



**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, 16 DECEMBER 2025**

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

IN ATTENDANCE: Mr J Dryburgh (Chief Executive Officer); Ms G Browne (Director Corporate Services); Ms J Banks (Director Governance & Regulatory Services); Ms A Turvey (Manager Community Development & Engagement); Mrs J Blackwell (Acting Director Development Services) and Mr C Pearce-Rasmussen (Director Asset Services).

1. STATEMENT BY THE CHAIRPERSON

2. ACKNOWLEDGEMENT OF COUNTRY

3. APOLOGIES & REQUESTS FOR LEAVE OF ABSENCE

Cr Murtagh moved, Cr Curran seconded that an apology be received from Cr Whelan.

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 Murtagh	
Cr Owen	

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 18th November 2025 are submitted for confirmation.

RECOMMENDATION:

That the Minutes of the previous Ordinary Council Meeting held on 18th November 2025, be confirmed.

DECISION:

Cr De La Torre moved, Cr Curran seconded that the Minutes of the previous Ordinary Council Meeting held on 18th November 2025, be confirmed.

CARRIED

VOTING RECORD

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

6. DECLARATION OF INTEREST

In accordance with the requirements of Regulation 10(8) of the *Local Government (Meeting Procedures) Regulations 2025*, the chairperson of a meeting is to request Councillors to indicate whether they have, or are likely to have, an interest in any item on the agenda. In accordance with Section 48(4) of the *Local Government Act 1993*, it is the responsibility of councillors to then notify the Chief Executive Officer, in writing, the details of any interest(s) that the councillor has declared within 7 days of the declaration.

There were no declarations of interest.

7. PUBLIC QUESTION TIME & DEPUTATIONS

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

Cr Owen attended the presentation Awards at the Jordan River Senior School and congratulated the students

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.

Nil.

9. REPORTS FROM COUNCIL

9.1 Mayor's Communications

19/11 GMC Meeting
 20/11 LGAT General Meeting/Annual Conference
 21/11 LGAT Annual Conference
 27/11 TasWaste South Board Meeting
 28/11 Pontville Park Steering Group Meeting
 2/12 Brighton Annual General Meeting
 2/12 Council Workshop
 4/12 TasWaste South Committee Meeting
 9/12 Brighton/Pontville Local Area Plan Steering Committee Meeting
 10/12 TasWaste South Board Meeting
 16/12 Council Meeting

RECOMMENDATION:

That the Mayor's communications be received.

DECISION:

Cr De La Torre moved, Cr McMaster seconded that the Mayor's communications 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 Murtagh	
Cr Owen	

9.2 Reports from Council Representatives

- Progress report provided by Cr De La Torre regarding summary of work in relation to the Youth Justice and Early Intervention Steering Group. Cr De La Torre provided a verbal status report from the meeting on 27 November.
- Cr De La Torre spoke to students at the Holy Rosary catholic school on 8th December regarding the role of local government
- Cr Owen attended the Jordan River Learning Federation final presentation assembly.
- Cr Owen attended the funeral of Bill Griffiths; local community member.
- Cr Owen attended a Cycling South meeting on 16 December 2025.
- Cr Curran attended the Brighton Playgroup's final celebration of the Playgroup. Cr Curran passed on the Playgroup's thanks to Brighton Council for its support over the years.
- Cr Irons & Cr Murtagh attended the Herdsmans Cove Primary School final assembly.
- Cr Irons attended the End Racism workshop on 28 November.
- Cr Irons went to the AIDA mosque on 28 November for a presentation ceremony.

RECOMMENDATION:

That the reports from Council representatives be received.

DECISION:

Cr McMaster moved, Cr Irons seconded that the 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 Murtagh
Cr Owen

10. MISCELLANEOUS CORRESPONDENCE

- Letter from the Minister for Local Government dated 8th December 2025 in regard to the draft Local Government Electoral Bill.
- Letter from the Minister for Regional Development, Local Government & Territories dated 21st November 2025 regarding an inquiry into Local Government Funding and Fiscal Sustainability.

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 had been held since the previous Ordinary Council meeting.

A workshop was held on the 2nd December 2025 at 5.10pm to discuss the Tivoli Green Masterplan; Pontville precinct and priorities for major unfunded projects.

