Winter), guided by opportunities identified in Geoneon's Priority Planting Map.

Cr Curran asked for an update on the alleged Dilapidated building in Andrew Street, Brighton.

Response provided by Director, Governance & Regulatory Services:

This matter is operational and sensitive, being subject to confidentiality and privacy provisions. Council officers are addressing the matters raised as part of our ongoing compliance work in accordance with the Building Act 2016 and other relevant acts.

Cr McMaster asked for an update on the 'Jerry' sculpture.

Response provided by Manager, Community Development & Engagement:

Margaret Woodward the mosaic artist has been working on the Jerry sculpture and making steady but slow progress this year in between other projects. She has been undertaking the restoration work at the Bridgewater depot. She has informed Council that for the remainder of this year she can do about 1-2 days each week and hopes to get some assistance from another artist over summer, which will speed things up. She anticipates approximately March 2026, if all goes to plan, for completion of the project.

The location for the Jerry sculpture once restoration is complete was deferred by Council at the beginning of this year. It is understood that State Growth is still very interested in the sculpture being part of the reserve/'sculpture park' that will be located on the foreshore near the new Bridgewater Bridge but this will be a decision for Council.

9. REPORTS FROM COUNCIL

9.1 Mayor's Communications

22/10 Stakeholder Workshop – Brighton/Pontville Local Area Plan

27/10 Meeting with Minister for Local Government

28/10 Meeting with Brighton Robins Sports Club

29/10 TasWater General Meeting

30/10 TasWaste South Board Meeting

4/11 Council Workshop

4/11 Planning Authority Meeting

5/11 Official Opening of Bonorong Animal Hospital

6/11 Office of Local Government Information Session re Targeted Amendment draft Bill

12/11 Disaster SMART Tasmanian Communities Stakeholder Briefing

13/11 TasWater briefing

14/11 Meeting with Alex Johnson

18/11 Council Meeting

RECOMMENDATION:

That the Mayor's communications be received.

DECISION:

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

CARRIED

VOTING RECORD

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

9.2 Reports from Council Representatives

- Cr Geard met with the President & a member of the Brighton show society in relation to the Pontville masterplan.
- Cr Geard attended a State Fire Commission meeting which included a tour of Tasman council areas.
- Cr Owen attended the funeral of Helen Manser OAM, previous JRS Co-ordinator which was held on the 14th November.

RECOMMENDATION:

That the verbal reports from Council representatives be received.

DECISION:

Cr De La Torre moved, Cr McMaster seconded that the verbal reports from Council representatives be received.

CARRIED

VOTING RECORD

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

10. MISCELLANEOUS CORRESPONDENCE

- Letter to the Australian Electoral Commission dated 6th November 2025 regarding Tasmanian Federal Redistribution – Round 1.

11. 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 4th November 2025 at 5.00pm to discuss the Lennox Park Masterplan and receive presentations from Butterflies & Boots members and representatives from the Brighton Robins Sports Club.

Attendance: Cr Gray; Cr Curran; Cr De La Torre; Cr Geard; Cr McMaster, Cr Murtagh & Cr Owen

Apologies: Cr Irons & Cr Whelan

12. NOTICES OF MOTION

Nil.

13. 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.

There were no supplementary agenda items.

14. REPORTS FROM COMMITTEES

Nil.

15. PETITIONS

Nil.

16. 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 16 on this agenda, inclusive of any supplementary items.

16.1 Development Application DA 2025/00006 - Multiple Dwellings x 13 (12 New and 1 Existing) at 12 Jubilee Avenue, Brighton

Author: Planning Officer (D Van)
Authorised: Manager Planning (J Blackwell)

Applicant:	Creative Modular Homes
Subject Site:	12 Jubilee Avenue, Brighton
Proposal:	Multiple Dwellings x 13 (12 New and 1 Existing)
Planning Scheme:	Tasmanian Planning Scheme - Brighton
Zoning:	General Residential
Codes:	• Road and Railway Assets Code • Parking and Sustainable Transport Code • Landslip Hazard Code
Use Class:	Residential (Multiple dwellings)
Discretions:	• Clause 8.4.6 P3 - Privacy for all dwellings • Clause C2.6.2 P1 – Design and layout of parking areas

- Clause C2.6.5 P1 - Pedestrian access
- Clause C3.5.1 P1 - Traffic generation at a vehicle crossing, level crossing or new junction

Representations: 3 representations were received. The representors raised the following issues:

- Privacy: Overlooking from Units 1–3 & 10; noise and visibility from driveway; request for solid fencing.
- Character: Scale and density seen as inconsistent with surrounding area.
- Traffic: Concerns about increased congestion, especially during school peak times.
- Environment: Request to retain existing trees due to ecological and strategic value.

Recommendation: Approval with conditions

1. STATUTORY REQUIREMENTS

The purpose of this report is to enable the Planning Authority to determine application DA 2025/0006.

The relevant legislation is the *Land Use Planning and Approvals Act* 1993 (LUPAA). The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the Tasmanian Planning Scheme.

Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the *Land Use Planning and Approvals Act 1993* (LUPAA).

This report details the reasons for the planning officer's recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either:

(1) adopt the recommendation, or

(2) vary the recommendation by adding, modifying, or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa).

Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act* 2000 and the *Local Government (Meeting Procedures) Regulations* 2025.

2. SITE ASSESSMENT

The development site is identified as CT 34441/2, located at 12 Jubilee Avenue, Brighton. It comprises a large allotment of approximately 6,688 square metres. The site has an irregular shape, with the first 145-metre section being 15 metres wide, transitioning into a generally rectangular form for the remainder of the site.

The site currently contains a dwelling, several outbuildings, and native vegetation within a landscaped setting. It is bordered by residential properties to the north and south, and by public land to the east, which is owned by the Department of Natural Resources and Environment and managed by Council. This public reserve includes the Jordan River and a walking track that connects Ford Road and Andrew Street.

The surrounding area is predominantly residential, characterised by suburban densities, with a rural residential enclave located to the north off River Court. The site is located within 200 metres of the Jordan River School Farm and approximately 300 metres from Brighton Primary School, with the local activity centre situated further west.

The site is zoned General Residential and is affected by the following Codes/Overlays:

- Bushfire Prone Areas Code
- Landslip Hazard Code (Low Band)
- Road and Railway Assets Code
- Parking and Sustainable Transport Code

