



**Brighton
Council**

ATTACHMENTS

ORDINARY COUNCIL MEETING

16 DECEMBER 2025





**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
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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
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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
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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
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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

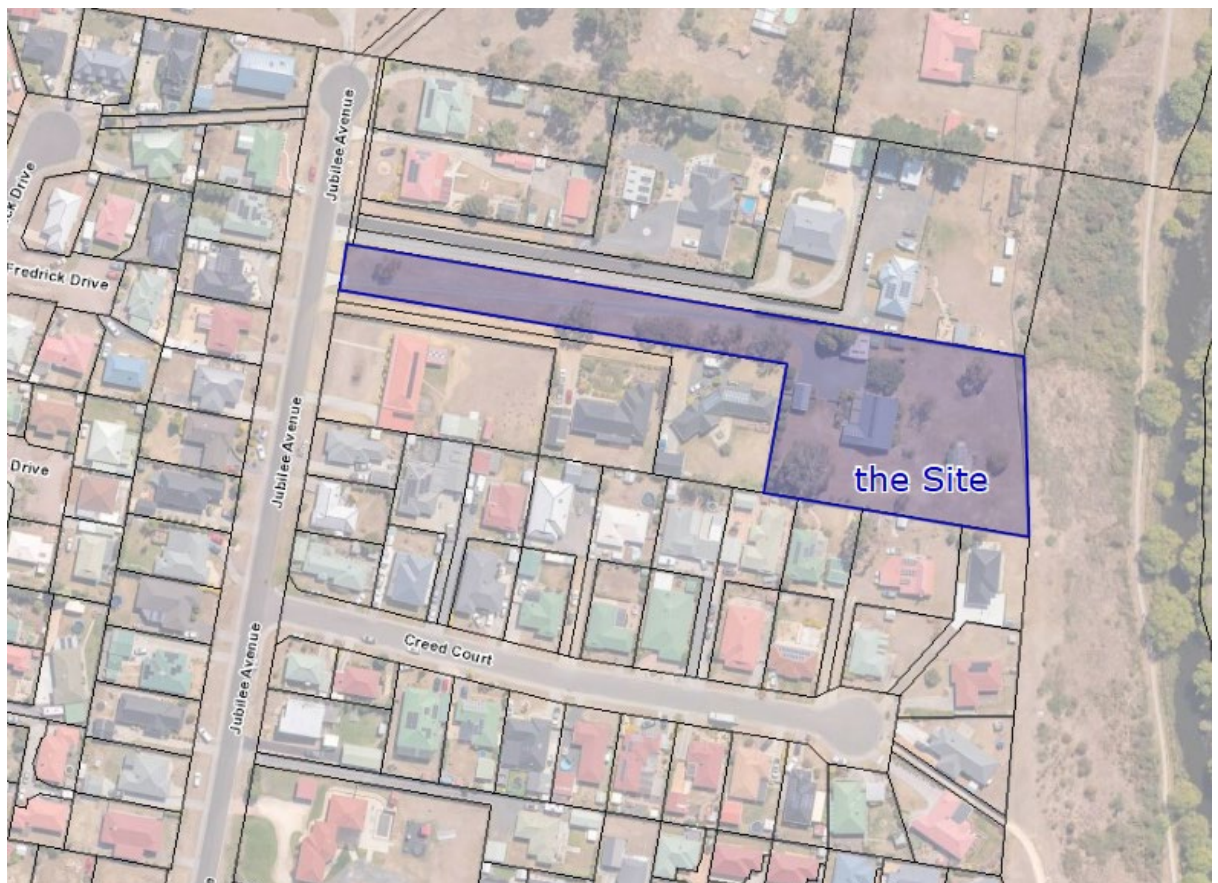


Figure 1: Location Map (Source: Listmap)

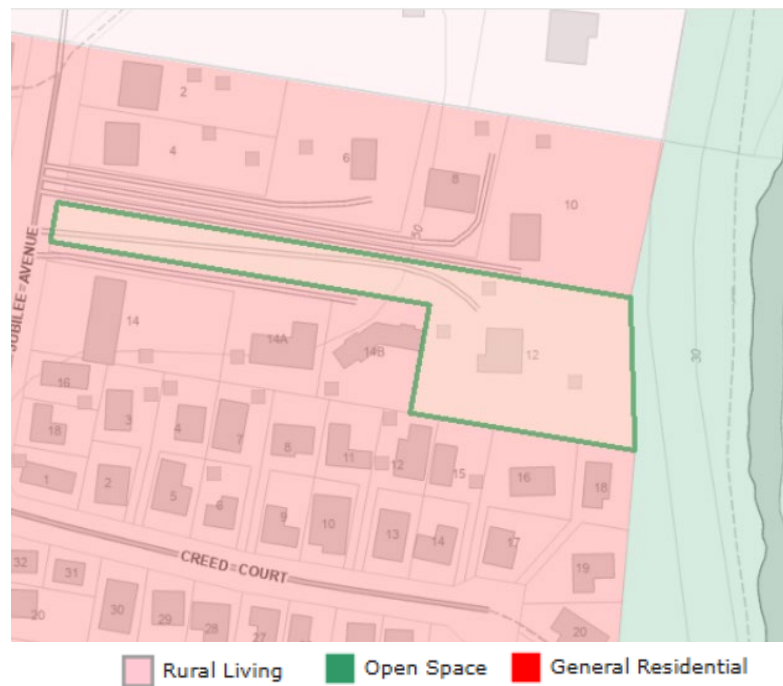


Figure 2: Zoning Map (Source: Listmap)

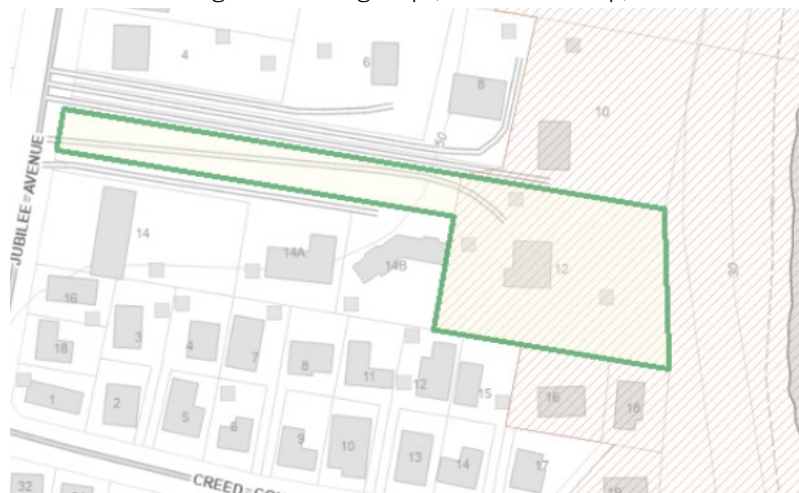


Figure 3: Bushfire-prone areas overlay (Source: Listmap)

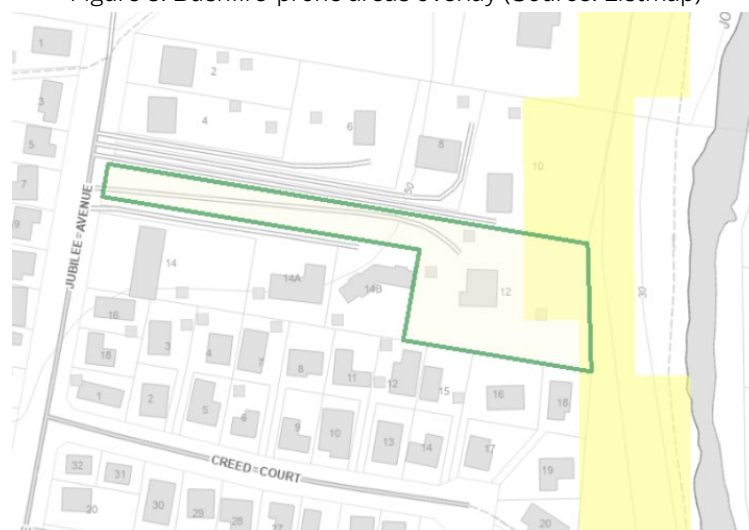


Figure 4: Landslip Hazard Area - Low Band (Source: Listmap)

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.

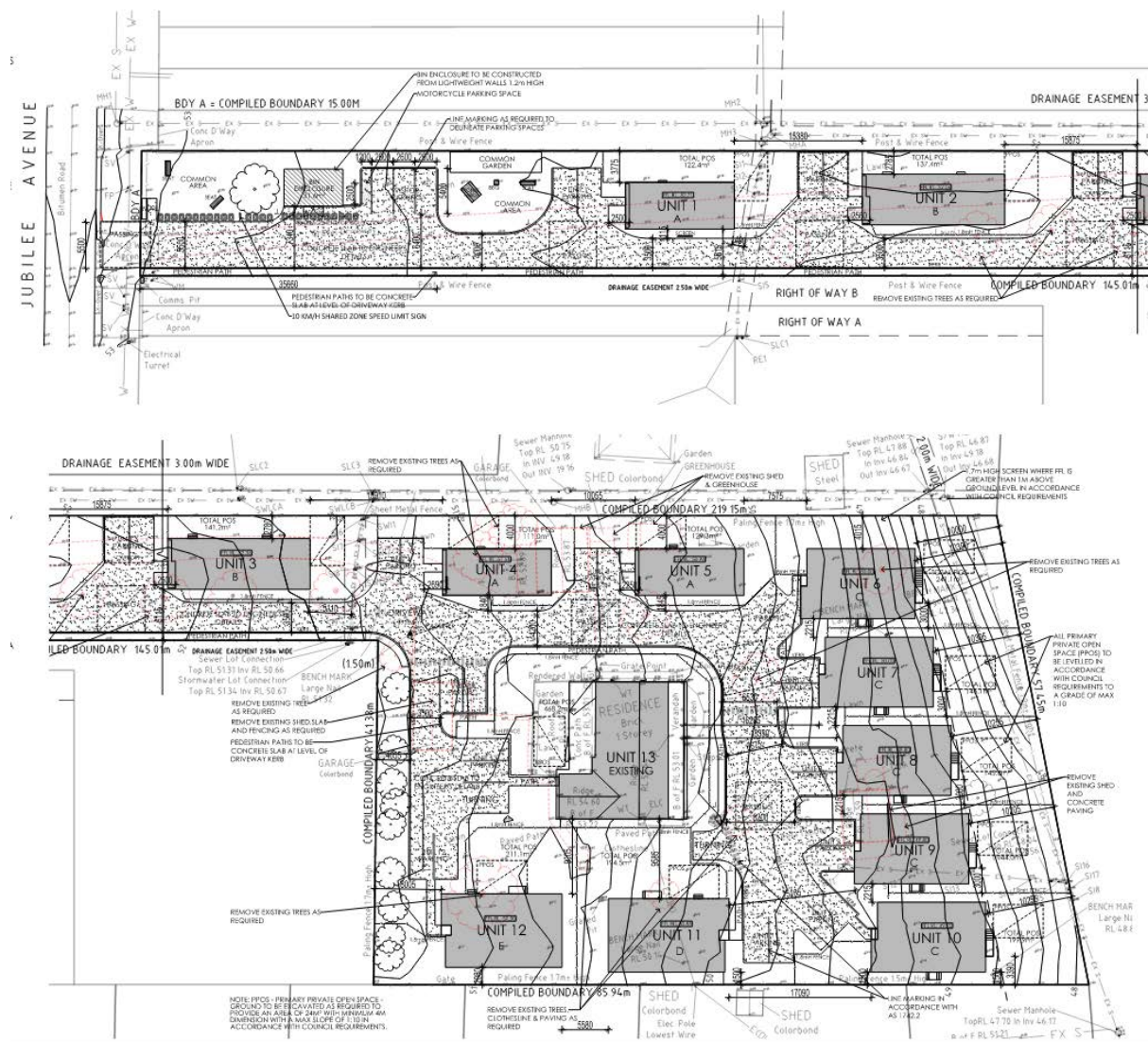


Figure 5: Proposed site plan (Source: the application)

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.

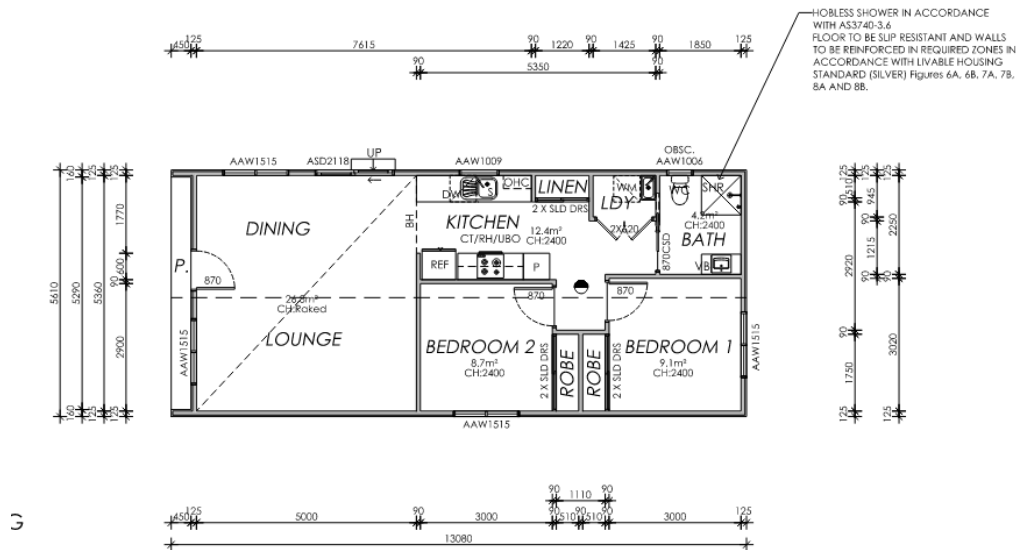


Figure 6: Proposed floor plan type A (Source: the application)

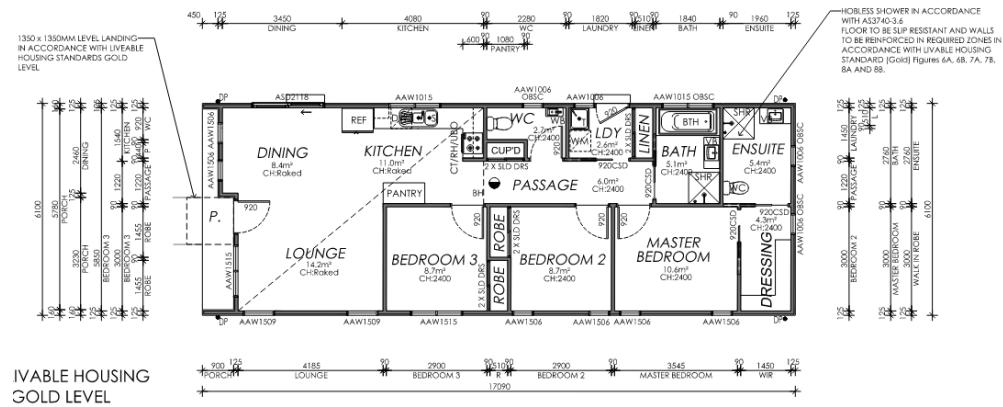


Figure 6: Proposed floor plan type B (Source: the application)