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

Apologies: Cr Geard

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

14.1 Audit Panel Minutes – 26 September 2025

RECOMMENDATION:

That Council receive the minutes of the Audit Panel meeting held on 26th September 2025 and adopt the panel's recommendations.

DECISION:

Cr Owen moved, Cr Geard seconded that Council receive the minutes of the Audit Panel meeting held on 26th September 2025, with a minor amendment to the closing time i.e. 11.37am and adopt the panel's recommendations.

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 Murtagh	
Cr Owen	

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 Planning Assessment Report - 29 Willis Street, Bridgewater - DA 2025/00173 - Secondary Residence

Author: Planning Officer (K Tran)

Authorised: Acting Director Development Services (J Blackwell)

Applicant: Bryden Homes Pty Ltd

Subject Site: 29 Willis Street, Bridgewater

Proposal: Secondary Residence

Planning Scheme: Tasmanian Planning Scheme - Brighton

Zoning: General Residential

Codes:

- Road and Railway Assets Code
- Parking and Sustainable Transport Code

Local Provisions: Brighton

Use Class: Residential – Single Dwelling

Discretions: Clause 8.4.2 A3 – Building Envelope

Representations: 2 representations were received. The representors raised the following issues:

- Visual Impact
- Noise
- Privacy

Recommendation: Approval with conditions

1. STATUTORY REQUIREMENTS

The purpose of this report is to enable the Planning Authority to determine application DA2025/00173

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 planning scheme.

Council's assessment of this proposal should also consider the issues raised in the two 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 officer 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 site is identified as CT 6707/601, located at 29 Willis Street, Bridgewater. The site is within the General Residential Zone, comprising approximately 625m². The site fronts Willis Street and shares boundaries with four other properties.

The site currently has an existing dwelling and an outbuilding associated with it. The surrounding area is zoned general residential, characterised by urban densities with majority of developments being single dwellings.

The following Codes/Overlays are applicable to the site:

- Road and Railway Assets Code
- Parking and Sustainable Transport Code



Figure 1: Location Map (Source: thelistmap)

3. PROPOSAL

The application seeks to develop a 60m² secondary residence (granny flat) at the back yard of the property. There will be no change to the existing development on the site.