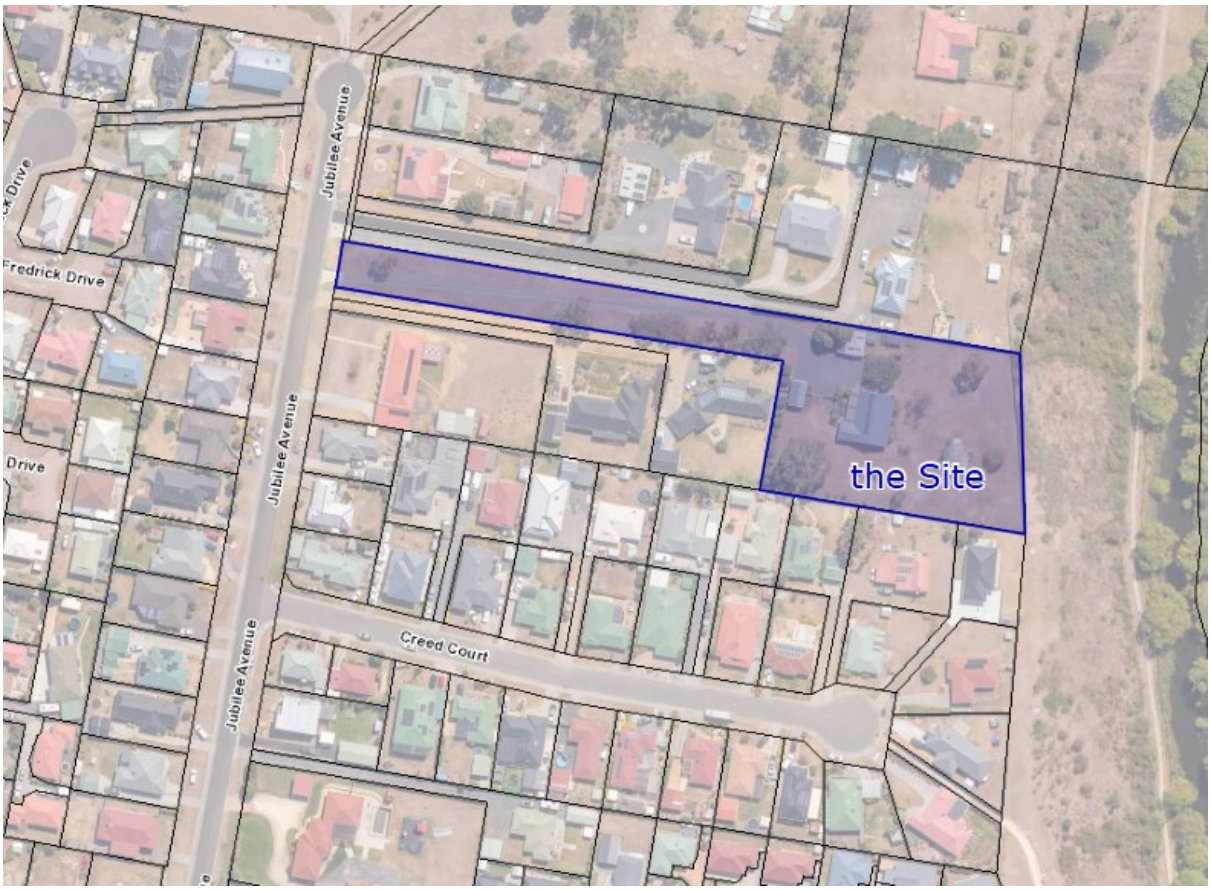


Figure 1: Location Map (Source: Listmap)

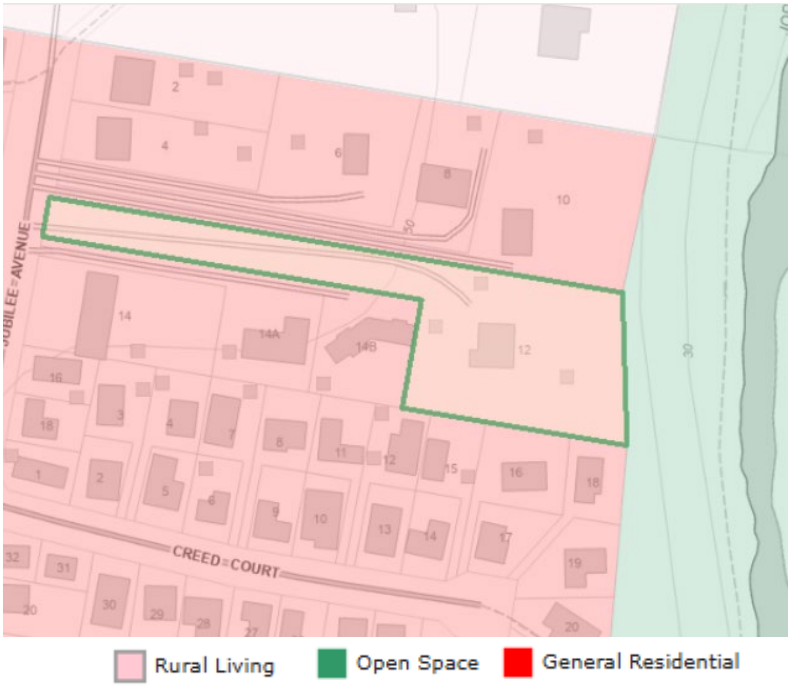


Figure 2: Zoning Map (Source: Listmap)

Figure 3: Bushfire-prone areas overlay (Source: Listmap)

Figure 4: Landslip Hazard Area – Low Band (Source: Listmap)

The site currently contains a dwelling, several outbuildings, and native vegetation within a landscaped setting. The dwelling was constructed in 1988 (Council Reference: BA 1988/049). An outbuilding located to the west of the dwelling, approved in 2019, is proposed to be demolished as part of this development application.

3. PROPOSAL

The proposal seeks to develop twelve (12) new residential units at 12 Jubilee Avenue, Brighton, with the existing dwelling to be retained and designated as Unit 13. Associated works include the construction of an internal driveway, pedestrian pathways, car parking areas, and an upgrade to the existing vehicle crossover. The development also involves the demolition of existing outbuildings, removal of selected trees, landscaping, installation of a bin enclosure, and the creation of a communal open space featuring seating and a picnic table. Stormwater management is proposed via a new 62,500-litre underground detention tank, which will connect to the existing public stormwater manhole located at the southeast corner of 10 Jubilee Avenue.

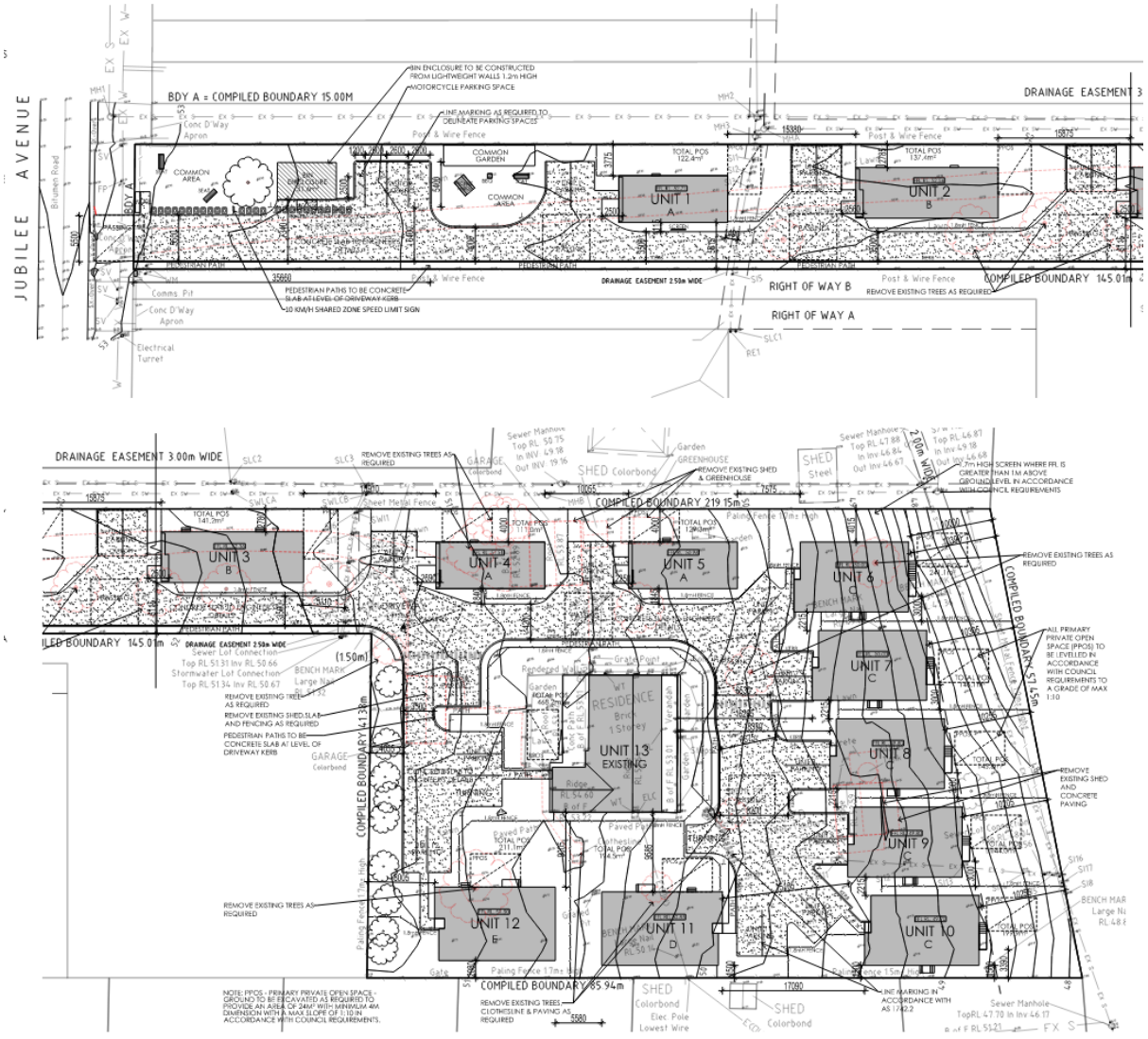


Figure 5: Proposed site plan (Source: the application)

The proposal includes four unit types. Type A units will contain two bedrooms, Types B and C will each have three bedrooms, and Types D and E will feature four bedrooms.