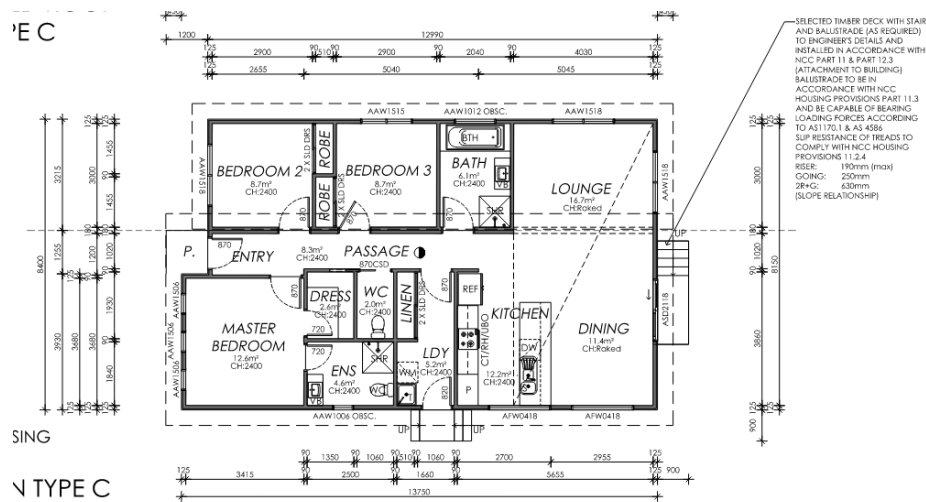


Figure 7: Proposed floor plan type C (Source: the application)

TYPE D

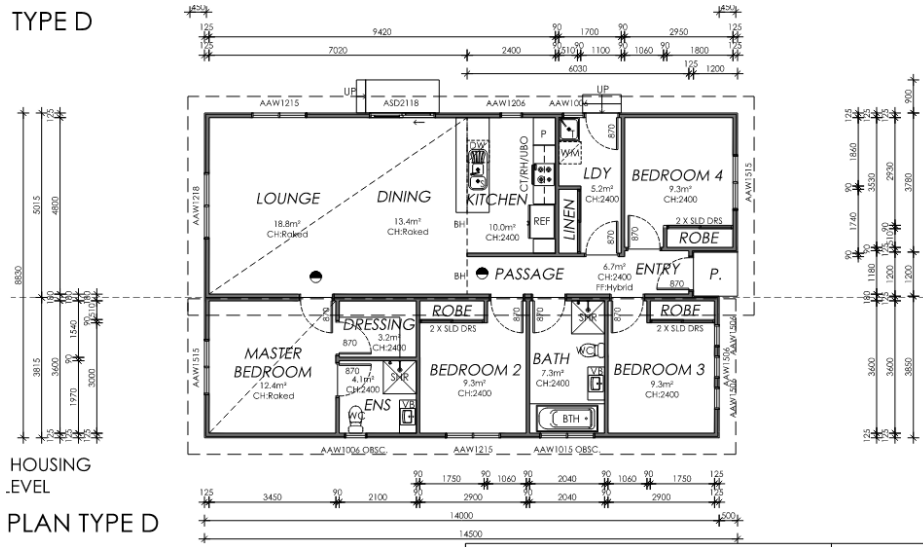


Figure 8: Proposed floor plan type D (Source: the application)

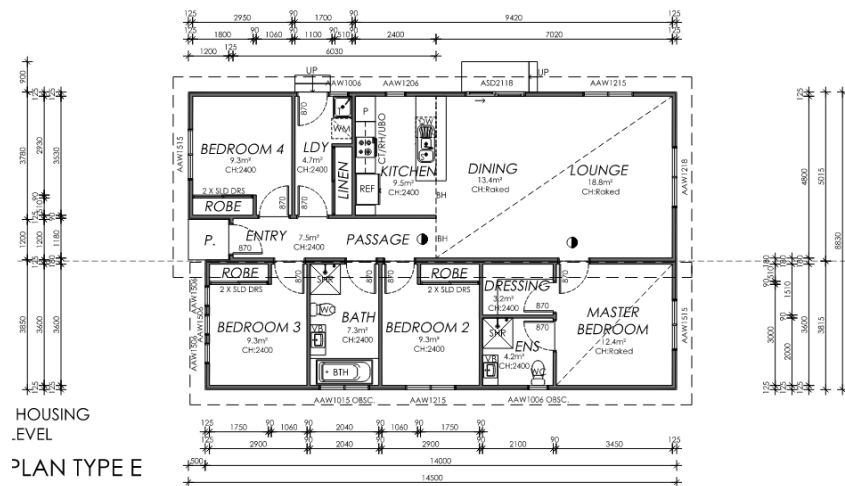


Figure 9: Proposed floor plan type E (Source: the application)

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

<p>room of a multiple dwelling by a horizontal distance of not less than:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <p>(i) it is separated by a screen of not less than 1.7m in height; or</p> <p>(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.</p>	<p>noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p>
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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
<p>A1.1</p> <p>Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <p>(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;</p> <p>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</p>	<p>P1</p> <p>All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the proposed slope, dimensions and layout;</p> <p>(c) useability in all weather conditions;</p> <p>(d) vehicle and pedestrian traffic safety;</p> <p>(e) the nature and use of the development;</p>

<p>(iii) have an access width not less than the requirements in Table C2.2;</p> <p>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</p> <p>(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;</p> <p>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</p> <p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.</p>	<p>(f) the expected number and type of vehicles;</p> <p>(g) the likely use of the parking areas by persons with a disability;</p> <p>(h) the nature of traffic in the surrounding area;</p> <p>(i) the proposed means of parking delineation; and</p> <p>(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.</p>
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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
<p>A1.1</p> <p>Uses that require 10 or more car parking spaces must:</p> <p>(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:</p>	<p>P1</p> <p>Safe and convenient pedestrian access must be provided within parking areas, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the nature of the use;</p> <p>(c) the number of parking spaces;</p> <p>(d) the frequency of vehicle movements;</p>

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

<p>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.</p>	
Acceptable Solutions	Performance Criteria
<p>A1.1For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</p> <p>(a) a new junction;</p>	<p>P1</p> <p>Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or</p>

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

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

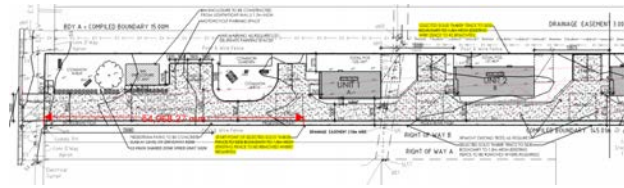
Three (3) representations received during the statutory public exhibition period between 21st October 2025 and 6th November 2025.

The concerns of the representor are summarised below:

Representors / Issues	Planning Response
<p>Representors #1, #2 and #3</p> <p>Privacy impacts from the development</p> <ul style="list-style-type: none"> 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. 	<p>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.</p> <p>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.</p> <p>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</p>

- 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.
<p>Representors #1 and #3</p> <p>Increased vehicle movements from 13 dwellings may exacerbate existing congestion, particularly during school peak times.</p>	<p>A Traffic Impact Assessment (TIA) was provided to support the development.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<p>Representor #1</p> <p>Request to retain existing trees due to their ecological value and alignment with Council's Street Tree Strategy and Open Space Strategy.</p>	<p>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.</p> <p>However, the proposal includes common landscaped areas, and in accordance with</p>

	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.
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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.

Advice: 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 Council's 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:

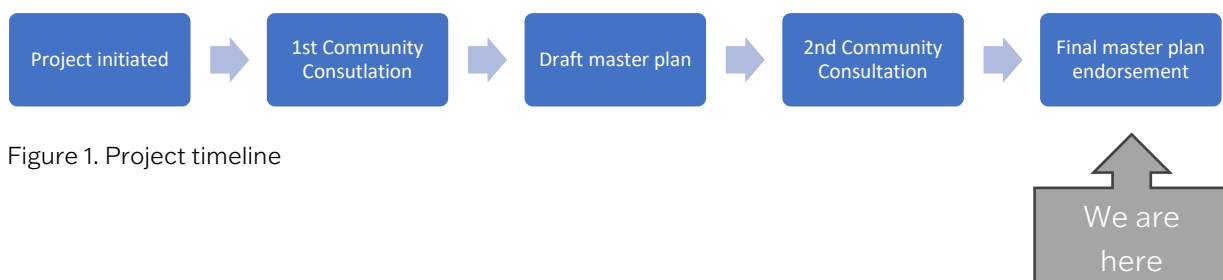


Figure 1. Project timeline

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

Summary of Work - DECYP and Brighton Community

Current as of November 2025

DECYP partnered with the Brighton community to co-design and co-create early intervention and prevention initiatives aimed to reduce the number of children and young people entering the youth justice system. This “co-everything” approach involved collaboration with local organisations, schools, police, Aboriginal organisations, community members, children, young people, and families - including those with lived experience of the youth justice system.

Background

- During the 2024 State Election the Government committed \$2.3 million for innovative local partnerships and initiatives that target the root causes of youth offending in local communities and divert young people from the criminal justice system.
- Brighton was selected as the first trial location for place-based youth justice, within the Northern Suburbs, to develop co-designed youth justice initiatives, with a focus on early intervention and prevention identified as a priority by the community. Brighton Council received a \$300,000 grant from Tasmanian Government to administer initiatives
- Selection was based on an assessment of both community need and Brighton’s strong community capacity, including an active council and existing service partnerships.
- DECYP began co-design work in mid-2024, appointing Fiona Miller (Jeder Institute) in early 2025 to facilitate the process using Asset-based Community Development principles.

Co-Design Process

- Three community workshops and targeted engagements with children, young people, and families shaped the initiative focus.
- Over 21 government and non-government organisations participated.
- The community collectively designed the grant process, including: the selection criteria and process, the monitoring and evaluation approach and the governance for the project.
- The grants themselves were voted and commented on by the community (including children and young people), with this feedback forming a crucial part of grant selection.
- The co-design process informed the focus areas and overall goal for proposed initiatives:
 - Service provision
 - Service coordination
 - Community participation
 - Educational engagement
 - Overall goal: Belonging

Funded Initiatives

A grants panel comprising representatives from DECYP, the Brighton community, and the Brighton Council, met in August 2025 to assess and consider community proposals.

- Successful applications include:
 - Under One Rainbow - Video series featuring lived experiences with questions by local students (\$10,000)
 - Material Institute - Community celebration event and Brighton Story Book (\$20,000)
 - Ann Sutcliffe (local youth) - Pop Up Youth Café trial promoting community connection (\$6,000)
 - Brighton Youth Action Group (BYAG) - Youth-designed short films on safety (\$20,000)
- The panel determined that the following grant was not deemed suitable in this phase:
 - PCYC Tasmania – Youth Diversion Program (\$15,000)

Governance & Next Steps

- Brighton Council will manage funding distribution, and the Steering Group will monitor project outcomes and progress.
- Grants will be distributed in two phases, with potential for further rounds if funds remain.

Brighton Council received \$300,000 grant from the Tasmanian Government to administer grants for place-based initiatives.

Round One – Four initiatives were funded in this round with a total of \$56,000 allocated.

Grant recipients provide quarterly reports to Brighton Council.

Brighton Council provides quarterly reports to Tasmanian Government via Steering Group

A total of \$244,000 remains to fund a second round of grant applications.

The second round is set to take place early 2026.

Minister for Housing and Planning
Minister for Infrastructure and Transport
Minister for Local Government

Level 10, 15 Murray Street, HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Email: Minister.Vincent@dpac.tas.gov.au



ATTACHMENT
AGENDA ITEM 10
_ 8 DEC 2025

Dear Mayors and General Managers

As part of our *Local Government Priority Reform Program 2024-26*, the Tasmanian Government has today published an exposure draft Local Government Electoral Bill.

This draft Bill is an important step in establishing a standalone statutory framework for the conduct of local government elections.

The new Bill will introduce several important reforms, including:

- creating a more flexible format for future local government elections;
- strengthening the donations disclosure and electoral advertising requirements;
- improving the quality of public information at elections; and
- making changes to the eligibility to run for office, alongside a suite of changes intended to improve the integrity of elections

The Electoral Bill is also supported by a supplementary Local Government (Amendment) Bill which delivers supporting changes to the *Local Government Act 1993*, including:

- repealing existing electoral provisions from the Act;
- introducing reforms to better manage councillor interests; and
- introducing caretaker provisions for council conduct during an election.

The draft legislation, along with a supporting paper and an overview of provisions of both bills, is available on the Department of Premier and Cabinet's website at www.dpac.tas.gov.au/divisions/local_government.

We are inviting feedback from the sector and the community until midnight on Saturday 28 February 2026. Feedback can be provided by email to LG.Consultation@dpac.tas.gov.au.

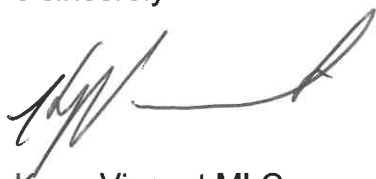
It is important to note that due to the technical complexity of moving to a new electoral framework, the new Local Government Electoral Act is expected to have a phased implementation. A crucial focus of this consultation will be identifying the highest priority reforms for implementation prior to the next elections.

This will inform which provisions the Government will seek to 'turn on' with sufficient lead time to allow for education, system updates, and readiness ahead of the October 2026 local government elections.

I encourage this to be a focus of your council's consideration and feedback of the Bill.

Your feedback on the draft Electoral Bill will help us ensure the Tasmanian community can make an informed and meaningful choice at voting time.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Kerry Vincent', followed by a long horizontal flourish.

Hon Kerry Vincent MLC
Minister for Local Government



The Hon Kristy McBain MP

Minister for Emergency Management
Minister for Regional Development, Local Government and Territories
Member for Eden-Monaro

Dear Mayor

I am pleased to advise that on 4 November 2025, I referred the matter of local government funding and fiscal sustainability to the House of Representatives Standing Committee on Regional Development, Infrastructure and Transport (the Committee). My referral allows the Committee to build on the previous inquiry into local government sustainability which lapsed with the Federal election in May 2025.

I am delighted that the Committee has announced that it will continue this important work through the new inquiry into Local Government Funding and Fiscal Sustainability (the Inquiry). The Terms of Reference (TOR) for this Inquiry have a sharper focus on the financial sustainability of local governments, including the interactions between levels of governments, funding sources and the impact and effectiveness of those sources.

The Committee will consider evidence already presented from the previous inquiry, but is also calling for additional or updated submissions to explore these new areas of focus. While there is no need to resubmit any previous submissions, I encourage anyone who may have more to add to the Inquiry given its revised terms of reference to consider making a submission. Written submissions may be provided to the Inquiry until **3 February 2026**.

For the TOR and more information regarding the Inquiry, including how to make a submission, please visit the Parliament of Australia website at: www.aph.gov.au/Parliamentary_Business/Committees/House/Regional_Development_Infrastructure_and_Transport/LocalGovernmentFunding. Any questions relating to written submissions process should be directed to the Committee Secretariat at: rdit.reps@aph.gov.au.

I look forward to receiving the Committee's final report and recommendations and continuing to deliver on the Government's commitment to supporting a strong and sustainable local government sector.

Yours sincerely

A handwritten signature in black ink, appearing to read 'K. McBain'.