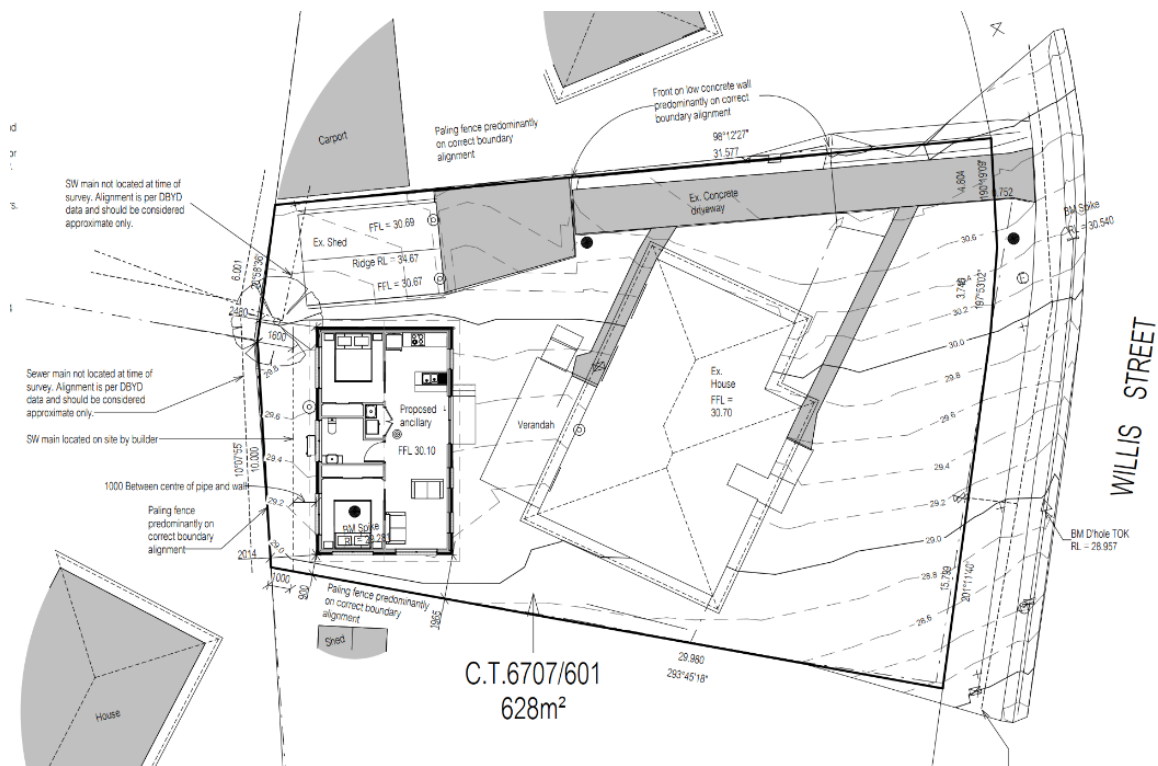


Figure 2: Proposed site plan (Source: the application).

The application is supported by the attached plans

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 – Single Dwelling, is a No Permit Required Use.

Compliance with Performance Criteria

The proposal meets the Scheme's relevant Acceptable Solutions with the exception of the following.

- Clause 8.4.2 A3 – Building Envelope

Assessment against the performance criteria of the above standard is provided below:

Clause 8.4.2 A3/P3 -Building Envelope

Acceptable Solution

A3

A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:

(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:

- (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and
- (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground

Performance Criteria

P3

The siting and scale of a dwelling must:

(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:

- (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;
- (ii) overshadowing the private open space of a dwelling on an adjoining property;
- (iii) overshadowing of an adjoining vacant property; and
- (iv) visual impacts caused by the apparent scale, bulk or proportions

- level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and
- (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:
- (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or
 - (ii) does not exceed a total length of 9m or one third the length of the side boundary
- (whichever is the lesser).
- of the dwelling when viewed from an adjoining property;
- (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and
- (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:
- (i) an adjoining property; or
 - (ii) another dwelling on the same site.

Planning response:

The proposal exceeds the building envelope due to the topography of the site. Accordingly the acceptable solution cannot be satisfied and the performance criteria must be met.



Figure 4: Elevation plans showing building envelope (Source: Submitted Development Plans)

As can be seen from the elevation plans, the part of the proposed building protruding the building envelope is relatively minor and occurs due to the site topography, which slopes down toward the Derwent, falling north to south. In assessing the performance criteria:

- (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:
 - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;
 - (ii) overshadowing the private open space of a dwelling on an adjoining property;
 - (iii) overshadowing of an adjoining vacant property;
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;

The site is surrounded on each side by residential development. As such there is no vacant property to consider. Further the proposed secondary dwelling is located 10m northwest of 31 Willis Street, and 5.4m north east of 36 Scott Road.

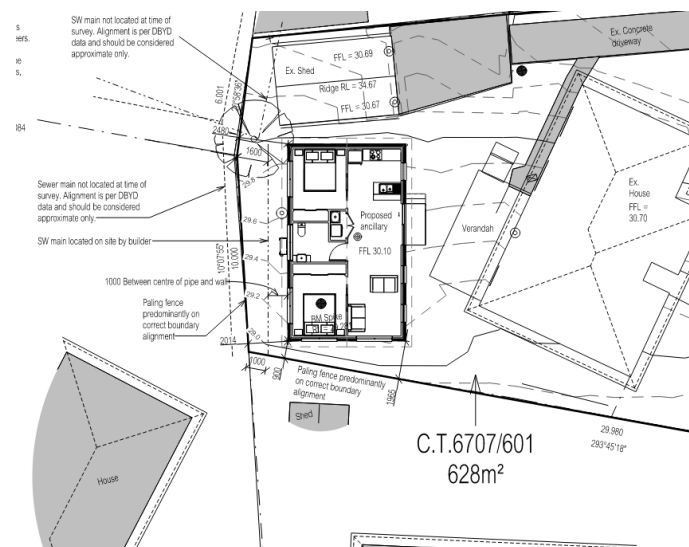


Figure 5: Site layout and adjoining residences.