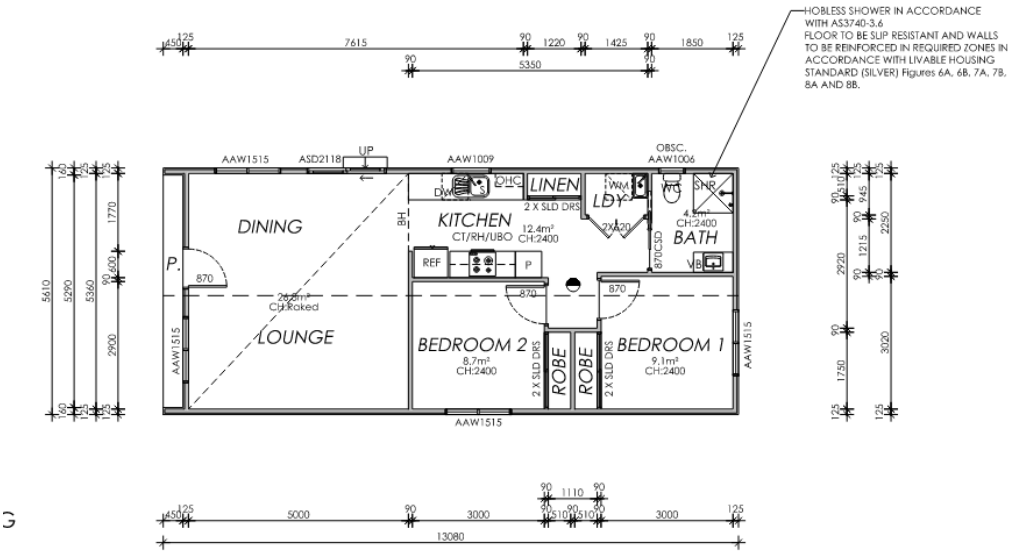


Figure 6: Proposed floor plan type A (Source: the application)

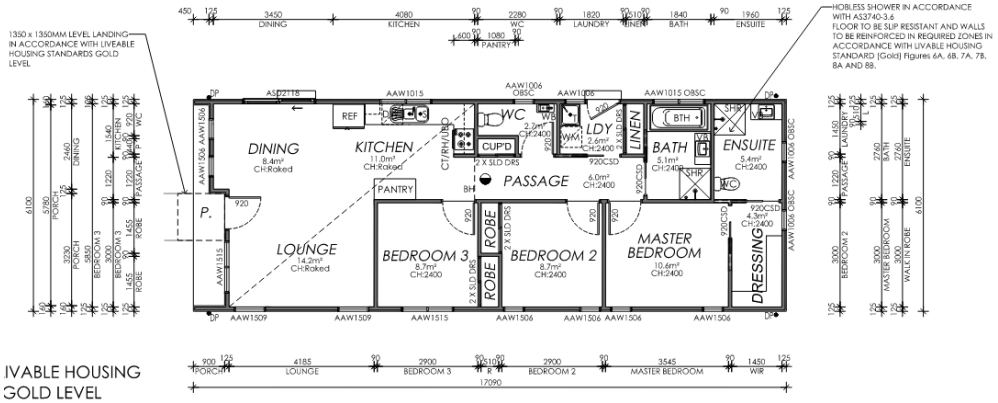


Figure 6: Proposed floor plan type B (Source: the application)

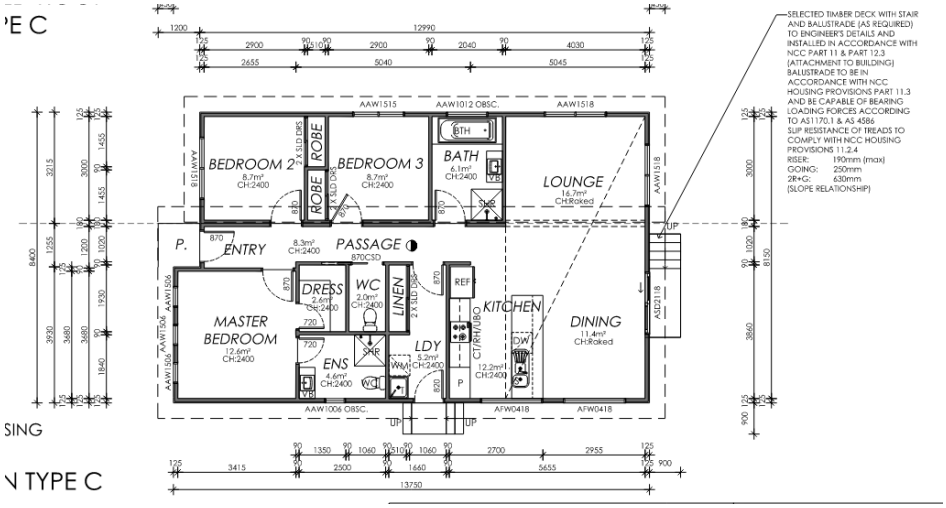


Figure 7: Proposed floor plan type C (Source: the application)

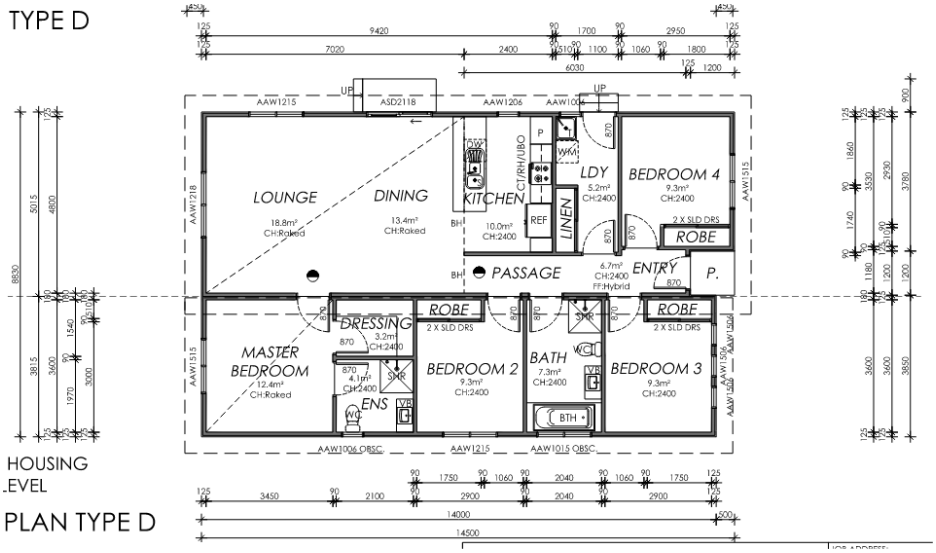


Figure 8: Proposed floor plan type D (Source: the application)

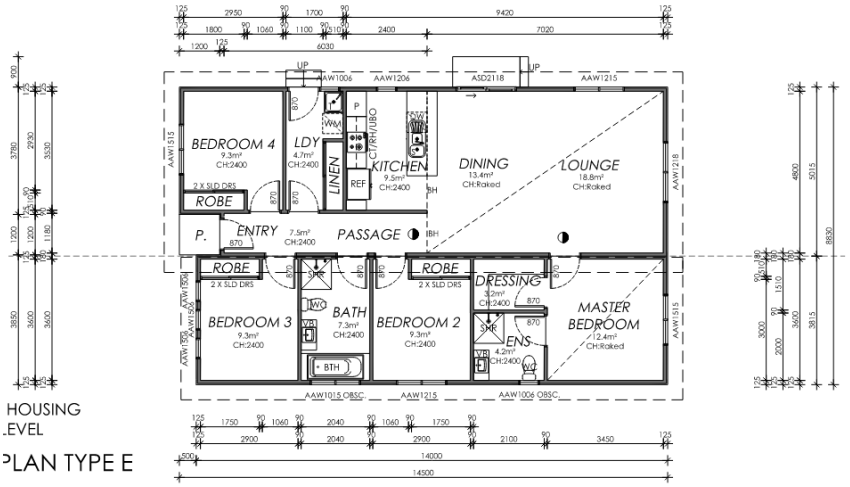


Figure 9: Proposed floor plan type E (Source: the application)

4. PLANNING SCHEME ASSESSMENT

Compliance with Applicable Standards:

5.6.1 A use or development must comply with each applicable standard in the State Planning Provisions and the Local Provisions Schedules.