Kristy McBain MP

21 /11/2025

BRIGHTON COUNCIL AUDIT PANEL MEETING MINUTES

Date: 26th September 2025
Venue: 1 Tivoli Road, Old Beach
Time: 10:00am

1. ATTENDANCE & APOLOGIES

Ric De Santi (Chair), David Strong (Microsoft Teams left meeting at 11.31am), Phil Owen (Microsoft Teams at 10.12am), Callum Pearce-Rasmussen (Acting Chief Executive Officer) & Gillian Browne

Apologies: James Dryburgh & Peter Geard

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. We acknowledge 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. DECLARATION OF INTEREST:

3.1 Declaration of Interest

Person and/or Organisation with Interest	Nature of Conflict of Interest	Perceived/Potential/Actual	Date of Declaration
Ric De Santi			
Audit Panels – Glenorchy, GSB, Sorell & Launceston	Chair & Panel Member	Perceived	25/5/23
Catholic Education Commission of Tasmania	Deputy Chair	Potential	25/5/23
Tas Community Fund	Board Member	Potential	25/5/23
Department of Treasury & Finance - Audit Risk Management Committee	Chairperson	Potential	1/7/24
Councillor Peter Geard			

Local Government Association	State Fire Rep	Perceived	25/5/23
Brighton SES	Member	Potential	25/5/23
Southern Poultry Association	Patron	Potential	25/5/23
Tea Tree Hall	Wife is a Member	Potential	18/8/23
Councillor Phil Owen			
Old Beach Neighbourhood Watch	Member	Potential	25/5/23
Old Beach Foreshore Group	Member	Potential	25/5/23
Voluntary Roles in other Community Groups		Potential	25/5/23
David Strong			
Audit Panel Tasman Council	Chair	Perceived	18/8/23
Tassie Flying Paws Dog Club	President	Potential	18/8/23
Tasmanian Canine Association (Tas Dogs)	Member	Potential	18/8/23
Audit Panel Member Sorell Council	Member	Perceived	15/3/24
Audit Panel Derwent Valley Council	Member	Perceived	14/3/25

3.2 General Manager's Declaration

The General Manager declared no knowledge of any impending legal actions, legislation breaches or any actual or suspected fraud occurrences within the organisation since last reported to the panel.

4. CONFIRMATION OF MINUTES FOR MEETING HELD ON 29th August 2025.

Minutes confirmed as correct

5. ACTIONS ARISING FROM PREVIOUS MEETING

- Listing to be updated and be in line to the outcomes report

6. GENERAL MANAGERS – EMERGING RISKS

The Acting CEO discussed a letter that had been received from a developer dissatisfied with Council processes.

Meetings with various Members of Parliament to discuss strategic projects.

7. GENERAL BUSINESS

Financial

- TAO Performance report follow up – GM review Circulate response of this to panel
- TAO - Annual Audit Update - Noted
- TAO – Annual Audit Outcomes Report – Ask TAO about ongoing check on resolved.
- Review asset capitalisation policy – Update with Changes.

Risk Management

- Council decisions made against recommendation – No decisions against recommendations.
- Legal Claims – Ongoing claim in regards to a trip.
- Suspected cases of Fraud or illegal & unethical behaviour – None reported
- Review processes to manage insurable risks & Existing insurance cover
 - It was raised by Councillor Owen about insurance claims and Council staff. This will be taken back to Senior Management to discuss.
- Work Health & Safety Report
 - Was suggested that the TFIR be added back into the OH&S minutes to look at. At this level it can be discussed why sick leave is so high and the drivers behind it.

Legislative Compliance

- Regulatory Update - N/A
- Any identified breaches of legislative requirements – N/A

Other business

- LGAT to meet with Audit Panel Chairs – Ric to discuss and table next meeting
- Audit Panel Annual report – to be circulated out of session.

Action Item Review – Internal & Audit Finding

- See Listing

5. NEXT MEETING – 21st November 2025

Meeting Closed 11.37pm

B151 - PROPOSED ANCILLARY DWELLING FOR ANGELA HAYES
AT 29 WILLIS STREET, BRIDGEWATER

BRYDEN

homes

QUALITY BUILDERS

14 Clare Street, New Town, Tasmania, 7008

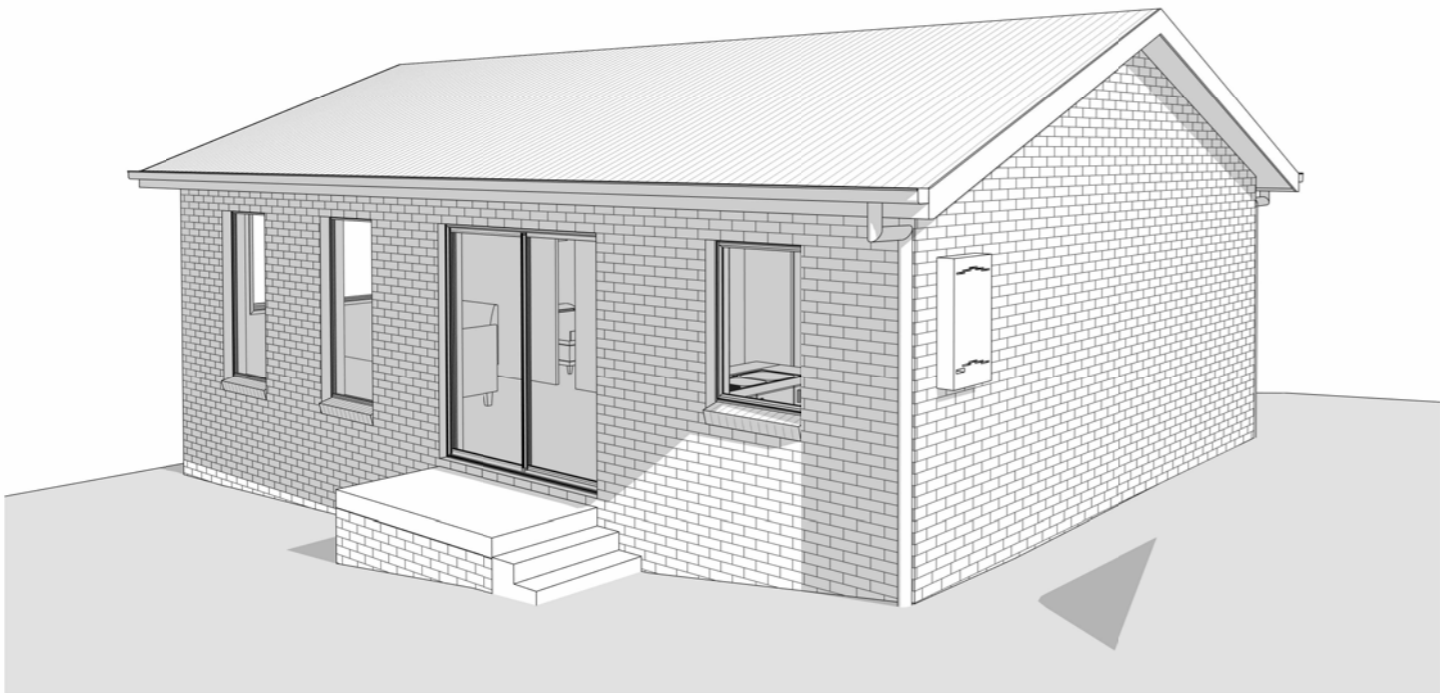
Ph: 6278 7782 Mob: 0407 721 824

Fax: 6278 7783 Accreditation No. CC284T

ATTACHMENT
AGENDA ITEM 16.1

Architectural
Drawing No. Description

- 01 SITE PLAN
- 02 DRAINAGE PLAN
- 03 FLOOR PLAN
- 04 ELEVATIONS
- 04a PERSPECTIVES



PROTECTIVE COATINGS FOR STEELWORK

ENVIRONMENT	LOCATION	MINIMUM PROTECTION COATING	
		General structural steel members	Lintels in masonry
MEDIUM mild steel corrosion rate 25 to 50 µm/year Typically more than 1 km from breaking surf or aggressive industrial areas or more than 50 m from sheltered bays	INTERNAL	No protection required	
	EXTERNAL	Option 1 Hot dip galvanising - HDG225	Option 2 Duplex system. See N.C.C. Table 6.3.9c
		Option 3 Paint. See N.C.C. Table 6.3.9b - ALC3, ACC4, ACC5, IZS1, PUR3, PUR4	

NOTES:
1. Heavy industrial areas means industrial environments around major industrial complexes. There are only a few such regions in Australia, examples of which occur around Port Pirie and Newcastle.
2. The outer leaf and cavity of an external masonry wall of a building, including walls under open carports are considered to be external environments. A part of an internal leaf of an external masonry wall which is located in the roof space is considered to be in an internal environment.
3. Where a paint finish is applied the surface of the steel work must be hand or power tool cleaned to remove any rust immediately prior to painting.
4. All zinc coatings (including inorganic zinc) require a barrier coat to stop conventional domestic enamels from peeling.
5. Refer to the paint manufacturer where decorative finishes are required on top of the minimum coating specified in the table for protection of the steel against corrosion.
6. Internal locations subject to moisture, such as in close proximity to kitchen or bathroom exhaust fans are not considered to be in a permanently dry location and protection as specified for external locations is required.
7. For applications outside the scope of this table, seek specialist advice.

REVISION	DATE	SHEETS	DESCRIPTION
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Climate Zone - 7

C.T. No. C.T.6707/601

Wind Speed - TBC

Soil Classification - TBC

Corrosion Environment -MEDIUM

FLOOR AREA -

Lower Floor = 60m²

Upper Floor = -

Total = -

= 6.5 sq

BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

30 September 2025

Preliminary drawings

Development application drawings (DA)

Preliminary construction drawings
Engineer not to sign this copy, only
provide notes, additions & amendments

Final construction drawings (BA)

Approved by Engineer

Approved by Building Surveyor

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Drafted by Phil Chamberlain, Accreditation CC5652Y

DRAWING: COVER SHEET

DATE: 28/07/25

FILE NAME: B151 Prelim DA 280825

DRAWN BY: PC

DWG No: COVER SHEET

Important Note
This plan is of an identification survey only and as such is not registered by the Recorder of Titles. Subsequent registered or other surveys in this area may affect the boundary definition shown on the plan. Any differences so caused to the boundary definition shown on this plan are beyond the control of Leary, Cox and Cripps who can accept no responsibility for such differences.

NOTES:
While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary, or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM7066 with reputed AHD level of 25.084 from SURCOM on 27/11/2023

At the time of this survey, CT.6707/601 was owned by K Hayes

Date of Survey : 22/11/2023

SW main not located at time of survey. Alignment is per DBYD data and should be considered approximate only.

Sewer main not located at time of survey. Alignment is per DBYD data and should be considered approximate only.

SW main located on site by builder

1000 Between centre of pipe and wall

Paling fence predominantly on correct boundary alignment

Paling fence predominantly on correct boundary alignment

Paling fence predominantly on correct boundary alignment

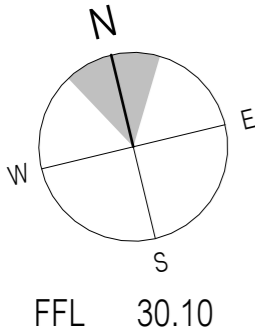
Front on low concrete wall predominantly on correct boundary alignment

BM Nail TOK
RL = 32.194

BM Spike
RL = 30.540

BM D'hole TOK
RL = 28.957

Water main not located at time of survey. Alignment is per DBYD data and should be considered approximate only.



Scale 1 : 200

C.T.6707/601
628m²

PROPOSED ANCILLARY DWELLING FOR ANGELA HAYES
AT 29 WILLIS STREET, BRIDGEWATER

BRYDEN
homes
QUALITY BUILDERS

14 Clare Street, New Town, Tasmania, 7008
Ph: 6278 7782 Mob: 0407 721 824
Fax: 6278 7783 Accreditation No. CC284T

BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

REVISION	DATE	DESCRIPTION
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Drafted by Phil Chamberlain, Accreditation CC5652Y

DRAWING: SITE PLAN

DATE: 28/07/25
FILE NAME: B151 Prelim DA 280825
DRAWN BY: PC
DWG No:

01

Important Note
This plan is of an identification survey only and as such is not registered by the Recorder of Titles. Subsequent registered or other surveys in this area may affect the boundary definition shown on the plan. Any differences so caused to the boundary definition shown on this plan are beyond the control of Leary, Cox and Cripps who can accept no responsibility for such differences.

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Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM7066 with reputed AHD level of 25.084 from SURCOM on 27/11/2023

At the time of this survey, CT.6707/601 was owned by K Hayes

Date of Survey : 22/11/2023

SW main not located at time of survey. Alignment is per DBYD data and should be considered approximate only.

Sewer main not located at time of survey. Alignment is per DBYD data and should be considered approximate only.

SW main located on site by builder

100 UPVC pipe to connect into ex sewer on site

100 UPVC pipe to connect into ex. stormwater

Paling fence predominantly on correct boundary alignment

shed

C.T.6707/601
628m²

DRAINAGE PLAN

1 : 200

BM Nail TOK
RL = 32.194

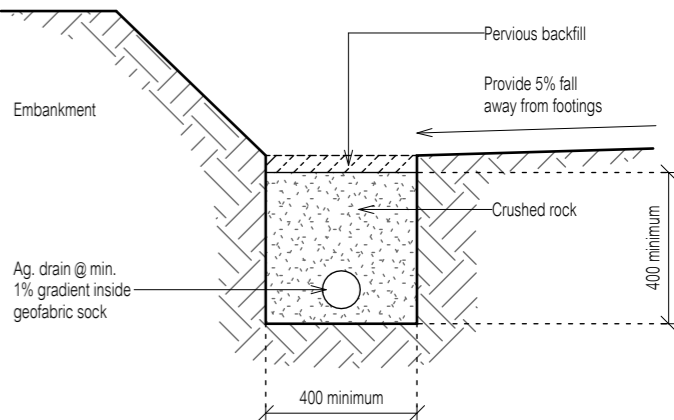
BM Spike
RL = 30.540

BM D'hole TOK
RL = 28.957

Water main not located at time of survey. Alignment is per DBYD data and should be considered approximate only.

DRAINAGE LEGEND

1	WC	100 dia
2	HANDBASIN	40 dia
3	SHOWER	50 dia
4	BATH	40 dia
5	LAUNDRY TROUGH	50 dia
6	KITCHEN SINK	50 dia
7	VENT	50 dia
8	TAP CHARGED O.R.G. MIN. 150mm BELOW FFL	
9	DOWNPIPE	90 dia
10	TAP	
11	INSPECTION OPENING TO GROUND LEVEL	
f/w	FLOOR WASTE	



All materials and construction to comply with AS/NZS3500, 2025 and to be inspected and approved by a qualified engineer.