Due to the proposed siting (refer figure 5), each respective dwelling is able to receive sunlight to habitable rooms and private open space throughout the day.

The built form of the proposed secondary residence includes brick walls, colorbond roofing and double glazed powder coated windows, which serve to break up the elevations and reduce visual intrusion. The secondary residence is similar in character to existing dwellings in the area, and takes into account the topography within the Willis Street / Scott Road area.

- (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area;

The setback from the proposed second residence to the existing dwelling on 31 Willis Street is approximately 11 metres, to 36 Scott Road is 5 metres and to 27 Willis Street is 15 metres. The separation is consistent with established properties in the area, with setbacks range from 4 metres to 8 metres in average.

- (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:
- (i) an adjoining property; or
 - (ii) another dwelling on the same site.

No dwellings have solar energy installations, and as such this criterion is not applicable.

Accordingly, the Performance Criteria is satisfied.

5. REFERRALS

No referral is required

6. REPRESENTATIONS

Two (2) representations were received during the statutory public exhibition period between 08/11/2025 and 24/11/2025.

The concerns of the representors are summarised below:

Representor's concerns	Planning Response
<i>Privacy impacts from the development</i>	<i>The proposal complies with the Acceptable Solution of Clause 8.4.6 – Privacy for all dwelling as the proposed finished floor level of the second residence does not exceed 1 metre above the existing ground level (refer Sheet 04 - Elevations)</i>
<i>Noise</i>	<p><i>The noise concern was raised by both representor, who are concerned that the proposed development will increase the number of people living at 29 Willis Street. While residential noise is not a planning matters and not relevant under the Tasmanian Planning Scheme, it still can be argued that the proposed development is for a Residential Use, which is a No Permit Required Use for the General Residential Zone. The scale of the development as well as the Residential Use is unlikely to cause excessive noise rather than noise from a normal household.</i></p> <p><i>Another noise concern was the noise from construction of the proposed second residence, which is addressed by the Permit condition that the construction must be within permitted working hours by Council. Other construction impacts are all addressed by Permit conditions.</i></p>
<i>Visual Impact</i>	<i>Refer to Clause 8.4.2 P3.</i>

7. CONCLUSION

The proposal for a Second Residence at 29 Willis Street, Bridgewater 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 DA2025/00173 for a second residence at 29 Willis Street, Bridgewater 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 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 permit unless, as the applicant and the only person with a right of appeal, you notify Council in writing that you propose to commence the use or development before this date, in accordance with Section 53 of the Land Use Planning and Approvals Act 1993.
- (3) Where a conflict between the application for planning approval, endorsed drawing and conditions of this permit, the latter prevails.

Amenity

- (4) 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.

Services

- (5) 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.

Parking and Access

- (6) At least two (2) car parking spaces must be provided and maintained 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.

Secondary Residence

- (7) The gross floor area of the secondary residence must:
 - a) not exceed 60m²; and

- b) share all access and parking, and water, sewerage, gas, electricity, and telecommunications connections with the single dwelling.

Stormwater

- (8) 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.

Erosion and Sediment Control

- (9) Before any work commences install temporary run-off, erosion and sediment controls and maintain these at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's Chief Executive Officer.

TasWater

- (10) 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 2025-01435-BTN dated 11th December 2025, as attached to this permit.

Construction amenity

- (11) 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.

- (12) 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.
- (13) 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.

- (14) 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.
- (15) 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. Please contact your private building surveyor to ascertain what approvals (if any) are required under the *Building Act 2016*.
- B. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- C. If you notify Council that you intend to commence the use or development before the date specified above you forfeit your right of appeal in relation to this permit.
- 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 Owen moved, Cr Geard seconded that the recommendation be endorsed.