5.6.2 A standard is an applicable standard if:

(a) the proposed use or development will be on a site within:

(i) a zone;

(ii) an area to which a specific area plan relates; or

(iii) an area to which a site-specific qualification applies; or

(b) the proposed use or development is a use or development to which a relevant applies; and

(c) the standard deals with a matter that could affect, or could be affected by, the proposed use or development.

5.6.3 Compliance for the purposes of subclause 5.6.1 of this planning scheme consists of complying with the Acceptable Solution or satisfying the Performance Criterion for that standard.

5.6.4 The planning authority may consider the relevant objective in an applicable standard to determine whether a use or development satisfies the Performance Criterion for that standard.

Determining applications (clause 6.10.1):

6.10.1 In determining an application for any permit for use or development the planning authority must, in addition to the matters required by section 51(2) of the Act, take into consideration:

(a) all applicable standards and requirements in this planning scheme; and

(b) any representations received pursuant to and in conformity with section 57(5) of the Act,

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.

Use Class

The Use Class is categorised as Residential under the Scheme. In the General Residential Zone, the *Residential Use* is a Permitted Use.

Compliance with Performance Criteria

The proposal meets the Scheme's relevant Acceptable Solutions except for the following:

- Privacy for all dwellings – Clause 8.4.6 P3
- Pedestrian access – Clause C2.6.5 P1
- Traffic generation at a vehicle crossing, level crossing or new junction – Clause C3.5.1 P1

Assessment against each performance criteria of the above standards are provided below:

8.4.6 A3/P3 - Privacy for All Dwellings

Acceptable Solutions	Performance Criteria
A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable	P3 A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle

room of a multiple dwelling by a horizontal distance of not less than: (a) 2.5m; or (b) 1m if: (i) it is separated by a screen of not less than 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.	noise or vehicle light intrusion to a habitable room of a multiple dwelling.

Planning response:

The proposal plans for U1 show a setback from the shared driveway less than 2.5m, and show a screen, but do not provide details as to height and form of that screen. Assessment against P3 is required.

The proposal satisfies the performance criteria in that a screen is shown in front of the southern elevation window for unit 1. A condition requiring minimum height for the screen is recommended.

C2.6.2- A1.1/P1 Design and layout of parking areas

Objective: That parking areas are designed and laid out to provide convenient, safe and efficient parking.	
Acceptable Solutions	Performance Criteria
A1.1 Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;	P1 All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to: (a) the characteristics of the site; (b) the proposed slope, dimensions and layout; (c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety; (e) the nature and use of the development;

(iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or (b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.	(f) the expected number and type of vehicles; (g) the likely use of the parking areas by persons with a disability; (h) the nature of traffic in the surrounding area; (i) the proposed means of parking delineation; and (j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off--street commercial vehicle facilities.

Planning response:

The proposal is not able to satisfy the acceptable solution as:

(ii) The collection truck will not be able to enter and exit the property in forward direction to collect bins;

(iii) The access width cannot be maintained for at least 5.5m throughout the driveway.

(v) Access or manoeuvring width serving unit 4 and unit 6 parking bays may not be compliant as reversing encroaches into the pedestrian walkway. Exact aisle width behind has not been shown.

Therefore, assessment against P1 and AS 2890 is required.

(a) The site characteristic is within a General Residential area and suitable for infill development.

(b) The topography of the site is generally flat with no constraints.

(c) The internal driveway and parking areas will be concreted and drained into stormwater pits/grates.

(d) Pedestrian walkway is provided and separated throughout the site.

(e) The proposed use is Residential, more particularly multiple dwellings, the development of which satisfies the density standards for the zone.

(f) Expected vehicular access to the site is typical light vehicles less than 5.5m in length. According to the submitted TIA, total estimated additional daily vehicular trips generated from the proposal is 74 (total 81).

(g) Parking spaces for people with a disability is not required for this use.

(h) The submitted traffic impact assessment has determined that traffic within the area has spare capacity to absorb the increase in traffic arising from the development.

(j) Wheel stops and line marking will be provided.

The TIA also supports the internal driveway layout which is deemed to comply with the AS 2890. The initial section of the driveway will provide for two-way traffic flow with minimum 5.5m width.

A communal waste collection area will be provided at the beginning of the internal driveway, where the driveway width allows for two-way traffic flow. The location will require the waste collection vehicle to reverse a short distance into the driveway to collect the waste and then leave in a forward-driving direction. The vehicle can park adjacent to the communal waste area, allowing other vehicles access to the driveway.

Beyond the first section of the driveway, the traffic lane will be narrowed to be 3m wide minimum and provided with passing bays, complying with section 2.5.2 (a)(i) of the Australian Standard.

Aldanmark have provided the civil design to address Council's concerns on the driveway width and provided argument against C2.6.2 P1 including the Standard. Conditions are required accordingly for a parking plan addressing all safety concerns including lighting.

On that basis, the proposal can comply with this standard's objective and performance criteria.

C2.6.5 Pedestrian access

Objective: That pedestrian access within parking areas is provided in a safe and convenient manner.	
Acceptable Solutions	**Performance Criteria**
A1.1 Uses that require 10 or more car parking spaces must: (a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:	**P1** Safe and convenient pedestrian access must be provided within parking areas, having regard to: (a) the characteristics of the site; (b) the nature of the use; (c) the number of parking spaces; (d) the frequency of vehicle movements;

(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or (ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and (b) be signed and line marked at points where pedestrians cross access ways or parking aisles.	(e) the needs of persons with a disability; (f) the location and number of footpath crossings; (g) vehicle and pedestrian traffic safety; (h) the location of any access ways or parking aisles; and (i) any protective devices proposed for pedestrian safety.

Planning response:

The proposed footpath is not 2.5m horizontal distance from the driveway. Assessment against P1 is required.

The site is an internal allotment, including a long and wide access strip from Jubilee Road for which multiple dwellings have been proposed. The site is generally flat and the design and gradients comply with DDA Code. A 1m wide pedestrian path is proposed from the site entrance and at every crossing area throughout the site, with kerbing to be provided to separate the walkway to the driveway.

The proposal is able to comply with the required number of car parking spaces (31) including a motorcycle parking space.

The TIA determines that the site will generate a total of 81 daily vehicular movements. According to the TIA, 9 of those movements will occur within peak hours.

Plans submitted with the application show that vehicles speeds will be limited 10km/h with signs installed at the entrance to notify drivers.

On that basis, the proposed pedestrian walkway is practical and able to comply with this standard's objective and P1.

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

Objective: To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.	
Acceptable Solutions	Performance Criteria
A1.1For a category 1 road or a limited access road, vehicular traffic to and from the site will not require: (a) a new junction;	P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or

(b) a new vehicle crossing; or (c) a new level crossing. A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority. A1.3 For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority. A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road. A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.	safety or efficiency of the road or rail network, having regard to: (a) any increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (a) (h) any advice received from the rail or road authority.

<u>Planning response:</u>

Vehicular traffic to and from the site, using the existing access will increase by more than 40 movements per day. Assessment against P1 is required.

(a) The increase in daily vehicle movements will increase from 7 to 81, a total increase of 74 daily trips. Nine (9)trips will occur during peak hours.

(b) The residential units are expected to generate light vehicle less than 5.5m in length.

(c) Jubilee Avenue is a local residential road, built to an urban standard. It provides two ways traffic.

(d) Based on recent manual traffic surveys, the submitted Traffic Impact Assessment (TIA) indicates that the road is lightly trafficked.,.