BAL - Not Bushfire Prone
As shown in the Tasmanian Planning Scheme Overlay

REVISION	DATE	DESCRIPTION
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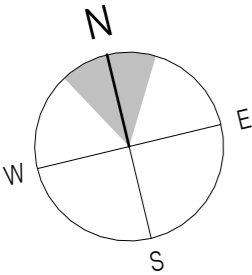
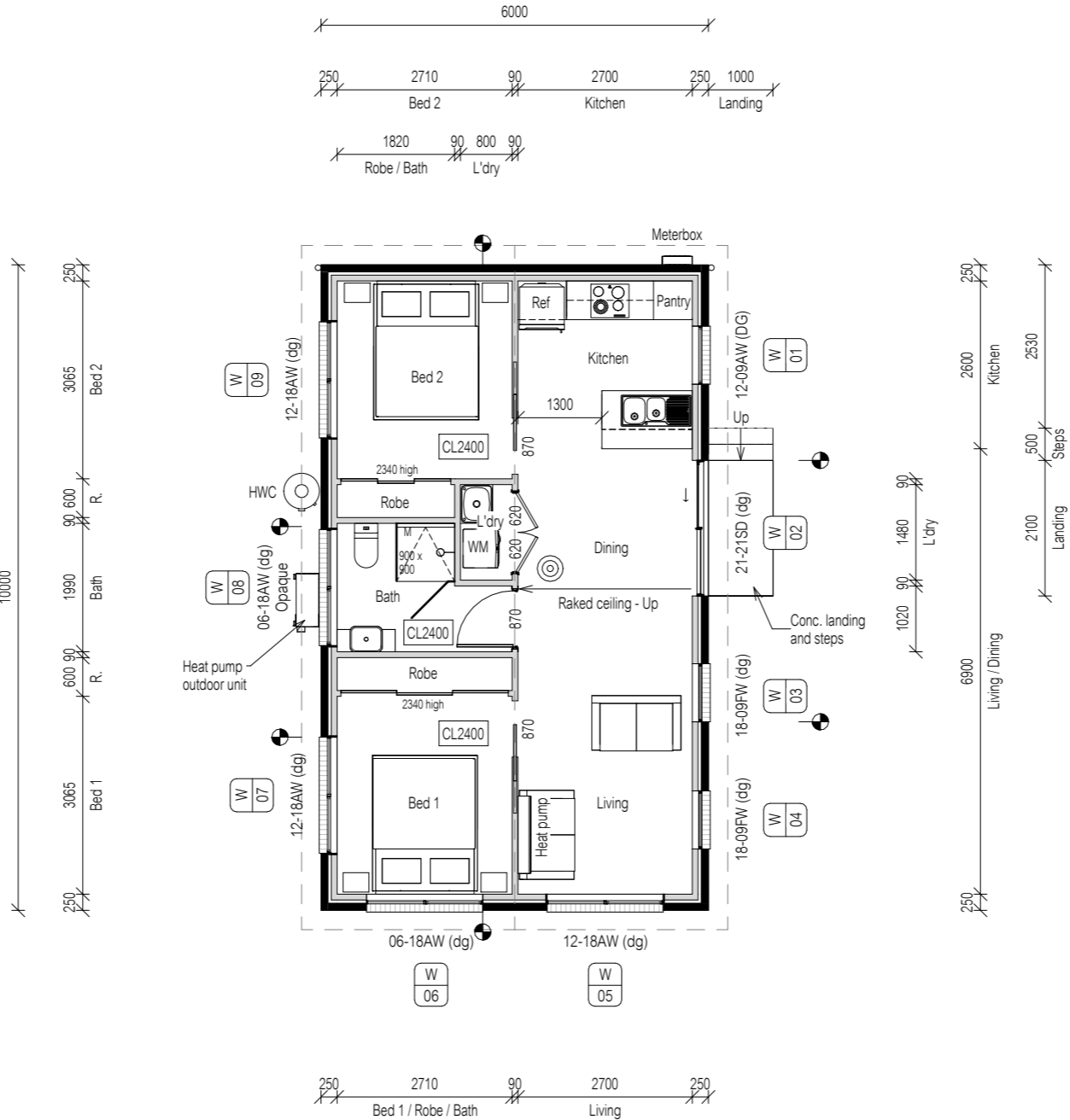
DRAWING: DRAINAGE PLAN

DATE: 28/08/25
FILE NAME: B151 Prelim DA 280825
DRAWN BY: PC
DWG No:

Scale As indicated

PROPOSED ANCILLARY DWELLING FOR ANGELA HAYES
AT 29 WILLIS STREET, BRIDGEWATER

Floor Area = 60m²
-
-
Landing Areas = 2.6m²



Scale 1 : 100

PROPOSED ANCILLARY DWELLING FOR ANGELA HAYES
AT 29 WILLIS STREET, BRIDGEWATER

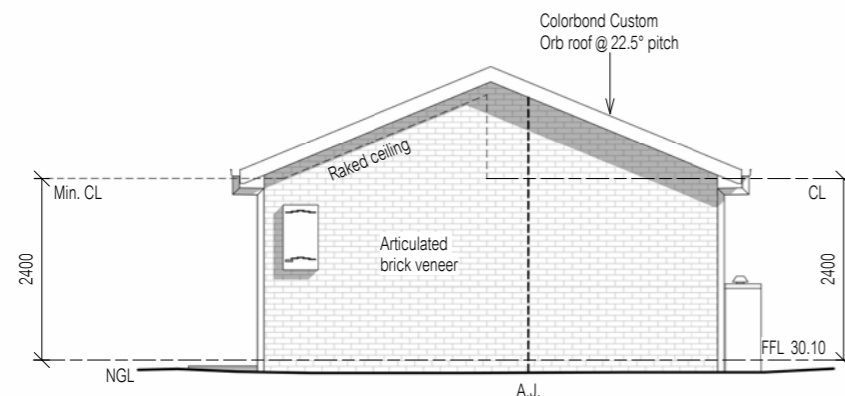
BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

REVISION	DATE	DESCRIPTION
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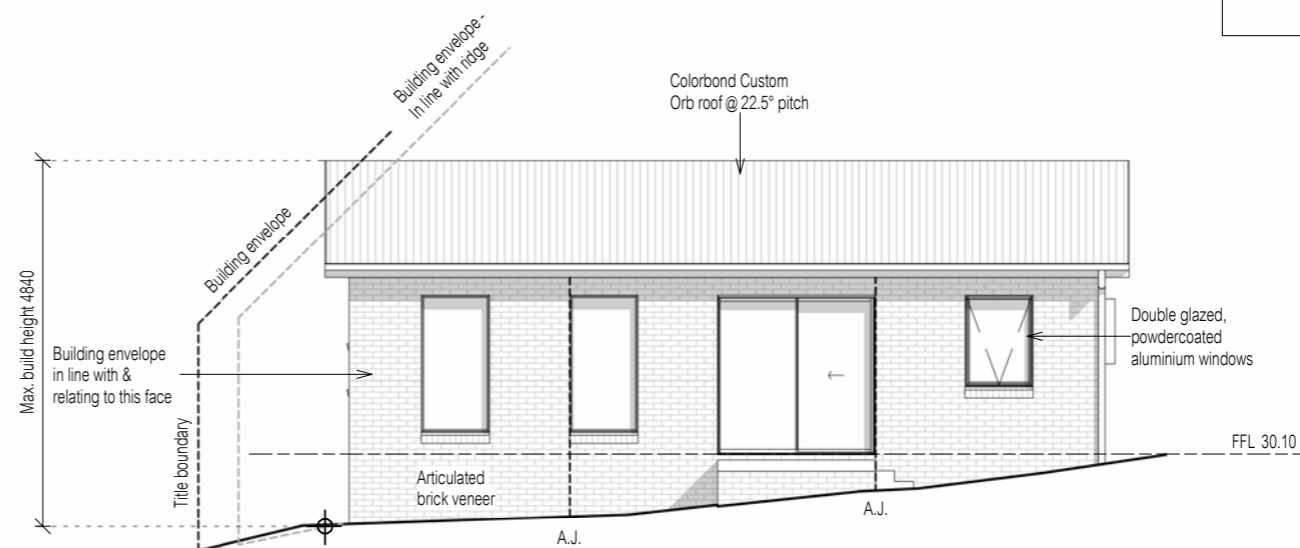
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DRAWING: FLOOR PLAN

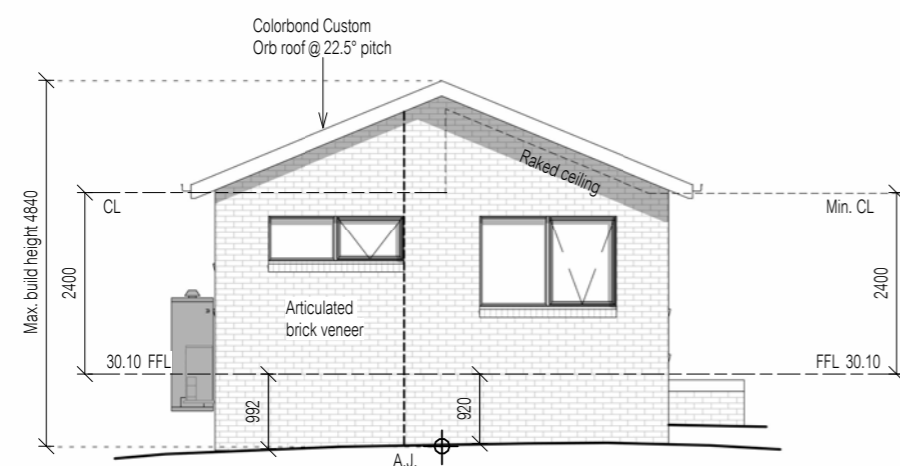
DATE: 28/07/25
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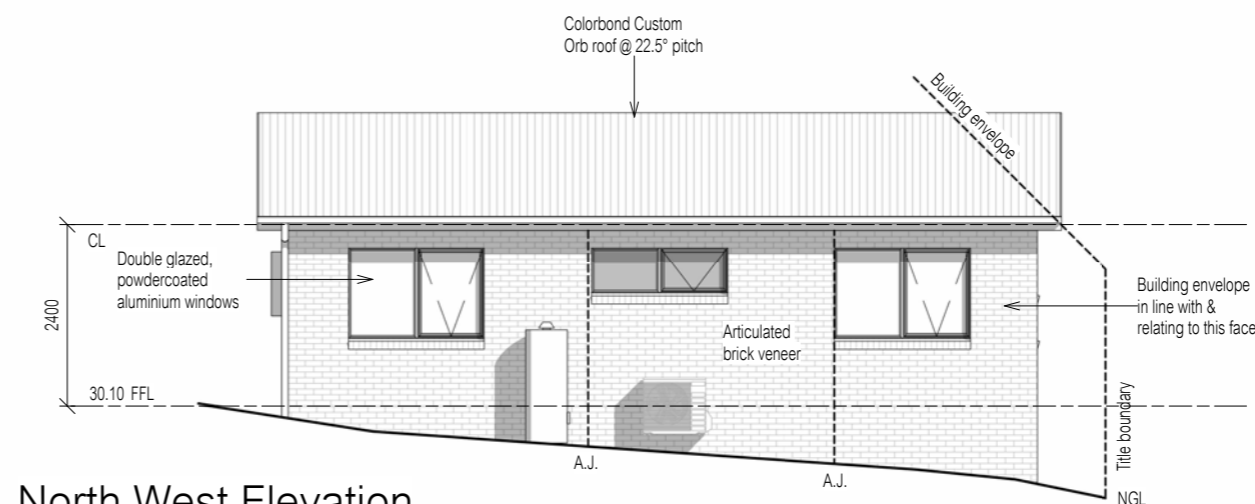
North East Elevation



South East Elevation



South West Elevation



North West Elevation

BAL - Not Bushfire Prone
 As shown in the Tasmanian
 Planning Scheme Overlay

REVISION	DATE	DESCRIPTION
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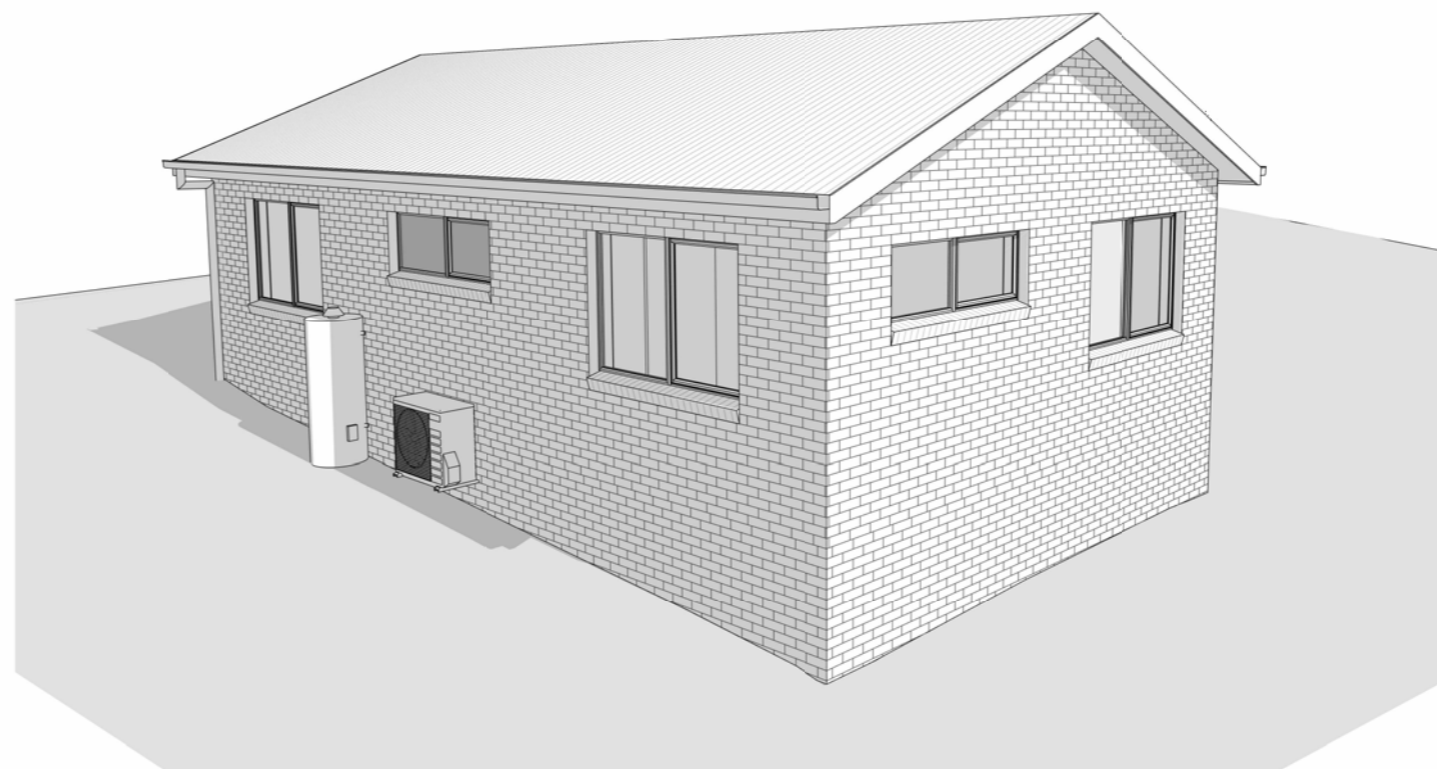
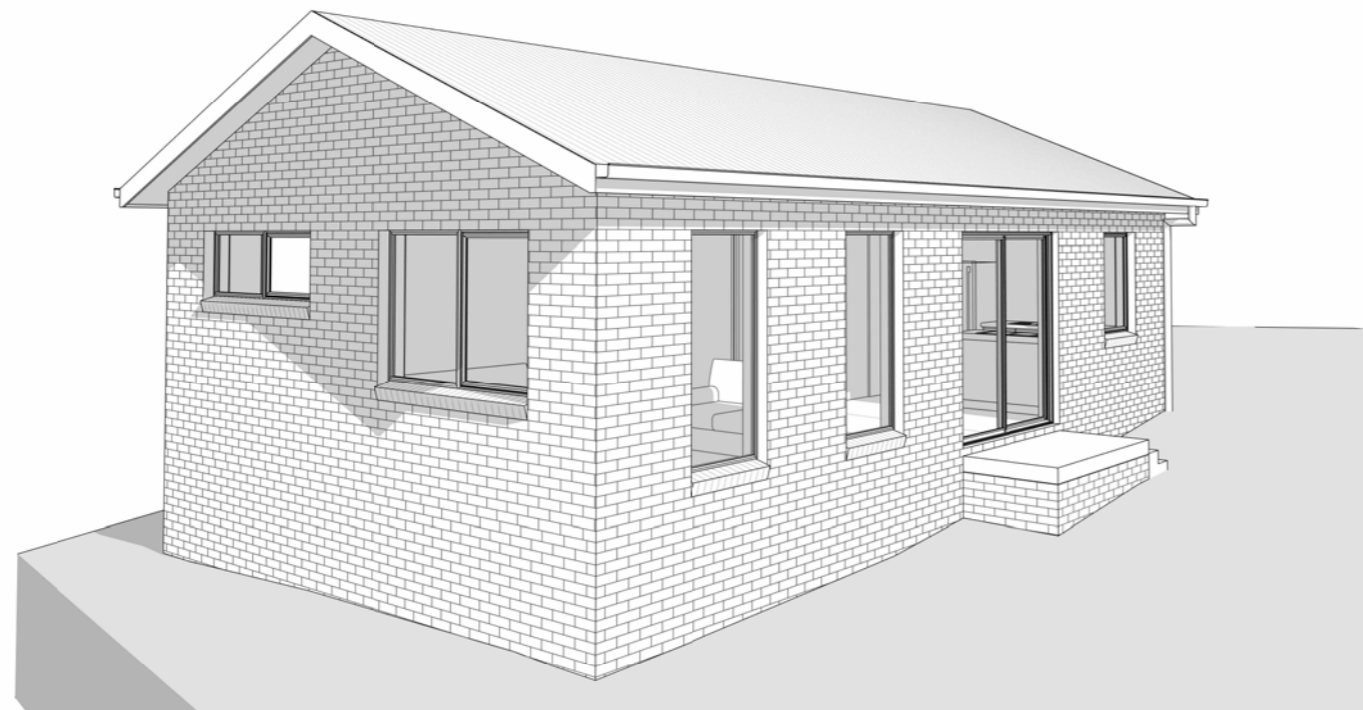
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DRAWING: ELEVATIONS