CARRIED

VOTING RECORD

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

17. OFFICERS REPORTS

17.1 Youth Engagement Worker – Progress Report (August-October 2025)

Author: Youth Engagement Worker (J Flack)

Authorised: Manager, Community Development & Engagement (A Turvey)

Background

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

Relationship Building Activities

- Co-ordinated the Brighton Youth Action Group (BYAG) fortnightly meetings.
- Planning for school holiday programs with BYAG, including a summer camp.
- Worked with the Mental Health Council of Tasmania to deliver their 'Take a Minute' program during the school holidays, with BYAG, YNAG (Clarence City Council) and D'FAT (Derwent Valley).
- Attended and helped facilitate the Brighton Alive Network and Brighton Alive Youth Action Group meetings.
- Council Officer representative on the Greater Hobart Homelessness Alliance.
- Council Officer representative for Southern Council Salvos Street 2 Home network meeting (quarterly meetings).
- Continued working with Gagebrook Primary School and members of School for Seniors to deliver a fortnightly intergenerational djembe drumming program, including an end of term assembly performance.
- Attended 2 meetings with Council and Gagebrook Primary senior leadership team to discuss how Brighton Council could further support the school.
- Conducted extra djembe drumming sessions in Term 4 at Gagebrook Primary School with Tier 3 students to provide additional much needed support for students.
- Supporting the weekly Night Café run by BYAG member Ann Sutcliffe with the Communities for Children Van.
- Liaising with local family in Killarney Road to co-create a concept mural design for a Tas Networks transformer box.
- Participated in the review of targeted early intervention and prevention place-based initiatives in Brighton as part of the Tasmanian Youth Justice Reform. Working with several groups who received funding.
- Regular attendance at Bond Place.
- Presented with Community Development team at the Queensland Community Development Conference to share how the BYAG was supported and resourced by council through the targeted early intervention and prevention placed-based initiatives project.
- Attended community events: Bin to Win, BGH Breakers end of season dinner, Bridgewater Jerry Photo Competition, Brighton High School ideas expo and Under One Rainbow events
- Attended the opening of Rokeby Youth Service (Clarence City Council) and tour of the proposed Glenorchy Youth Hub.

Key Observations

- Insight from Greater Hobart Safety Network that most of the policing time in our area is taken up with domestic and family violence call outs in the Brighton LGA.
- State Government and DECYP continue to focus on our area with recent funding for youth justice early intervention initiatives.

- Brighton LGA attracting interest from philanthropic and place-based community development organisations due to the Asset Based Community Development (ABCD) initiatives and strong community connection in our area, especially in the area of supporting young people.
- Brighton Youth Action Group are being recognised statewide for their work, and in particular their advocacy work in the area of fair access to transport, mental health services and food security. There has been interest from the wider community in the work the BYAG are doing, with individuals and agencies reaching out to myself and BYAG on a regular basis to support their programs, initiatives or participate in consultation and panel discussions.

Options

1. As per the recommendation.
2. Other

RECOMMENDATION:

That Council receives and notes the information in the Youth Engagement Worker's Progress Report (August-October 2025).

DECISION:

Cr De La Torre moved, Cr Irons seconded that Council receives and notes the information in the Youth Engagement Worker's Progress Report (August-October 2025).

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 Murtagh	
Cr Owen	

17.2 Removal of Major Impact Grant from Budget and Reallocation of Funds

Author: Manager, Community Development & Engagement (A Turvey)
Authorised: Chief Executive Officer (J Dryburgh)
Director Corporate Services (G Browne)

Background

In November 2023, Council confirmed that the Major Impact Grant of \$80K per year (previously allocated to the Bridgewater PCYC), should be re-allocated to the employment of a Youth Engagement Worker. The Major Impact Grant was originally set-up at the beginning of 2023 to assist with addressing significant safety, sustainability, loneliness and service gaps across our municipality. Communities for Children were successful in being awarded a Major Impact Grant to employ a youth worker for the Brighton Municipality. After winning the grant funding, circumstances at Communities for Children changed and as a third party they were no longer able to accept the funding and employ a youth worker. At this point, Council decided that the Major Impact Grant would be used for Council to directly employ a part-time Youth Engagement Worker (qualified social worker) for a period of two years, with regular quarterly reports to Council on activities and impact of the role.

The Youth Engagement Worker role has ensured Council is able to put young people in the community at the centre of what we do, building community leadership amongst our young people through the Brighton Youth Action Group, establishing connections with young people more broadly in our community to create a sense of belonging, safety and being loved, whilst building on young people's strengths – focusing on what is strong, not what is wrong.