(e) There is no alternative route for the development

(f) Urban infill is encouraged in the current planning context. The proposal complies with density limits within the General Residential Zone.

(g) The proposal is supported by the TIA submitted with the application.

(h) No further advice from road authority is provided.

On this basis, the proposal is considered to meet the Performance Criteria P1 and the objective of this standard.

5. REFERRALS

Development Engineering

The proposal has been considered by Council's Development Engineering. That officer's comments have been included within the assessment.

TasWater

The application was referred to TasWater, who have issued a Submission to Planning Authority Notice reference number TWDA 2025/00046-BTN dated 3 October 2025, which is to be annexed to any permit issued.

TasNetworks

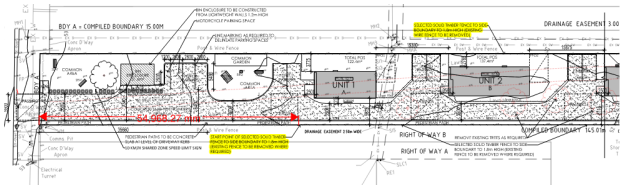
The application was referred to TasNetworks for assessment. TasNetworks provided a response indicating no objection to the proposal.

6. REPRESENTATIONS

Three (3) representations received during the statutory public exhibition period between 21st October 2025 and 6th November 2025.

The concerns of the representor are summarised below:

Representors / Issues	Planning Response
Representors #1, #2 and #3 Privacy impacts from the development • Overlooking into habitable rooms and private outdoor spaces of the representors' properties is anticipated from proposed Units 1 to 3 and Unit 10. • Driveway and units placed along property boundaries causing noise, headlights, and direct visibility into private spaces.	According to the proposed plans, Units 1, 2, 3, and 10 have finished floor levels that do not exceed 1 metre above the existing ground level. These units also comply with the acceptable solutions for setbacks and building envelope under the General Residential Zone development standards. The privacy concerns raised in relation to Units 1 to 3 stem from the generally flat terrain between the subject site and adjoining properties, and the presence of only a wire fence along the shared boundary. While fencing between private properties is outside Council's regulatory authority, Council officers have discussed the matter with the proponent, who has agreed to install a 1.8

• Request for installation of solid boundary fencing to mitigate impacts.	metre solid fence along the boundary of the access strip to address privacy concerns.  A revised site plan reflecting this fencing arrangement was submitted following the public advertising period. The plan is not considered to alter the proposed use and development being assessed. It is recommended that the amended plan showing the proposed side boundary fencing be included as an endorsed document and referenced as a permit condition, should Council approve the development. Regarding Unit 10, a typical solid boundary fence already exists at this location (as documented in a site photo taken by Council on 24/10/25). Given that Unit 10 does not include any elevated floor area exceeding 1 metre, overlooking into adjacent properties is considered unlikely, and does not trigger development standards with respect to privacy
Representors #1 and #3 The scale and density of the development is inconsistent with the established residential character of the area	The site is proposed to accommodate 13 residential units in total. The development complies with the acceptable solution under Clause 8.4.1 of the General Residential Zone, which requires a minimum site area of not less than 325 m² per dwelling for multiple dwellings. The proposal meets this requirement and is therefore considered consistent with the objective of the residential density standard, supporting appropriate intensification within

	serviced urban areas.
Representors #1 and #3 Increased vehicle movements from 13 dwellings may exacerbate existing congestion, particularly during school peak times.	A Traffic Impact Assessment (TIA) was provided to support the development. The development is expected to generate 81 daily vehicle trips, with 9 trips during peak hours (morning and evening combined). This level of traffic is considered low and well within the capacity of the surrounding road network. School congestion primarily occurs along Downie Street during drop-off and pick-up periods. The TIA notes that most development traffic will use Andrew Street to access Brighton Road, thereby bypassing Downie Street and avoiding conflict with school-related traffic. Traffic modelling using SIDRA Intersection software shows that all surrounding junctions, including Jubilee Avenue, Downie Street, and Andrew Street, will continue to operate at Level of Service A (LOS A), indicating minimal delays and no significant queues, even with the additional traffic from the development. The predicted two-way traffic flows on Jubilee Avenue and Downie Street remain well below the environmental performance thresholds for local residential streets, confirming that the development will not adversely affect residential amenity or traffic efficiency. In summary, the TIA concludes that the proposed development will not exacerbate existing congestion, including that associated with the nearby primary school, and that the surrounding road network has sufficient capacity to accommodate the additional vehicle movements without adverse impact.
Representor #1 Request to retain existing trees due to their ecological value and alignment with Council's Street Tree Strategy and Open Space Strategy.	There is no Priority Vegetation Overlay or Significant Tree Overlay applied to the subject site. Existing adopted Council strategies relating to trees do not apply to private land, and therefore, Council has no statutory mechanism to require the retention of existing trees on this site. However, the proposal includes common landscaped areas, and in accordance with

	Council's Landscaping Policy, a permit condition will require the submission and implementation of a landscaping plan prior to the commencement of use. This will ensure appropriate planting and visual amenity within the development.

7. CONCLUSION

The proposal for Multiple Dwellings x 13 (12 New and 1 Existing) at 12 Jubilee, Brighton, satisfies the relevant provisions of the Tasmanian Planning Scheme - Brighton, and as such is recommended for approval.

RECOMMENDATION:

That pursuant to the *Tasmanian Planning Scheme - Brighton*, Council approve application DA 2025/0006 for Multiple Dwellings x 13 (12 New and 1 Existing) at 12 Jubilee Avenue, Brighton, for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

General

(1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings including Proposed Site Plan - Drawing Number 0056 dated 6/11/2025, and with the conditions of this permit and must not be altered or extended without the further written approval of Council.

(2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this letter or the date of the last letter to any representor, whichever is later, in accordance with section 53 of the *Land Use Planning and Approvals Act 1993.*

Landscaping

(3) Before any work commences submit a landscape plan prepared by a suitably qualified person for approval by Council's Director Development Services. The landscape plan must include:

(a) A survey of all existing vegetation to be retained and/or removed.

(b) The areas to be landscaped,

(c) Details of surface finishes of paths and driveways.

(d) Details of fencing.

(e) A planting schedule of all proposed trees, shrubs and ground covers including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant.

(f) Landscaping and planting within all open areas of the site.

<u>Advice:</u> This condition requires further information to be submitted and approved by Council's Manager Planning pursuant to s60(2) of the Land Use Planning and Approvals Act 1993.

(4) Planting must bear a suitable relationship to the proposed height of the buildings and must not use species listed as noxious weeds within Tasmania, displaying invasive characteristics or unsuitable for fire prone areas. If considered satisfactory, the landscape plan will be endorsed and will form part of this permit.

(5) Prior to commencement of use, all trees and landscaping must be planted and installed in accordance with the approved Landscaping Plan to the satisfaction of the Council's Director Development Services. Evidence showing compliance with this condition must be submitted to and approved by the Director Development Services within 30 days of planting.

(6) Replacement trees and landscaping in accordance with the approved Landscaping Plan must be planted if any is lost. All landscaping must continue to be maintained to the satisfaction of Council.

Privacy

(7) The southern window of Unit 1 must be screened by a permanent fix external screen for the full length of the window to a height of not less than 1.7 above floor level, with a uniform transparency of not more than 25%, or must have fixed obscure glazing extending to a height of not less than 1.7 above floor level.

(8) Prior to the commencement of use, frosted glass or fixed obscure glazing must be Installed to all windows as shown on the endorsed plans to the satisfaction of the Council's Director Development Services.

(9) Prior to the commencement of use, the southern facing side of each deck of units 6 and 7 must include screening to a minimum of 1.7m high above finished floor level of the decks and have a transparency of not more than 25%.

Amenity

(10) Any front fence must have a height above natural ground level of not more than:

(a) 1.2m, if the fence is solid; or

(b) 1.8m, if the fence has openings above a height of 1.2m which provide a uniform transparency of not less than 30%.

(11) All external metal building surfaces must be clad in non-reflective pre-coated metal sheeting or painted to the satisfaction of the Director Development Services.