DATE: 28/08/25
 FILE NAME: B151 Prelim DA 280825
 DRAWN BY: PC
 DWG No:

Scale 1 : 100

PROPOSED ANCILLARY DWELLING FOR ANGELA HAYES
 AT 29 WILLIS STREET, BRIDGEWATER



BAL - Not Bushfire Prone
As shown in the Tasmanian
Planning Scheme Overlay

REVISION	DATE	DESCRIPTION
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DRAWING: PERSPECTIVES

DATE: 28/08/25
FILE NAME: B151 Prelim DA 280825
DRAWN BY: PC
DWG No:

Scale

PROPOSED ANCILLARY DWELLING FOR ANGELA HAYES
AT 29 WILLIS STREET, BRIDGEWATER

04a

Submission to Planning Authority Notice

Application details

Council Planning Permit No.	DA 2025 / 00173
Council notice date	26/11/2025
TasWater Reference No.	TWDA 2025/01435-BTN
Date of response	11/12/2025
TasWater Contact	Timothy Carr
Phone No.	0419 306 130

Response issued to

Council name	BRIGHTON COUNCIL
Contact details	development@brighton.tas.gov.au
Development details	
Address	29 WILLIS ST, BRIDGEWATER
Property ID (PID)	5040773
Description of development	Ancillary Dwelling

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Cem Kali	Drainage Plan – 02	B	11 December 2025

Conditions

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

- Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
- Prior to commencing construction of the subdivision, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

ASSET CREATION & INFRASTRUCTURE WORKS

- Prior to applying for a Certificate for Certifiable Works, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.
- Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.

56W CONSENT

5. When applying for a Certificate for Certifiable Work (Building) and/or (Plumbing), the application documentation must include an application to TasWater, pursuant to section 56W of the Water and Sewerage Industry Act 2008, for its consent in respect of that part of the development which is built within two metres of TasWater infrastructure.
6. Prior to any development works or use commencing on the site, the applicant or landowner as the case may be, must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within two metres of TasWater infrastructure.

DEVELOPMENT ASSESSMENT FEES

7. The applicant or landowner as the case may be, must pay a development assessment fee of \$251.35 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit

<https://www.taswater.com.au/building-and-development/application-information/application-for-development-services-form>

Important Notice Regarding Plumbing Plans and Associated Costs

The SPAN includes references to documents submitted as part of the application. These plans are acceptable for planning purposes only and are subject to further detailed assessment and review during the next stage of the development proposal.

TasWater's assessment staff will ensure that the design contains sufficient detail to assess compliance with relevant codes and regulations. Additionally, the plans must be clear enough for a TasWater contractor to carry out any water or sewerage-related work.

Depending on the nature of the project, your application may require Building and/or Plumbing permits or could be exempt from these requirements. Regardless, TasWater's assessment process and associated time are recoverable through an assessment fee.

Please be aware that your consultant may need to make revisions to their documentation to ensure the details are fit for construction. Any costs associated with updating these plans should be discussed directly with your consultant.

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- a. A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- b. TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.

- c. Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

56W Consent

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans will need to also include a cross sectional view through the footings which clearly shows;

- a. Existing pipe depth and proposed finished surface levels over the pipe;
- b. The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
- c. A note on the plan indicating how the pipe location and depth were ascertained.
- d. The location of the property service connection and sewer inspection opening (IO).

Declaration

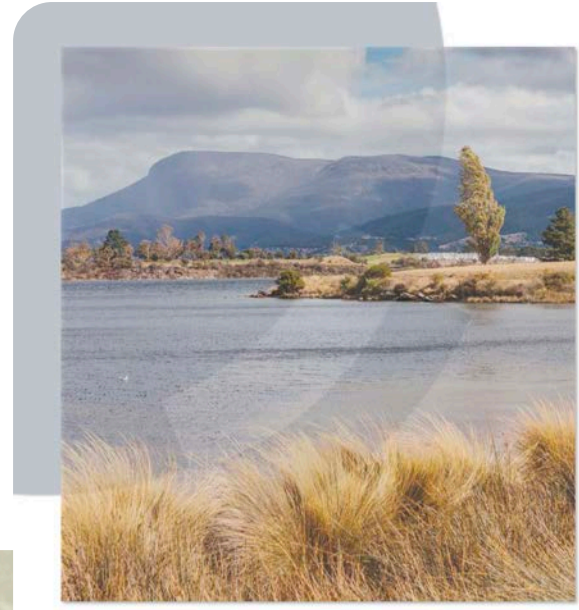
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

LANDSCAPE STRATEGY

The landscape strategy prioritises a natural aesthetic, building on the work previously undertaken by Realm Studios. In the open green space, flowing drifts of native grass gardens are proposed to define seating areas and subtly separate the walking paths. A large shelter and barbecue area is included, complemented by smaller picnic and seating nodes dispersed throughout the space. This approach accommodates multiple groups while preserving a central open area for informal activities such as running and ball games. The play space is inspired by the birds of the wetland/ marsh with opportunities for art work and interpretation and education of the species living in the wetlands.



REFERENCE DOCUMENTS



Brighton Activity Centre Strategy
EXECUTIVE SUMMARY REPORT
21 March 2025



ATTACHMENT A
AGENDA ITEM 17.3

PLAY
ST.

1

PLAY FOR ALL

A giant nest with a flapping bird ready for take off! A playspace inspired by the birds of the wetlands. An accessible ramp leads to a unique play piece that replicates the act of flying. Towers and cubby spaces designed like bird hides with little binoculars for watching the birds. Slides from the top of the nest down to a space with picnicing and a forest of climbing posts. Shade umbrella over picnic/ BBQ area.



2

PLAY FOR TODDLERS

A fenced toddler area featuring sand and water play, musical elements, and a small net play structure. A swing set positioned between the two main zones offers views over the wetlands, topped with sculptural local bird species as a playful feature. A small bike track loops around the play areas, encouraging movement and exploration. A shade umbrella provides cover for the picnic and BBQ area, while a gentle grass mound and adjacent open lawn offer additional space for informal play and relaxation.



3

EXERCISE NODES FOR HEALTH AND WELLBEING

Two natural-style boot-camp fitness stations are positioned along the shared perimeter path, just north of the playground. Instructional panels or QR codes will be provided for guidance, and natural materials are used to complement the overall park theme.



4

OPEN SPACE

An open green space is threaded with path connections, offering easy movement through the site and direct links to the surrounding wetlands. Drifts of native grasses give gentle definition to the landscape, softening edges and forming natural nooks that invite people to pause, sit, and gather at small seating or picnic nodes. A large shelter is positioned to look back across the open lawn and up toward the adjacent playspace, encouraging informal social gatherings and family use.

The design takes a restrained, low-impact approach, favouring natural textures and materials that sit lightly on the land. This simplicity supports the quiet, reflective atmosphere of the wetlands, reinforcing their role as a place for restoration, play, and connection to nature. Planting choices and spatial layout aim to enhance biodiversity while ensuring long-term ease of maintenance.



5

SEATING NODES

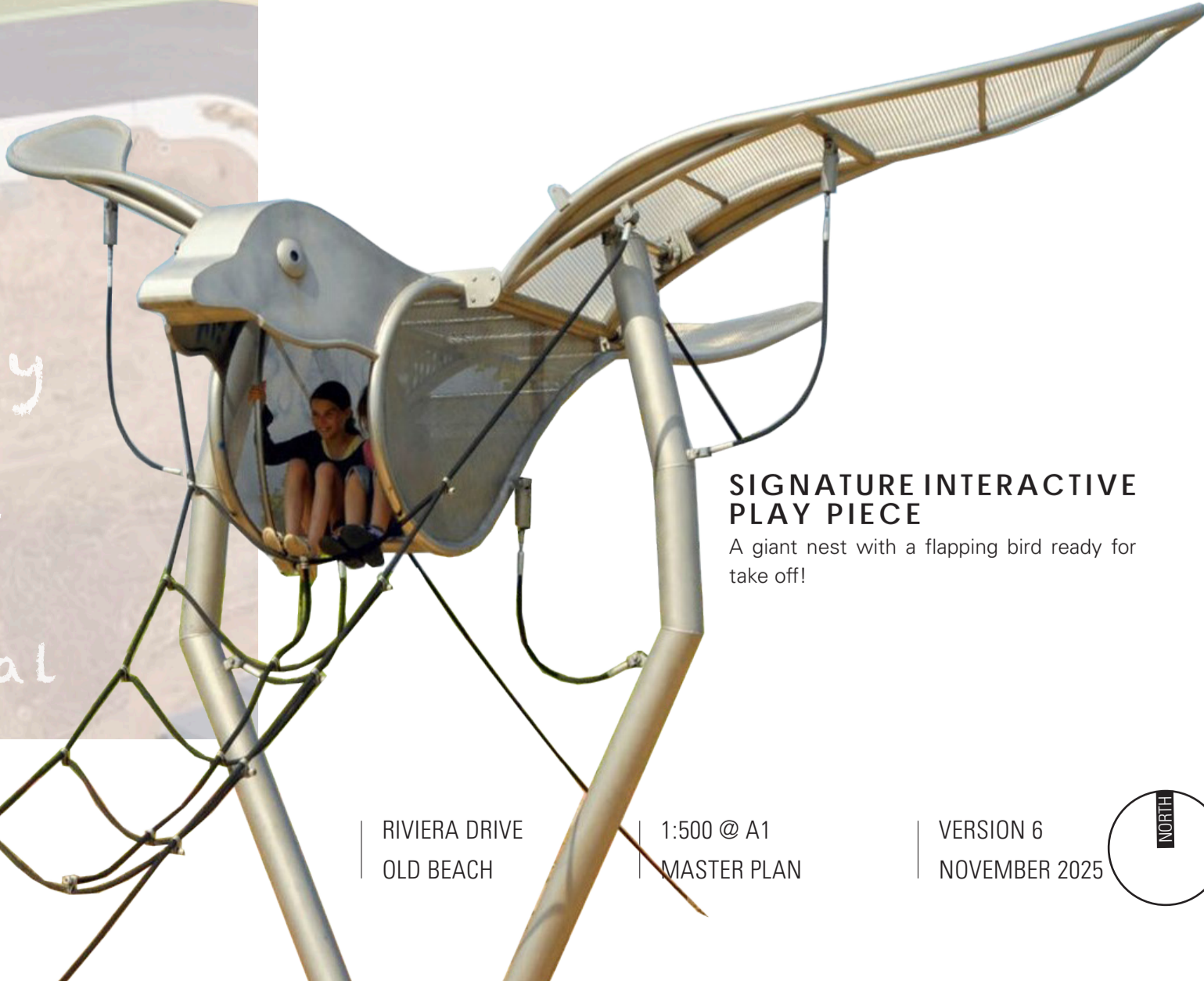
Create a series of informal seating nodes for people to gather, chat, and enjoy views over the wetlands. Each space features a simple, durable palette of timber and steel, set on compacted gravel pads. The seating areas are framed by native grass plantings suited to the local conditions, with trees included to provide future shade and enhance the natural character of the site.



6

COMMUNITY GARDEN

There is potential for a community garden along the entry path to the open space, creating a welcoming and productive edge to the site. This area could offer raised garden beds, composting facilities, and seating to encourage social connection and seasonal planting activities. Positioned at a natural gathering point, the garden would provide opportunities for local residents to engage with the landscape, share knowledge, and grow food together. Incorporating edible natives and pollinator-friendly plants would further support biodiversity and connect the garden to the broader ecological values of the site.



SIGNATURE INTERACTIVE PLAY PIECE

A giant nest with a flapping bird ready for take off!





PLAY FOR ALL

A giant nest with a flapping bird ready for take off!
A playspace inspired by the birds of the wetlands.
An accessible ramp leads to a unique play piece that replicates the act of flying. Towers and cubby spaces designed like bird hides with little binoculars for watching the birds. Slides from the top of the nest down to a space with picnicing on lawns with views over the wetlands.

PLAY FOR TODDLERS

A fenced toddler area featuring sand and water play, musical elements, a sensory maze and a rocking bird. A swing set positioned between the two main zones offers views over the wetlands, topped with sculptural local bird species as a playful feature. A small bike track loops around the play areas, encouraging movement and exploration. A shade umbrella provides cover for the picnic and BBQ area, while the adjacent open lawns offer additional space for informal play and relaxation.

TIVOLI GREEN

Master Plan Report

November 2025



Brighton
going places

PLAY
ST.

Tivoli Green Master Plan Report
Prepared for Brighton Council By Playstreet Pty Ltd

Playstreet and Brighton Council would like to give a special thanks to all who contributed and gave their ideas for this exciting project.



Brighton
going places



DOCUMENT CONTROL

DATE	VERSION	APPROVAL
01-08-2025	1	MS
05-08-2025	2	MS
29-08-2025	3	MS
04-09-2025	4	MS
14-11-2025	5	MS
21-11-2025	6	MS
25-11-2025	7	MS

CONTENTS

1.0 Process and Place

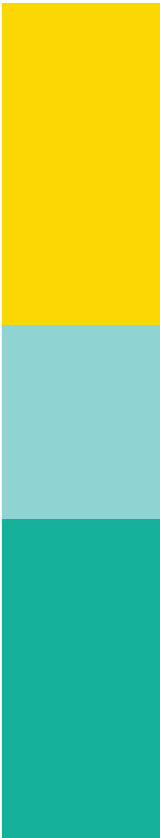
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1.2	Initial Community Consultation	6
1.3	Park Functions In The Area.....	7
1.4	Site Location	8
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EXECUTIVE SUMMARY

Following an extensive community consultation program, which engaged Brighton community members, Playstreet commenced a master planning process for the playground and open space design for Tivoli Green.

The master plan seeks to combine community aspirations for the park and analysis of the existing conditions to form a concept design that achieves a safe, engaging and contextually appropriate design for Tivoli Green.

The following sections are detailed in the report:

Process & Place

A brief summary of the initial community consultation process undertaken in April-May 2025 is provided. Refer to the Tivoli Green Community Consultation Report for full details.

The site's context and existing features were established through a number of mapping exercises and site explorations. These investigations helped form the early spatial planning of the master plan.

Design Approach

Three key design directions formed as a result of the community consultation process, there are summarised and their application to the concept design is outlined.

Master Plan

The concept master plan for Tivoli Green is presented with accompanying descriptions of designed elements and character imagery including:

- Materials Palette
- Play Equipment
- Planting Palette
- Facilities & Furniture

The master plan consists of staging plans so that the proposed works can be delivered over the short, medium and long term.

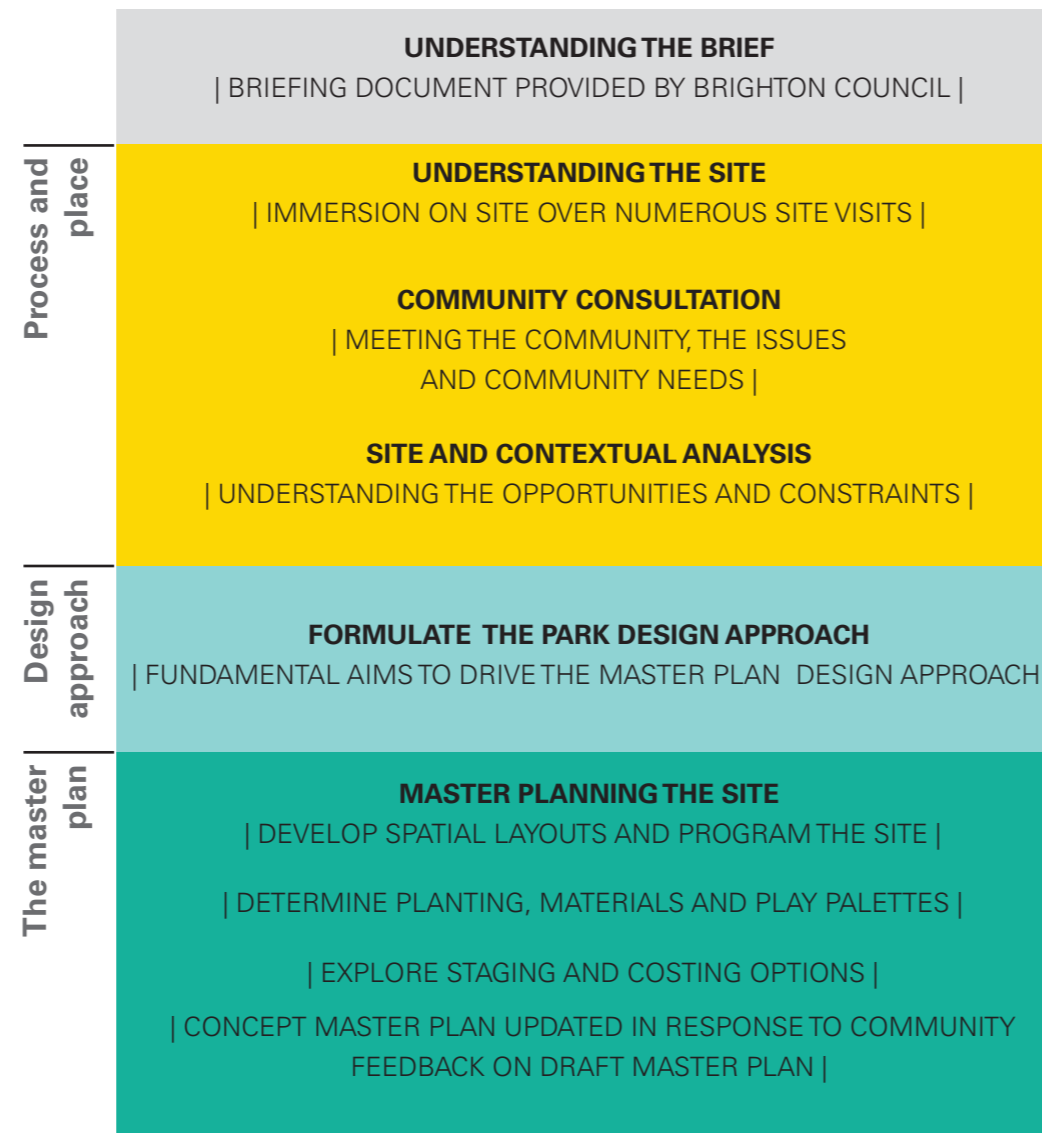
101

Process and Place

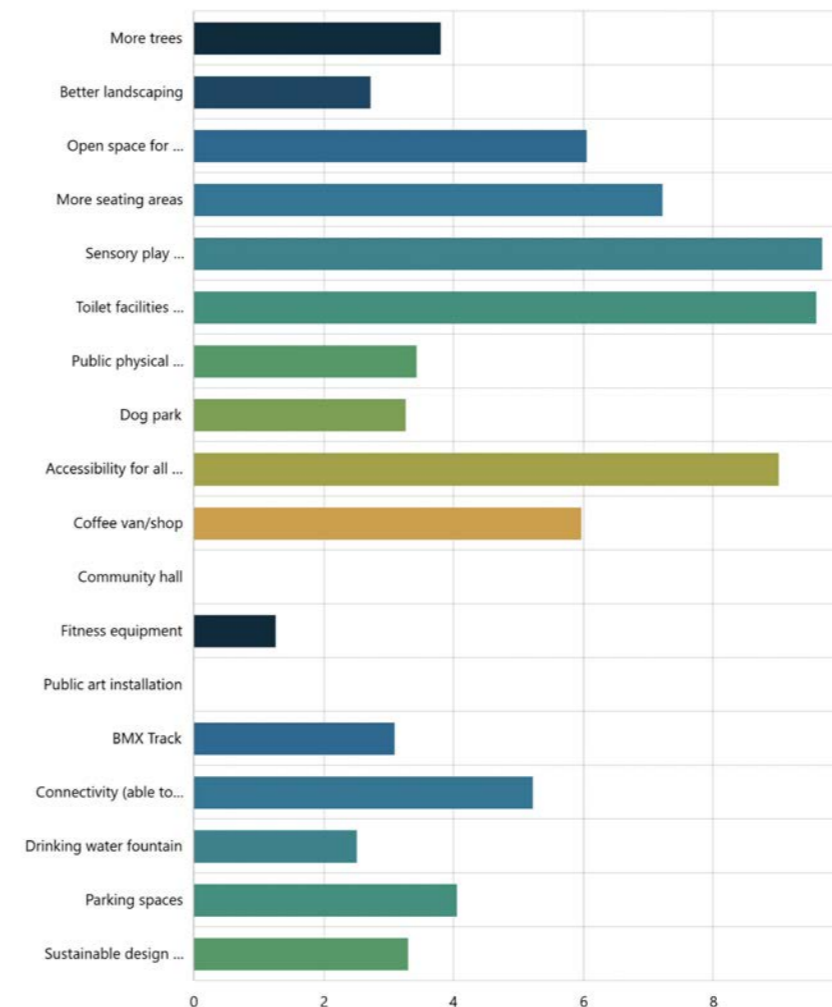
1.1

Process and place

The Master Planning Process



8. What are the most important things you'd like the project team to consider as we develop the master plan?
 Required
 Ranking | Skipped: 0 | Answered: 24 (100%)



Above image taken from community consultation survey

1.2

Process and place

Community Consultation

Brighton Council engaged Playstreet to undertake community consultation on the development of Tivoli Green open space and playground. The purpose of the engagement was to listen and seek ideas from local residents, community groups and users about their aspirations for the site.

Throughout the process ongoing consultation with Tivoli Green Pty Ltd has informed the master plan, ensuring alignment with the broader development, including the delivery of key infrastructure and the future commercial precinct.

Brighton Council identified key stakeholders and user groups to target during the engagement period and worked closely with Playstreet to develop a tailored strategy and effective communication materials to reach them. This approach led to a diverse range of consultation activities.

The Tivoli Green consultation had a reasonable online response but poor attendance on the co design day. This could have been due to the weather conditions which were wintry and blustery!

Online surveys for the site were open from April 28-May 19, enabling broad community input while also focusing on feedback from key site users.

Key issues from the consultation were provision of public facilities and ensuring all-ages play and activity opportunities within Tivoli Green. These issues shaped three key design directions, which will be explained in the 'Design Approach' section of this document. (Refer Lennox Park + Tivoli Green Community Consultation Report (June 2025) for detailed consultation summary).

Common priorities of the groups consulted were the following:

FACILITIES + AMENITIES

Provision of toilets and cafe/ small shops

RECREATION + PLAY OPPORTUNITIES

To provide a playspace that caters to all ages with open space for kicking a ball and paths for walking/ dog walking.

ENHANCED ENVIRONMENT

To build on the existing open space and retain the natural feel with more gardens and trees.

PUBLIC REVIEW PERIOD AND FEEDBACK

The draft master plan was released for public comment via an online platform.

The feedback was generally very positive, with strong support for the overall vision. Most comments from both stakeholders and the community were detail that will be addressed during the next stage of design development. There was only one change made to the draft master plan in response to stakeholder/ community input:

- The inclusion of fitness nodes to the north of the playground along the shared path.



Above images from community consultation activities

1.3

Process and place

Park Functions In The Area

Tivoli Green is designed to rehabilitate creek and wetland ecologies while integrating best-practice stormwater management systems that also function as a dynamic public open space for the community. The park's strong ecological and nature-based focus distinguishes it within the local network of open spaces. The playground has been designed to reflect

these values, prioritizing younger age groups, fostering a more passive, community-oriented setting and 'dog on lead' within the parkland area. In contrast, more active and youth-focused recreational opportunities are proposed at Lennox Park and the recently developed Cris Fitzpatrick Park. A dedicated 'off lead' dog area is also retained at Lennox Park



1.4

Process and place

Site Location

The Tivoli Green Development Application explains that "Tivoli Green aims to rehabilitate creek and wetland ecologies and integrated stormwater management practices that doubles as a dynamic public open space for the community." The park will be located along the Gage Brook waterway. With suburban areas to the north and south of the site, and farmland to the east, Tivoli Green presents an opportunity to create a generous community green space which ties together these different land use areas

while improving the ecological corridor that runs into Gage Cove in the Derwent Estuary and connects to the foreshore walking trails. The proposed parkland is conveniently located near two primary schools, with the opportunity for potential future pathway connections to existing linear parklands. Provisions for future residential and commercial developments directly adjacent to the site make it an ideal place for a focus on community, recreation and amenity.



1.5

Process and place

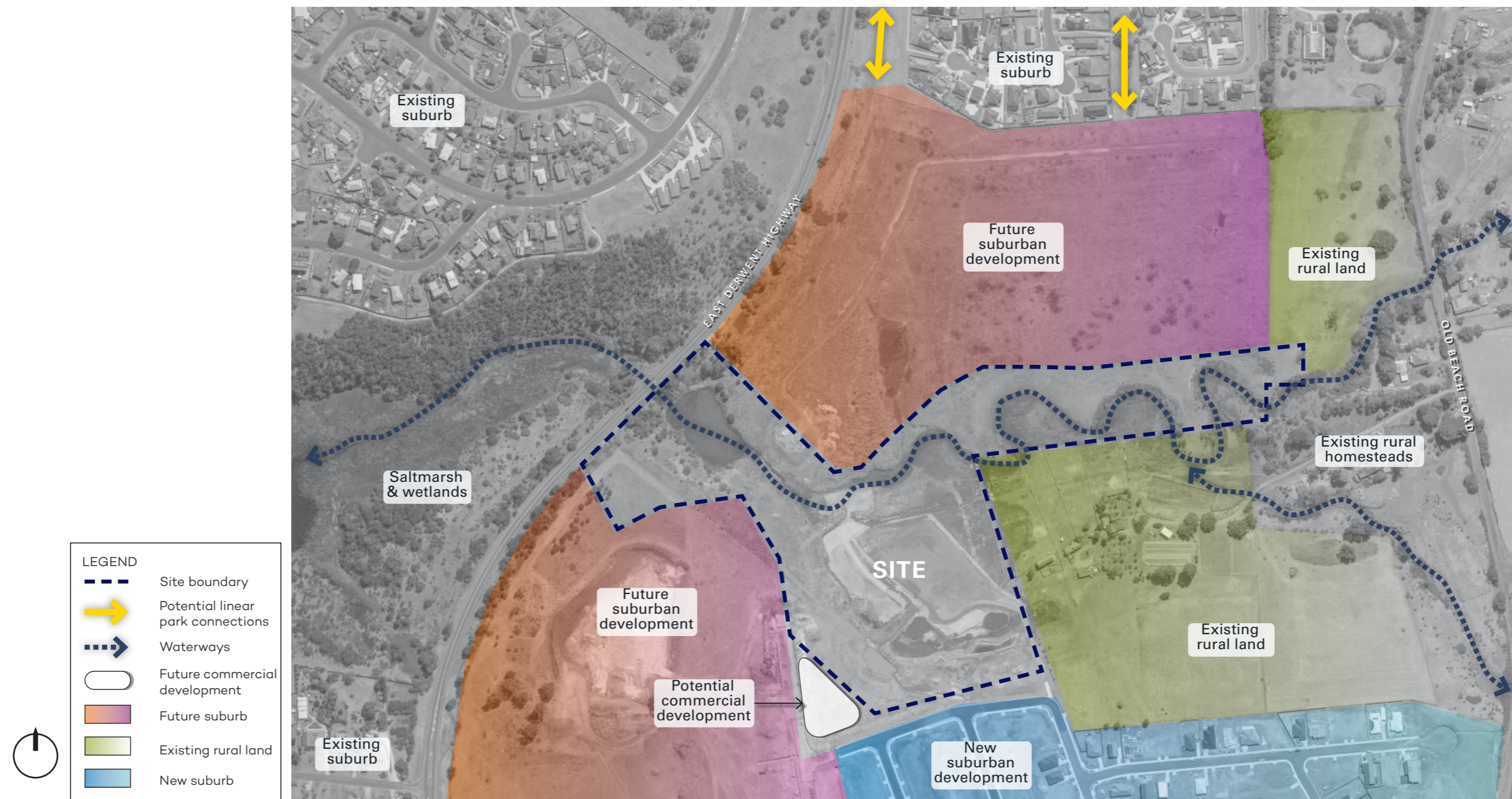
Site Analysis & Inventory

The site's context and existing features were established through mapping exercises and site explorations. Key observations:

- The site lies at the meeting point between existing suburbs, new suburbs, planned suburbs and rural landscapes. This provides a good opportunity for the parkland to act as a new community focal point
- The park's location on the Gage Brook waterway provides a significant opportunity to improve the biodiversity of the area and the health of the waterway through restorative wetland treatments. This will serve a dual

purpose of increasing amenity and recreation opportunities for the local community

- Existing linear parklands interface with the developments adjacent to the Tivoli Green site and pose an opportunity to provide high quality pedestrian and bicycle access to the park through the adjacent suburbs, including from the two nearby primary schools
- The community expressed a desire for a playspace that caters to all ages with open space for kicking a ball and paths for walking, and to build on the existing open space and retain the natural feel



02

Design Approach

2.1

Design Approach

Design Directions

Following the community consultation process, three themes were identified as key to the community's aspirations for Tivoli Green. These describe both designed elements, such as play equipment, and experiential qualities such as enhanced environment. The following design directions have been carefully integrated into the draft concept master plan.