TasWater

(12) The use and/or development must comply with the requirements of TasWater, as detailed in the form Submission to Planning Authority Notice, Reference No TWDA 2025/00046-BTN dated 03/10/2025, as attached to this permit.

Services

(13) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

(14) A separate sequentially numbered mailbox must be provided for each dwelling and the Body Corporate if created under the *Strata Titles Act* 1998. The mailboxes must be located together at the junction of the driveway and the frontage in accordance with the requirements of Australia Post and the satisfaction of the Council's Director Development Services.

(15) The approved structure(s) and private infrastructure must be sited clear of any easement and structures located at least 1.0 metre measured horizontally from any Council service mains. Any services located under the proposed driveway are to be provided with trafficable covers to the requirements of the relevant authority and Council's Municipal Engineer.

Parking and Access

(16) At least thirty-one (31) car parking spaces must be provided on the land at all times for the use of the development, in accordance with Standards Australia (2004) Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off-Street Car Parking; Standards Australia, Sydney.

(17) At least one (1) motorcycle parking space must be provided on the land at all times for the use of the occupiers, in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.

(18) All parking, access ways, manoeuvring and circulation spaces must be maintained in accordance the endorsed drawings, Australian Standard AS 2890 - Parking facilities, Parts 1-6, or as otherwise required by this permit, and include all of the following,

(a) Constructed with a durable all-weather pavement,

(b) Have an access driveway width not less than 5.5m,

(c) Drained to the public stormwater system,

(d) Surfaced by concrete or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement,

(e) Provide 5.5m long x 5.5m wide passing bays with full tapers to allow for two-way traffic,

(f) Be delineated by line marking, signage and or other clear physical means.Have a 1.0m wide pedestrian walkway raised a minimum 100mm above the internal road level to service all units.

(19) The completed parking and associated turning, loading, and unloading areas and access must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.

(20) The driveway must be drained to minimise surface runoff over adjoining land (including road reservation) in accordance with the requirements of the Municipal Engineer and the *Building Act 2016.*

Parking Plan

(21) Prior to the application for building and plumbing approval being lodged with Council the developer must submit to Council for approval an engineered parking plan that includes all of the following,

(a) Design surface levels and gradients,

(b) Pavement details,

(c) Drainage,

(d) Turning and travel paths to demonstrate compliance with Australian Standard AS2890:1,

(e) Dimensions,

(f) Pedestrian pathways,

(g) Features such as letterboxes, electrical turrets, water infrastructure,

(h) Linemarking and surface delineation,

(i) Signage,

(j) Lighting,

(k) Fencing,

(l) All requirements of this permit.

The parking plan must be certified by a practicing engineer and shall for part of the permit once approved.

Advice: *This condition requires further information to be submitted and approved by Council's Municipal Engineer pursuant to s60(2) of the Land Use Planning and Approvals Act 1993.*

(22) The completed parking, accessways, maneuvering and circulation spaces must be certified by a practicing civil engineer on completion to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.

(23) All parking, accessways, maneuvering and circulation spaces must be completed before the use commences and must continue to be maintained to the satisfaction of Councils Municipal Engineer

Access to Public Road

***Advice**: No works on or affecting any Council road reservation is to be commenced until the Brighton Council has issued a WORKS IN ROAD RESERVATION PERMIT. Application for the issue of the necessary works permit is to be made to the Brighton Council's Asset Services Department prior to the proposed date of commencement of any works.*

Stormwater

(24) Stormwater drainage from the proposed development must drain to a legal point of discharge to the satisfaction of Council's Chief Executive Officer and in accordance with a Certificate of Likely Compliance or Plumbing permit issued by the Permit Authority in accordance with the Building Act 2016.

(25) Unless approved otherwise by Council's Municipal Engineer the stormwater system for the proposed development must be substantially in accordance with *STORMWATER REPORT, Unit Development, 12 Jubilee Avenue, Brighton TAS 7030, 250807 SR 24 E 35 - 24 REV A*, prepared by Aldanmark Engineering.

(26) Stormwater from the proposed development must drain to the public stormwater system to the satisfaction of Council's Municipal Engineer and in accordance with the *Building Act 2016*.

(27) The stormwater drainage system for the proposed development must be designed to comply with all of the following:

(a) Stormwater detention must be provided such that peak flows from the site to the public stormwater system for up to a 5% AEP event are limited to pre-existing;

(b) Stormwater from the proposed development must be treated prior to entering the public stormwater system to:

i. Standard Stormwater Treatment Requirements specified in Table 3 Water Quality Treatment Targets in DEP and LGAT Tasmanian Stormwater Policy Guidance and Standards for Development 2021 V1.

(28) The development must incorporate overland flow paths through the site to accommodate a 1% AEP (plus climate change) rainfall event.

(29) The stormwater system within the development must continue to be maintained to ensure the quality targets, in accordance with the State Stormwater Strategy 2010, and flow rates discharging to the public stormwater system are maintained as per the approved design and water is conveyed so as not to create any nuisance to adjacent or downstream properties.

(30) The driveway must be drained to minimise surface runoff over adjoining land (including road reservation) in accordance with the requirements of the Municipal Engineer and the Building Act 2016.

(31) Prior to the lodgement of building or plumbing applications the developer must submit a revised (for construction) Stormwater Management Report to Council's Municipal Engineer. The Stormwater Management Report must be prepared and certified by a suitably qualified person, in accordance with section 2.6.2 of *DEP &LGAT (2021). Tasmanian Stormwater Policy Guidance and Standards for Development. Derwent Estuary Program and Local Government Association of Tasmania (Hobart, Australia)* and include calculations, design, construction and maintenance details of stormwater treatment, detention, and conveyance. The report must clearly demonstrate that the requirements of this permit are met and that adjacent and downstream properties will not be adversely impacted by the stormwater system. Once approved the Stormwater Management Report will form part of this permit.

***Advice:** This condition requires further information to be submitted and approved by Council's Municipal Engineer pursuant to s60(2) of the Land Use Planning and Approvals Act 1993.*

Soil and Water Management

(32) An Erosion and Sediment Control Plan (here referred to as a 'ESCP') prepared in accordance with the guidelines *Erosion and Sediment Control, The fundamentals for development in Tasmania*, by the Derwent Estuary Programme and Tamar Estuary and Esk Rivers Program, must be approved by Council's Director Development Services before development of the land commences. The ESCP shall form part of this permit when approved.

***Advice:** This condition requires further information to be submitted and approved by Council's Municipal Engineer pursuant to s60(2) of the Land Use Planning and Approvals Act 1993.*

(33) Temporary run-off, erosion and sediment controls must be installed in accordance with the approved ESCP and must be maintained at full operational capacity to the satisfaction of Council's Director Development Services until the land is effectively rehabilitated and stabilised after completion of the development

Construction amenity

(34) The development must only be carried out between the following hours unless otherwise approved by the Council's Director Development Services:

Monday to Friday	7:00 a.m. to 6:00 p.m.
Saturday	8:00 a.m. to 6:00 p.m.
Sunday and State-wide public holidays	10:00 a.m. to 6:00 p.m.

(35) All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function, and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:

(a) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, wastewater, waste products, grit or otherwise.

(b) The transportation of materials, goods, and commodities to and from the land.

(c) Obstruction of any public footway or highway.

(d) Appearance of any building works or materials.

(36) Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's Director Development Services.

(37) Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.

(38) The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's Municipal Engineer.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:

A. If any condition in this permit requires that further documents are to be submitted and approved, you will need to submit the relevant documentation to development@brighton.tas.gov.au for assessment pursuant to s60 of the *Land Use Planning and Approvals* Act 1993.

Where building approval is also required, it is recommended that documentation is submitted well before submitting documentation for building approval to avoid unexpected delays.

B. Please contact your private building surveyor to ascertain what approvals (if any) are required under the *Building Act 2016*.

C. This permit does not imply that any other approval required under any other legislation or by-law has been granted.

D. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.

DECISION:

Cr Irons moved, Cr De La Torre seconded that the recommendation be endorsed.