IMPROVED FACILITIES & AMENITIES

Provision of toilets and cafe/ small shops

Key recommendations:

- Develop plan around proposed commercial strip



RECREATION + PLAY OPPORTUNITIES

To provide a playspace that caters to all ages with open space for kicking a ball and paths for walking/ dog walking.

Key recommendations:

- Place based playground with a natural feel/ sensory
- Walking paths
- Shelter, bbq's and seating



ENHANCED ENVIRONMENT

To build on the existing open space and retain the natural feel with more gardens and trees.

Key recommendations:

- Natural style design in landscape sympathetic to local species and fauna
- Build on wetland, marsh ecosystem already there
- Community Garden
- Community connection to waterway
- More trees and gardens

03

The Master Plan

3.1

The master plan

Concept Master Plan

Presented across the following pages is a master plan for Tivoli Green that aims to provide a range of play, recreation and amenities that were advocated for by the Brighton community.

The site's existing conditions, the Tivoli Green Landscape Development Application, and the outcomes of the Brighton community consultation process have been considered in the proposed design. For example, the plan seeks to provide a high value community gathering area with a generous all-ages playground, BBQ facilities and walking paths with open grass areas and tree plantings.

The report will outline materials, planting, equipment and facilities which form the character and identity of the redevelopment.

Legend

1 Play for All

A giant nest with a flapping bird ready for take off! A playspace inspired by the birds of the wetlands. An accessible ramp leads to a unique play piece that replicates the act of flying. Towers and cubby spaces designed like bird hides with little binoculars for watching the birds. Slides from the top of the nest down to a space with picnicing and a forest of climbing posts. Shade umbrella over picnic/ BBQ area.

2 Play for Toddlers

A fenced toddler area featuring sand and water play, musical elements, and a sensory maze to cater for children of different abilities. A swing set positioned between the two main zones offers views over the wetlands, topped with sculptural local bird species as a playful feature. A small bike track loops around the play areas, encouraging movement and exploration. A shade umbrella provides cover for the picnic and BBQ area, while a gentle grass mound and adjacent open lawn offer additional space for informal play, and relaxation.

3 Exercise Nodes for Health and Wellbeing

Two natural-style boot-camp fitness stations are positioned along the shared perimeter path, just north of the playground. Instructional panels or QR codes will be provided for guidance, and natural materials are used to complement the overall park theme.

4 Open Space

An open green space is threaded with path connections, offering easy movement through the site and direct links to the surrounding wetlands. Drifts of native grasses give gentle definition to the landscape, softening edges and forming natural nooks that invite people to pause, sit, and gather at small seating or picnic nodes. A large shelter with BBQ facilities is positioned to look back across the open lawn and up toward the adjacent playspace, encouraging informal social gatherings and family use.

The design takes a restrained, low-impact approach, favouring natural textures and materials that sit lightly on the land. This simplicity supports the quiet, reflective atmosphere of the wetlands, reinforcing their role as a place for restoration, play, and connection to nature. Planting choices and spatial layout aim to enhance biodiversity while ensuring long-term ease of maintenance.

5 Seating Nodes

Create a series of informal seating nodes for people to gather, chat, and enjoy views over the wetlands. Each space features a simple, durable palette of timber and steel, set on compacted gravel pads. The seating areas are framed by native grass plantings suited to the local conditions, with trees included to provide future shade and enhance the natural character of the site.

6 Community Garden

There is potential for a community garden along the entry path to the open space, creating a welcoming and productive edge to the site. This area could offer raised garden beds, composting facilities, and seating to encourage social connection and seasonal planting activities. Positioned at a natural gathering point, the garden would provide opportunities for local residents to engage with the landscape, share knowledge, and grow food together. Incorporating edible natives and pollinator-friendly plants would further support biodiversity and connect the garden to the broader ecological values of the site. There may be other opportunities for the siting of this also, so this needs further exploration.



3.2

The master plan

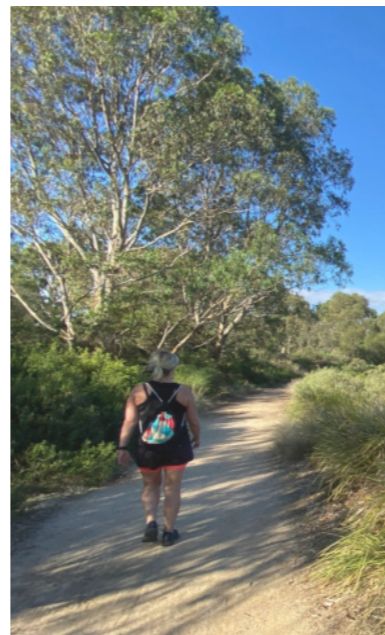
Materials Approach

The materials at Tivoli Green will be selected for robustness, durability, cost and ease of maintenance. The existing natural parkland feel will be extended through careful selection of material finishes and colours. Using local materials represents an opportunity to further express a sense of place.

Indicative material palette



Exposed aggregate concrete



Cement stabilised granitic sand



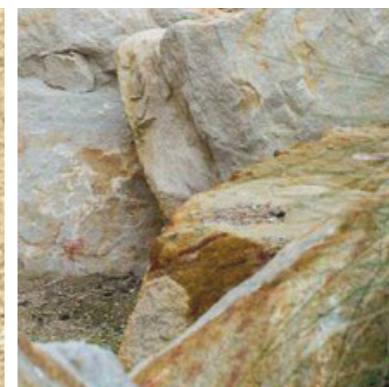
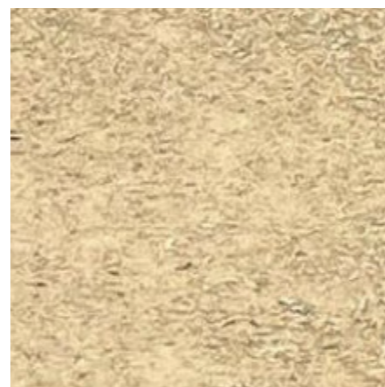
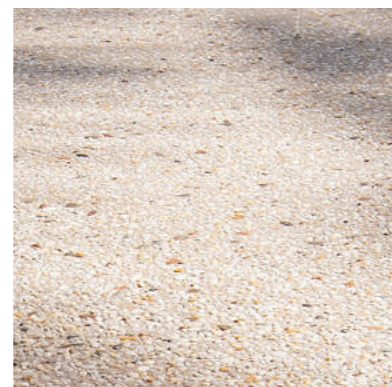
Local stone



Bush mulch and hardy native planting



Grassed areas



3.3

The master plan

Planting Approach

To complement the existing vegetation character of Tivoli Green and keep maintenance requirements minimal, new tree and understorey plantings will draw from a hardy native and indigenous palette. Species have been chosen from the Brighton Council Recommended Tree and Plant Species List in the *Greening Brighton Strategy 2024 -2033*, the *Tivoli Green Development Application 2022*, and the indigenous species found within the site EVCs (DAS) *Eucalyptus amygdalina* forest and woodland on sandstone and (ASF) Fresh water aquatic sedgeland and rushland.

Final species selection will be in conjunction with Brighton Council.

Trees



Understorey



3.4

The master plan

Playground

Guidelines

- Provide opportunities for physical activity that are engaging and challenging with opportunities for all ages and abilities
- Incorporate a mix of traditional play equipment with nature based play
- Allow for flexibility of play and creativity
- Ensure play areas have good surveillance and are situated in safe areas

Toddler Play

- A fenced toddler area featuring sand and water play, musical elements, and a sensory maze.
- Comfortable areas for adults to spend time in the area

All Ages Play

- Equipment-based (eg. swings, slides, climbing tower, flapping bird)
- Includes equipment for all ages and abilities
- Exercise and fitness equipment
- Bike track
- Nature play and sensory elements
- BBQ areas and lawns





PLAY FOR ALL

A giant nest with a flapping bird ready for take off! A playspace inspired by the birds of the wetlands. An accessible ramp leads to a unique play piece that replicates the act of flying. Towers and cubby spaces designed like bird hides with little binoculars for watching the birds. Slides from the top of the nest down to a space with picnicing on lawns with views over the wetlands.

PLAY FOR TODDLERS

A fenced toddler area featuring sand and water play, musical elements, a sensory maze and a rocking bird. A swing set positioned between the two main zones offers views over the wetlands, topped with sculptural local bird species as a playful feature. A small bike track loops around the play areas, encouraging movement and exploration. A shade umbrella provides cover for the picnic and BBQ area, while the adjacent open lawns offer additional space for informal play and relaxation.

3.5

The master plan

Facilities & Furniture

Guidelines

- Provide a range of amenities & facilities that make Tivoli Green a comfortable and secure space for a variety of users to spend time in
- Utilise robust and durable materials and furniture
- External lighting adheres to ecological lighting best practice principles to reduce impacts of artificial light on wildlife

Seating

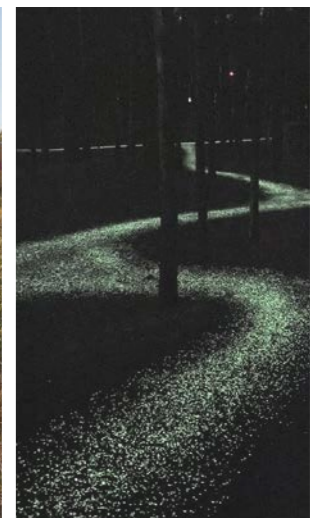
- A simple, durable seating palette will provide seating for park users at various activity nodes throughout the park
- Formal seating elements around high use areas will be complemented by informal seating elements, such as rocks and logs, in lower use and more informal areas

Toilets

- Provision of toilet facilities at Tivoli Green was identified as an important element during community consultation, to ensure people can be comfortable and spend a long time in the space
- The toilets are to be located near the new playground and parklands.

BBQ Areas

- Shelter and BBQ facilities with picnic tables and bins allow the community to spend more time in the park and support small gatherings, eg. for children's birthday parties
- A shade umbrella provides cover for the picnic and BBQ area
- A gentle grass mound and adjacent open lawn offer additional space for informal play and relaxation



3.6

Implementation Strategy

Stage 1 - Tivoli Playground

• Playground Zone 1 - The Nest

Create space activation building the nest structure, iconic interactive flapping bird, viewing platforms, slides, nets and exercise nodes and perimeter path connections.

• Create temporary car park

• Toilets



Stage 2 - Tivoli Playground

Playground Zone 2 - Nature Play

Footpaths, BBQ area and shade, swings, nature, sensory and water play,



Stage 3 - Tivoli Green

• 3a. Tivoli Green - Edges

Trails, flood resistance wall, seating nodes and boardwalk connection to playground.

• 3b. Tivoli Green - Shelter

Community shelter and BBQ area, landscaping, earth forms and seating nodes.





TIVOLI GREEN

CONSULTATION REPORT
NOVEMBER 2025

Tivoli Green Consultation Report

Prepared for Brighton Council
By Playstreet Pty Ltd

Playstreet and Brighton Council would like to give a special thanks to all who contributed and gave their ideas for this exciting project.



DOCUMENT CONTROL

DATE	VERSION	APPROVAL
27-06-2025	Draft	MS
01-07-2025	Draft_2	MS
30-10-2025	Draft_3	MS
12-11-2025	Final	MS
25-11-2025	Final_2	MS

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CONSULTATION SUMMARY

Brighton Council engaged Playstreet to lead community consultation for the redevelopment of the open space at Tivoli Green Housing Estate. The aim was to listen, gather ideas, and understand the aspirations of local residents, community groups, and park users for each site.

Brighton Council identified key stakeholders and user groups to target during the engagement period and worked closely with Playstreet to develop a tailored strategy and effective communication materials to reach them. This approach led to a diverse range of consultation activities.

The **Tivoli Green** consultation had a good online response but poor attendance on the co design day. This could have been due to the weather conditions which were wintery and blustery!

Common priorities of the groups consulted were the following:

IMPROVED FACILITIES + AMENITIES

Provision of toilets and cafe/ small shops

Looks like:

- Develop plan around proposed commercial strip

RECREATION + PLAY OPPORTUNITIES

To provide a playspace that caters to all ages with open space for kicking a ball and paths for walking/ dog walking.

Looks like:

- Place based playground with a natural feel/ sensory
- Walking paths
- Shelter, bbq's and seating

ENHANCED ENVIRONMENT

To build on the existing open space and retain the natural feel with more gardens and trees.

Looks like:

- Natural style design in landscape sympathetic to local species and fauna
- Build on wetland, marsh ecosystem already there
- Community Garden
- Community connection to waterway
- More trees and gardens

TIVOLI GREEN - SITE PLAN



CONSULTATION METHODS

Methods for consulting with stakeholders are required to be diverse and responsive to the knowledge and abilities of varying groups.

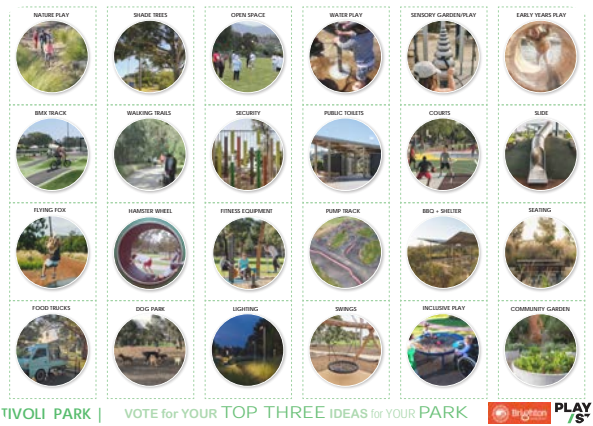
In undertaking stakeholder consultation for Tivoli Green BC/ Playstreet employed various methods to suit both formal and informal sessions.

Below are a series of consultation methods utilised throughout the course of the Tivoli Green community consultation process.

STICKER BOARD

Target engagement: Broad, all ages.

The sticker board served as a valuable reference for stakeholders who find it challenging to visualise three-dimensional spaces or who have limited experience with well-designed public spaces and playgrounds. A curated selection of images showcased a variety of park elements, ranging from passive gathering areas and vegetation to active recreation and play equipment. Participants were each given three stickers to place on their top three preferred ideas for the park.



POST-IT NOTE BOARD

Target engagement: Broad, all ages.

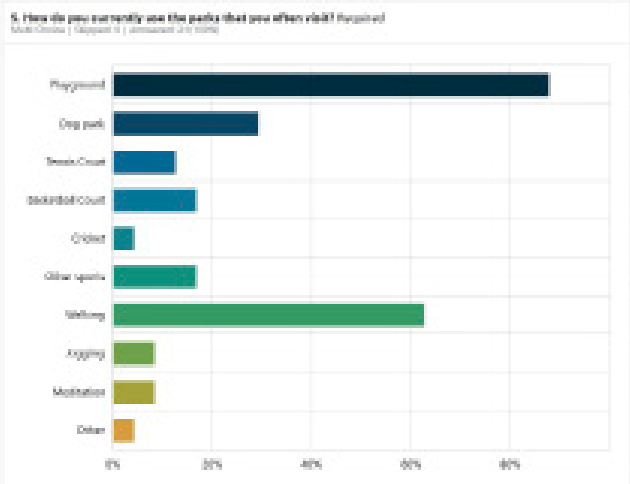
The post-it note board provides an opportunity for stakeholders who are able to articulate their suggestions and preferences in written format. People were encouraged to write ideas on post-it notes and place on the site map provided. This enabled users to spatially locate their ideas.



ONLINE FEEDBACK

Target engagement: Broad, all ages.

Brighton Council hosted an online survey relating to the development of Tivoli Green open space. The survey provided an opportunity for any member of the public to make comment or suggestions relating to the redevelopment.



TIVOLI GREEN

COMMUNITY CO DESIGN TIVOLI GREEN

CONSULTATION METHODS

- Sticker board
- Post-it note board
- Online survey

PARTICIPANTS

- 34 online participants
 - 2 on the day
-

SESSION SUMMARY

Taking place on the 17th May 2025, the community co-design event had a limited turnout. This could have been due to the very cold weather.

Participants were asked to complete two activities on the day. In the first, each person was given three stickers to place on the image board to indicate their top three ideas for the park.

For the second activity participants were asked to add comments to an aerial map to capture any ideas that weren't on the stickerboard. This enabled users to spatially locate their ideas.

TOP IDEAS

(FROM STICKER BOARD)

1. BBQ/ Shelter
2. Dog Park
3. Community Garden
4. Trees and Gardens

OTHER SUGGESTIONS

(FROM POST-IT NOTE BOARD)

- Coffee Shop



Brighton
Council

Brighton
going places



TIVOLI PARK | VOTE for YOUR

STAKEHOLDER GROUP CONSULTATIONS

BENTON VAN DORSSELAER -PM

CONSULTATION METHODS

- In-person

PARTICIPANTS

- Benton van Dorsselaer

The Playstreet team met with Benton at Playstreet Offices to discuss the project. The following suggestions were made:

SUGGESTIONS

- Really invested in site so would love to see a great outcome.
- Would like any design to not ignore work that has been done and build on it, including in the Realm report.
- Has already designed a playspace for a grant and will send through to show us what his ideas were.
- Happy for a playground to be developed that is well thought through and isn't plastic fantastic!
- Walking paths, shelters and bbq's for community and lots of nature is a direction he'd be happy to see taken.
- The final draft plan was discussed with Ben, who provided several valuable suggestions to ensure the master plan implementation aligns effectively with Tivoli Green's staging developments.

MARK NOLAN - LANDOWNER

CONSULTATION METHODS

- In person

PARTICIPANTS

- Mark Nolan

The Playstreet team met with Mark at Tivoli Green to discuss the project. The following suggestions were made:

SUGGESTIONS

- Would like to see walking tracks.
- Has family living there and so will have grandkids who will use the playground so suggested it be good for young ones.
- Just wants to see it beautiful and good for community.

BRIGHTON COUNCIL ENGAGEMENT

BRIGHTON COUNCIL ONLINE SURVEY

CONSULTATION METHODS

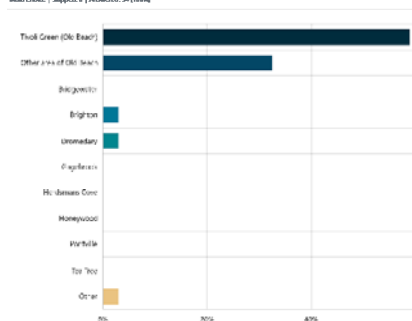
- Online survey form

PARTICIPANTS

- 34 total participants

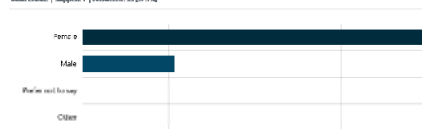
1. Where do you live? Required

Multi-Choice | Skipset: 0 | Answered: 34 (100%)



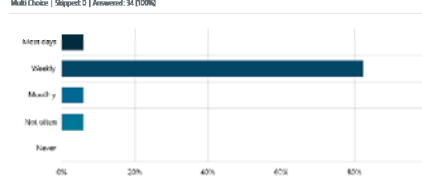
3. What is your gender? (optional)

Multi-Choice | Skipset: 1 | Answered: 33 (97.1%)



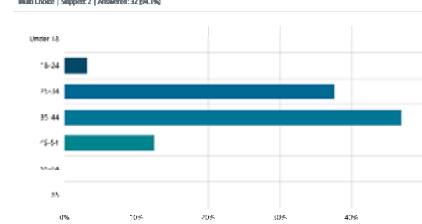
4. Generally, how often do you visit park? Required

Multi-Choice | Skipset: 0 | Answered: 34 (100%)



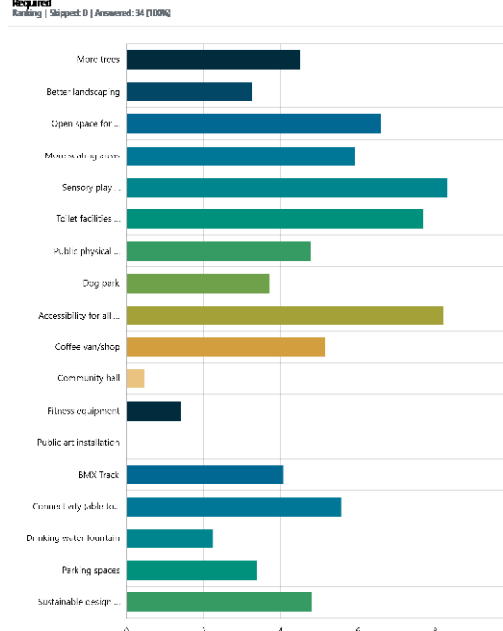
2. What is your age group? (optional)

Multi-Choice | Skipset: 2 | Answered: 32 (94.1%)



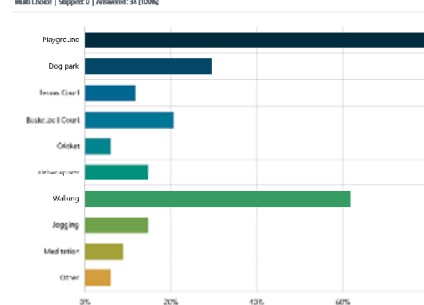
5. What are the most important things you'd like the project team to consider as we develop the master plan? Required

Ranking | Skipset: 0 | Answered: 34 (100%)



6. How do you currently use the park that you often visit? Required

Multi-Choice | Skipset: 0 | Answered: 34 (100%)



Brighton Council hosted an online survey to source feedback from the broader community. Links and posters featuring a QR code to complete the survey were posted in several forums: Council's Facebook Page and Brighton Community News.

70% of respondents were from Tivoli Green with the majority of respondents in the 35-44 age group with the majority identifying as female and using the space on a weekly basis.

Elements considered the most important in the design were:

Sensory Play

Toilet facilities

Accessible design

The survey questions and ideas are summarised as:

TOP IDEAS

- Toilets
- Security
- Playground all ages

OTHER SUGGESTIONS

- Dog park
- Shade Trees
- BBQ
- Walking Paths



MASTER PLAN DIRECTIONS

The draft master plan was released for public comment via an online platform.

The feedback was generally very positive, with strong support for the overall vision. Most comments from both stakeholders and the community were detail that will be addressed during the next stage of design development. There was only one change made to the draft master plan in response to stakeholder/ community input:

- The inclusion of fitness nodes to the north of the playground along the shared path.
- The location of temporary car parking and park entry has been changed to align with the incoming staging development of the wetland, Tivoli Green subdivision, and potential commercial precinct.

APPENDIX

APPENDIX A: KEY STAKEHOLDER COHORTS

In addition to public consultation, which included the Community Co-Design event and online survey, Brighton Council identified the following people as key stakeholders. These groups were subsequently invited to participate in specific engagement activities.

TIVOLI GREEN

- Benton van Dorsselaer - Project Manager for Tivoli Green
- Mark Nolan - Landowner

APPENDIX B: MATERIALS - LETTER TO STAKEHOLDERS

Examples below of engagement materials distributed as part of the consultation process:



Officer: Dang Van
Direct ☎ (03) 6268 7022

Date: 23 April 2025

Benton van Dorsselaer
Project Manager
Tivoli Green PTY LTD

Dear Ben,

I hope this message finds you well.

I'm pleased to introduce Playstreet, the consultant appointed by Brighton Council to lead the development of the **Lennox Park and Tivoli Green Park Master Plans**. As part of the project, Playstreet will be engaging with key stakeholders to help shape the future of these important community spaces.

You or your organisation have been identified as a relevant stakeholder, and we would greatly value your input in helping to shape the direction of these master plans.

Carl Turk or Miriam Shevland from Playstreet will be in touch to introduce themselves and arrange a time to discuss your perspectives, priorities, or any matters you'd like to raise relating to the parks.

Thank you in advance for your time and contribution to this important project. If you have any questions in the meantime, please don't hesitate to contact our Planning Officer Dang Van who is overseeing this project on (03) 6268 7022.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Alex Woodward'.

Alex Woodward
DIRECTOR DEVELOPMENT SERVICES

APPENDIX C: MATERIALS - MAIL OUT

Examples below of engagement materials distributed as part of the consultation process:



TIVOLI GREEN PARK

Playstreet have recently been engaged by Brighton Council as the principal consultant to prepare a concept master plan for Tivoli Green Park. The project in particular is to develop a playground concept for the parkland at the location shown above.

As part of our design process we undertake community consultation with local community and stakeholders to ensure our designs respect and reflect the aspirations of the local community.

Meet with Playstreet playground designers to share your ideas at site Saturday May the 17th between 2-4pm!

Community Engagement partnership



WE WELCOME YOUR RESPONSES + SUGGESTIONS BELOW

Where do you live? Old Beach ☐ Elsewhere ☐

Age? Under 12 12-17 18-24 25-34 35-44 45-54 55-64 65+

• How often do you visit the reserve? Most days ☐ Weekly ☐ Monthly ☐ Not often ☐

• What would you like to see included in the design for the park?

• Any other comments & suggestions?





















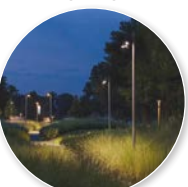



PLEASE RETURN SUGGESTIONS TO COUNCIL CHAMBERS: 1 Tivoli Road, Old Beach, TAS 7017 or development@brighton.tas.gov.au

FEEDBACK ALSO WELCOMED VIA COUNCILS PROJECTS PAGE haveyoursay.brighton.tas.gov.au/tivoli-green-park-master-plan



APPENDIX D: MATERIALS - COMMUNITY CODESIGN_ STICKER BOARD

Examples below of engagement materials distributed as part of the consultation process:

<p>NATURE PLAY</p> 	<p>SHADE TREES</p> 	<p>OPEN SPACE</p> 	<p>WATER PLAY</p> 	<p>SENSORY GARDEN/PLAY</p> 	<p>EARLY YEARS PLAY</p> 
<p>BMX TRACK</p> 	<p>WALKING TRAILS</p> 	<p>SECURITY</p> 	<p>PUBLIC TOILETS</p> 	<p>COURTS</p> 	<p>SLIDE</p> 
<p>FLYING FOX</p> 	<p>HAMSTER WHEEL</p> 	<p>FITNESS EQUIPMENT</p> 	<p>PUMP TRACK</p> 	<p>BBQ + SHELTER</p> 	<p>SEATING</p> 
<p>FOOD TRUCKS</p> 	<p>DOG PARK</p> 	<p>LIGHTING</p> 	<p>SWINGS</p> 	<p>INCLUSIVE PLAY</p> 	<p>COMMUNITY GARDEN</p> 

TIVOLI PARK | VOTE for YOUR TOP THREE IDEAS for YOUR PARK



APPENDIX E: MATERIALS - ONLINE SURVEY FORM

TIVOLI GREEN

Tivoli Green Park Master Plan

Community Survey Questions

Q1. Where do you live?

- ☐ Tivoli Green (Old Beach)
- ☐ Other area of Old Beach
- ☐ Bridgewater
- ☐ Brighton
- ☐ Dromedary
- ☐ Gagebrook
- ☐ Herdsman's Cove
- ☐ Honeywood
- ☐ Pontville
- ☐ Tea Tree
- ☐ Other Municipality/Council area in Tasmania (Please specify)

Q2. What is your age group? (optional)

- ☐ Under 18
- ☐ 18-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-54
- ☐ 55-64
- ☐ 65+

Q3. What is your gender? (optional)

- ☐ Female
- ☐ Male
- ☐ Prefer not to say
- ☐ Other

Q4. Generally, how often do you visit parks?

- ☐ Most days
- ☐ Weekly
- ☐ Monthly
- ☐ Not often
- ☐ Never

Q5. How do you currently use the parks that you often visit? (multiple choices)

APPENDIX E: MATERIALS - ONLINE SURVEY FORM

TIVOLI GREEN

- ☐ Playground
- ☐ Dog park
- ☐ Tennis Court
- ☐ Basketball Court
- ☐ Cricket
- ☐ Other sports
- ☐ Walking
- ☐ Jogging
- ☐ Meditation
- ☐ Other

Q6. Can you name the park that you often visit? What do you love the most about that park?

[...]

Q7. How do you travel to that park?

- ☐ I drive
- ☐ I walk
- ☐ I cycle or scoot
- ☐ I take the bus
- ☐ Other

Q8. What are the most important things you'd like the project team to consider as we develop the master plan? (choose the top 5)

- ✓ More trees
- ✓ Better landscaping
- ✓ Open space for community activities (e.g. market, community garden, yoga)
- ✓ More seating areas
- ✓ Sensory play equipment for young kids
- ✓ Toilet facilities (e.g. baby changing room)
- ✓ Public physical exercise equipment for all ages
- ✓ Dog park
- ✓ Accessibility for all ages and all abilities
- ✓ Coffee van/shop
- ✓ Community hall
- ✓ Fitness equipment
- ✓ Public art installation
- ✓ BMX Track
- ✓ Connectivity (able to be accessed via walking tracks)
- ✓ Drinking water fountain
- ✓ Parking spaces
- ✓ Sustainable design for natural values

Q9. Any other comments and suggestions?