CARRIED

VOTING RECORD

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

17. OFFICERS REPORTS

Cr De La Torre had declared an interest in the following item and left the meeting at 6.18pm

17.1 Councillor Representative - Brighton Early Intervention and Prevention Youth Justice Initiatives Grants - Steering Group

Author: Manager Community Development & Engagement (A Turvey)

Authorised: Chief Executive Officer (J Dryburgh)

Background

Brighton Council has agreed to facilitate a grants program, in partnership with Youth Justice (within DECYP) that reflects the co-design process that was facilitated by the Youth Justice Reform Taskforce from Jan-May 2025 with Brighton Alive, Brighton Youth Action Group and the broader community. The grants program needs to align to governance, monitoring, evaluation, and selection criteria agreed to by Youth Justice Reform.

As part of the co-design process for the governance of these place-based initiatives, the Brighton community unanimously agreed that Brighton Council was best placed to hold these funds as they impartially have the best interest of the community at heart and have extensive experience running and administering grants programs.

It was agreed that it was preferable for Brighton Council to run this grants program due to being a trusted and local body, governed by elected officials. Total funds allocated for the grants program by State Government is $300K.

The responsibilities of each organisation can be summarised as follows:

Department for Children and Young People:

- Finalising grants assessment process through Ministerial agreement to announce successful applicants.
- Establishment of project governance, including development of Terms of Reference, with support from Brighton Council.
- Development of reporting templates for grants recipients.
- Support for Brighton Council in developing acquittal reporting.

Brighton Council:

- Communicate outcome of grants assessment process with successful and unsuccessful applicants.
- Prepare acquittal reporting with support from the Department.
- Support the Department to establish project governance.

A **community Steering Group** is being established as part of the project governance. Brighton Alive is the working group for our local grant recipients/applicants to float ideas and receive feedback. However, the Steering Group is to monitor progress of projects against grant milestones. This will be made up of the following members:

- Youth Justice Reform (YJR) Manager x 1
- Brighton Councillor x 1
- Brighton Council Officer x 1
- BYAG/Young person x 2 (rotating membership)
- Community member x 1
- YJR secretariat x 1
- Local school principal x 1

Meetings will be quarterly and about an hour in length. The group will have input of the Terms of Reference but it is anticipated that the group will be established for 12-months and then reviewed.

DECYP will undertake the Secretariat duties.

The role of the Steering Group representatives will involve reviewing the progress of the grants through papers or verbal updates. DECYP is not intending for it to be a lot of reading.

There may be a small amount of out-of-session work required (e.g. endorsing quarterly reports provided to the grants team in DPAC) but this will be kept to a minimum.

As Chair of Council's Community Development Committee and given his experience in managing grants programs, **Councillor Aaron De La Torre** has been invited to be the Councillor representative on the Steering Group.

Consultation

CEO, SMT, Community Development, Brighton Alive, DECYP.

Risk Implications

If the Steering Group's review or endorsement process becomes delayed, it may slow project monitoring and reporting to the grants team or Council.

Need to develop and endorse a clear Terms of Reference that defines the Steering Group's advisory and monitoring functions, membership roles, and decision-making limits.

Financial Implications

Nil

Strategic Plan

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

1.1: Engage with and enable our community.

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

3.4: Advocate and facilitate investment in our region.

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

4.3: Ensure strong engagement and relationships to shape the agenda and advocate for our community.

Social Implications

The Steering Group structure promotes shared decision-making and local empowerment, giving community members, young people, and local organisations a direct voice in monitoring and guiding youth-focused initiatives.

Environmental or Climate Change Implications

Nil.

Economic Implications

Nil.

Other Issues

Nil

Assessment

The establishment of a Steering Group provides a sound mechanism for oversight and community representation, ensuring ongoing alignment with program objectives and milestone monitoring. Quarterly meetings and minimal administrative burden reflect a practical and proportionate governance approach.

Councillor Aaron De La Torre has been invited to be Council's representative on the Steering Group and this report seeks Council's endorsement of this appointment.

Options

1. Endorse Councillor De La Torre as Council's representative on the Steering Group.
2. Other.

RECOMMENDATION:

That Council endorses Councillor De La Torre as the Councillor representative on the Brighton Early Intervention and Prevention Youth Justice Initiatives Grants - Steering Group.

DECISION:

Cr Geard moved, Cr Owen seconded that Council endorses Councillor De La Torre as the Councillor representative on the Brighton Early Intervention and Prevention Youth Justice Initiatives Grants – Steering Group.

CARRIED

VOTING RECORD

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

Cr McMaster left the meeting at 6.22pm

Cr De La Torre joined the meeting at 6.23pm

Cr McMaster rejoined the meeting at 6.26pm

17.2 Request for support - Roaring Forties Aero Modellers - World Cup Event at Pontville

Author: Manager Community Development & Engagement (A Turvey)

Authorised: Chief Executive Officer (J Dryburgh)

Background

Brighton Council has been approached by the Roaring Forties Aero Modellers (RFAM) who utilise a field in Pontville, regarding a request for support to host the State and Trans Tasman F3A World Cup Event, to be held at the site in Pontville from 26-29 March 2026.

This will be a major Precision Aerobatics Event for F3A 2 metre radio controlled model aircraft.

The event will actually be three events in one, the Tasmanian State Championship which will serve as the selection trial for the Trans-Tasman competition where an Australian team of 5 or 6 pilots goes head to head with a team from New Zealand, this part of the event has been given World Cup status and will therefore attract some other international competitors keen to accumulate World Cup points. There will be approximately 30 competitors from Tasmania alone.

For a small association this is a big undertaking and will attract at least 60-100 enthusiasts plus family and friends to our Brighton area.

It is anticipated that this will bring economic benefits to the townships of Brighton and Pontville in terms of accommodation, food & drink. The event will also include two main event dinners to be held in the Brighton area.

Funding for the following items to host the event has been requested to a total value of $2,350.

Marquees (6x3) x 2 - $600

Portaloo hire x 2 - $950

Shower HOTTAP portable water heater - $400

Shower Shelter - $400

The RFAM is very happy to accept partial funding towards these items and would be very grateful of any support that Council is able to offer.

Consultation

CEO, SMT, Community Development.

Risk Implications

That other businesses/associations in our region see this as a precedent for funding support from Council for small events.

Financial Implications

Funds to be disbursed from the grants and donations budget.

A contribution amount of **up to $2,350** is sought, with the option for Council to approve partial funding as deemed appropriate.

Strategic Plan

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

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

3.4: Advocate and facilitate investment in our region.

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

Social Implications

The event fosters community connection, volunteer engagement, and promotes Brighton as a host of unique and family-friendly recreational activities.

Environmental or Climate Change Implications

Nil.

Economic Implications

The event is expected to generate a positive economic impact through local accommodation, dining, and retail spending. It will also enhance Brighton's visibility as a supportive and event-friendly community. The support of this World Cup Event is a way of Council helping to promote and support a small injection of visitor spend into our local businesses and economy.

Other Issues

Nil

Assessment

The request aligns with Council's strategic objectives by promoting local identity, fostering community engagement, and encouraging economic activity within the Brighton municipality. The financial request is modest ($2,350) relative to the potential social and economic benefits, including increased visitation and local spending.

Risk implications are minor, with the only concern being the potential for similar funding expectations from other small groups. However, the report reasonably positions this as a unique, internationally recognised event, making it a justifiable exception.

Options

1. Approve full funding of $2,350 from Grants & Donations Budget.
2. Approve partial funding (e.g. $1000-$1,500) as a contribution to key infrastructure such as toilets or marquees.
3. Other.

RECOMMENDATION:

That Council approve a contribution of $(insert amount) from the Grants and Donations Budget to the Roaring Forties Aero Modellers (RFAM) to assist with hosting the 2026 F3A World Cup Event in Pontville, recognising the event's potential community, economic and strategic benefits to the Brighton municipality.

DECISION:

Cr Geard moved, Cr De La Torre seconded that Council approves a contribution of $1,000 from the Grants and Donations budget to the Roaring Forties Aero Modellers (RFAM) to assist with hosting the 2026 F3A World Cup Event in Pontville, recognising the event's potential community, economic and strategic benefits to the Brighton municipality.

CARRIED

VOTING RECORD

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

17.3 Quarterly Financial Report - September 2025

Author: Director Corporate Services (G Browne)

Background

The Quarterly Financial Report was submitted for consideration. It contained the year-to-date Comprehensive Income Statement to 30th September 2025.

Consultation

Nil

Risk Implications

Nil

Financial Implications

Not Applicable

Strategic Plan

Goal 4 – S4.4 – Ensure Financial & Risk Sustainability

Social Implications

Not Applicable

Environmental or Climate Change Implications

Not Applicable

Economic Implications

Not Applicable

Other Issues

Nil

Assessment

Not Applicable

Options

1. As per the recommendation.
2. Not receive the report

RECOMMENDATION:

That the Quarterly Financial Report for September 2025 be received.

DECISION:

Cr Owen moved, Cr Irons seconded that The Quarterly Financial Report for September 2025 be received.

CARRIED

VOTING RECORD

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

17.4 Corporate Emissions Profiles for Brighton Council

Author: Sustainability and Climate Project Officer (M Burgess)

Authorised: Director Development Services (A Woodward)

Background

Brighton Council has an emissions reduction target of 85% by 2030 on 2021 levels and net zero by 2035. Annual corporate emissions inventories allow Council to track progress towards these targets and identify how Council can most effectively reduce its emissions. The Emissions Inventory Reports have been prepared by Brighton Council's Sustainability and Climate Project Officer following training by Sustainable Living Tasmania in December 2024, and the development of a custom built calculator tool for Councils in February 2025.

Consultation

No consultation was required.

Risk implications

Noting the two reports is very low risk. They were developed according to best practice carbon accounting methods and are in line with other Southern Tasmanian Councils inventory reports.

Financial Implications

There are no financial implications.

Strategic Plan

The reports align with the Strategic Plan through the following strategies:

- 2.1 Acknowledge and respond to the climate change and biodiversity emergency

- 2.4 Ensure strategic planning and management of assets has a long-term sustainability and evidence-based approach
- 4.1 Be big picture, long-term and evidence-based in our thinking

Social implications

Providing information about the community's carbon footprint may lead some households and businesses to consider their own emissions and energy use, and empower them to make changes to reduce these. Many climate actions that the community can take also lead to financial savings and better health outcomes.

Economic implications

There are no economic implications.

Environmental or climate change implications

These reports provide Brighton Council with the data required to make effective, evidence-based decisions related to emissions reduction efforts and in tracking emissions reductions progress over time.

Other Issues

There are no other issues.

Assessment

The Emissions Inventory reports provide critical information to council about carbon emissions and energy use and help to guide where efforts should be made to reduce emissions. Noting these reports and making them publicly available is important for transparency and accountability. Therefore, it is recommended that these two reports are noted by Council.

Options

1. Both reports are noted by Council.
2. Neither report is noted by Council; or
3. Other

RECOMMENDATION:

That Council notes Brighton Council Emissions Inventory Reports for 2024 and 2025.

DECISION:

Cr De La Torre moved, Cr Irons seconded that Council notes Brighton Council Emissions Inventory Reports for 2024 and 2025.

CARRIED

VOTING RECORD

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

17.5 Lennox Park Master Plan

Author: Planning Officer (D Van)

Authorised: Director Development Services (A Woodward)

The purpose of this report is to seek Council's endorsement of the Lennox Park Master Plan ('the Master Plan'), which outlines significant improvements to Lennox Park and Cloak Oval.

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 Master Plan for Lennox Park, which includes future considerations 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 and development of the Lennox Park Master Plan.

The overall project timeline is illustrated in the figure below:

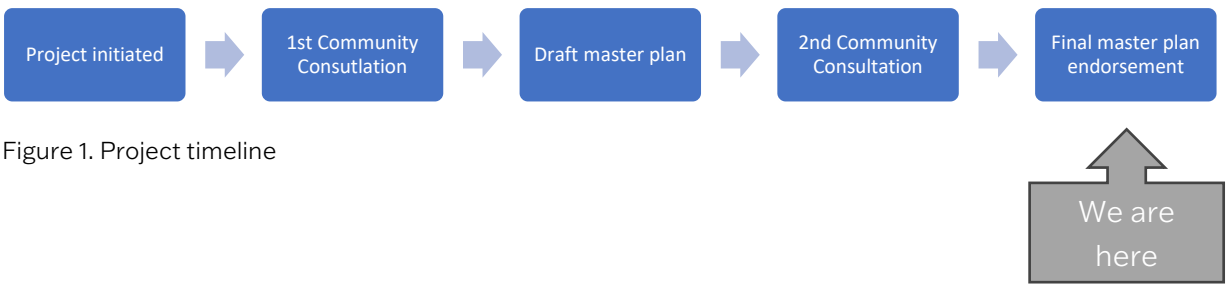


Figure 1. Project timeline

Summary of Consultations

The revitalisation of Lennox Park has been a long-standing request from the Old Beach community. The project generated significant excitement, as evidenced by strong participation both online and in-person.

To ensure meaningful input, Brighton Council identified key stakeholders and collaborated with Playstreet to develop a tailored engagement strategy for the initial consultation. This included a combination of online surveys and in-person activities, resulting in robust community participation, particularly during the co-design day. The first consultation provided valuable guidance for the preparation of the draft Master Plan.

The second round of consultation was undertaken to seek feedback on the draft Master Plan from August to September 2025. This was delivered through multiple channels, including an interactive online webpage and direct engagement. Most respondents were Old Beach residents and expressed strong support for the proposed plan. A summary of the engagement findings is provided in Attachment D.

Summary of the Master Plan

The Lennox Park Master Plan was developed based on community input and feedback. It envisions a range of play, recreation, and amenities tailored to the needs of the Old Beach community. The design process considered existing site conditions and current usage patterns.

The Master Plan is divided into two stages for feasible implementation:

Stage 1 (Short-term):

a. Community gathering and events

b. Play for all ages

c. Sports courts

d. Dog park

e. Community garden

Stage 2 (10+ years):

a. Development of a small commercial precinct at the corner of Cloak Oval with associated parking

b. Redesign of the oval as parkland with flexible open space for multiple sports. Relocation of the oval to be assessed.

c. Seating nodes and BBQ areas around the perimeter with a loop trail

Additional provisions include landscaping, furniture, fire pits, toilets, seating, and designated areas for food vans. A cost estimate for Stage 1 has been provided with an implementation strategy to support future funding applications.

Risk implications

There may be risks associated with community expectations regarding the timing of works. These will be managed through effective communication following project completion.

To proceed with the commercial precinct identified in Stage 2, a feasibility study is required to determine the necessary commercial floor area and assess traffic and amenity impacts on adjacent properties.

Relocating the Old Beach Cricket Club to an alternative site to enable the revitalisation of Cloak Oval presents financial risks due to potentially significant costs. Land use planning must be carefully managed to avoid conflicts.

Financial Implications

The project has been delivered within its allocated budget. Should Council endorse the Master Plan, its implementation will depend on future budget allocations and funding opportunities.

Strategic and Annual Plan

This project aligns with the following strategies:

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

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

It also aligns with the Brighton Council Annual Plan 2025–2026, Brighton Activity Centre Strategy and Greening Brighton Strategy 2023–2033.

Social implications

Implementation of the Master Plan will deliver substantial benefits to the Old Beach community and the broader Brighton municipality. The size and diversity of recreational opportunities will make the space attractive to both locals and visitors, fostering community connections, health and wellness, and regional identity.

Economic implications

As outlined in the Brighton Activity Centre Strategy, Old Beach requires a local business area to meet current and future resident needs. The proposed commercial precinct in the Master Plan will enhance economic opportunities and improve local amenity.

Conclusion

The Draft Lennox Park Master Plan has been developed based on community aspirations and analysis of existing site conditions. Council is invited to consider the following options:

Options

1. As per the recommendation.
2. Do not endorse the Lennox Park Draft Master Plan.
3. Consider alternative options.

RECOMMENDATION:

That Council endorse the Lennox Park Master Plan and associated reports.

DECISION:

Cr Owen moved, Cr Geard seconded that Council endorse the Lennox Park Master Plan and associated reports.

CARRIED

VOTING RECORD

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

Meeting closed: 6.55pm

Confirmed: _____

(Mayor)

Date: 16th December 2025