The Youth Engagement Worker has undertaken the following:

- Co-ordinating Brighton Youth Action Group fortnightly meetings and ongoing activities, events and advocacy, including school holiday programs, Youth Week, YNOT Forums, media and communications training, mental health first aid training for young people.
- Co-ordinating the Brighton Alive Youth Action Network for those who work with young people.
- Supporting the weekly 'Night Café' as a pop-up drop in space for young people to connect, have some food and feel safe (utilising the Communities for Children Activity Van).
- Weekly intergenerational djembe drumming sessions during school terms (School for Seniors members and Gagebrook Primary School) and as requested drumming with Tier 3 students affected by trauma.
- Actively supported the targeted youth justice early intervention and prevention place-based initiatives in Brighton as part of the Tasmanian Youth Justice Reform, working with several community groups who received funding.
- Working with the Greater Hobart Homeless Alliance to create a Greater Hobart homeless statement.

- Council officer representative for Southern Council Salvos Street 2 Home Network meetings.
- Regular attendance at Bond Place for soft engagement opportunities through the djembe drumming and other 'bumping places'.
- Joined the Greater Hobart Community Safety Network, which meets quarterly. This includes representatives from Tasmania Police, Brighton, Glenorchy, Hobart and Clarence Councils to share information on strategies and programs related to community safety. Tasmania Police are able to share the latest statistics on safety and crime.

The Brighton Youth Action Group (BYAG) are being recognised statewide for their work and there has been interest from the wider community in the work that BYAG and Council are doing, providing opportunities for our Youth Engagement Worker and BYAG members to mentor others and collaborate on projects and events across Tasmania.

Individuals and agencies who work in the youth space are reaching out to Council and BYAG for advice and support when working in the youth space.

The Youth Engagement Worker role is also critical in supporting the broader community development goals of Council, including attracting funding and investment into the community for projects and programs through demonstration of our commitment to supporting young people. For example, Tasmanian Community Fund grant funding of Community Creators \$889,520 over 5 years and \$300,000 for the Youth Justice Early Intervention grants program (DECYP). Having this role is enabling us to multiply investment in our community with external funds.

Based on the significant impact this role has had in terms of the ability for Council to be actively involved with supporting young people and walking alongside our community, it is recommended that Council remove the Major Impact Grant from the budget and reallocate the funds to general expenditure for the ongoing funding of a part time Youth Engagement Worker.

Consultation

CEO, Director Corporate Services, SMT, Community Development Officer.

Risk Implications

- The absence of a dedicated Brighton Council Youth Engagement Worker could result in fewer opportunities for young people to participate in constructive initiatives and loss of early intervention opportunities.
- Failure to invest directly in youth support may be viewed unfavourably by community at this time given the youth justice challenges in Tasmania and potentially undermining community trust in Council.
- Ongoing engagement with vulnerable young people in community settings may expose staff and participants to safety and wellbeing risks. Adequate supervision, robust safeguarding procedures and ongoing staff training are essential to mitigate these risks.

Financial Implications

A budget reallocation of \$80K per annum to general expenditure. No additional budget allocation is required.

Strategic Plan

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

1.1: Engage with and enable our community.

1.2: Build resilience and opportunity.

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

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

Social Implications

Based on ABS data, we have one of the youngest populations in Tasmania, with almost 30% of our population being aged in the 10-29 year old age group compared to 24% for Tasmania overall.

The ongoing allocation of funds to a Youth Engagement Worker will continue to address some of the community concerns associated with young people in our area. This ultimately leads to everyone in our community feeling a greater sense of well-being and safety.

Environmental or Climate Change Implications

Not Applicable.

Economic Implications

The long-term economic impact of youth disengagement can be substantial, with increased dependency on support services and lost productivity affecting the broader community.

Other Issues

Nil.

Assessment

Discontinuing the Major Impact Grant and redirecting funds to permanently support a part-time Youth Engagement Worker is well-supported by the clear outcomes that have been achieved since the role's establishment, including stronger youth engagement, increased community safety activities, and enhanced collaboration across local and statewide networks.

Demonstrated impacts include:

- *Youth empowerment and leadership:* The Brighton Youth Action Group is not only functioning but being recognised statewide, indicating that the role is building genuine capacity in young people, particularly as community advocates.
- *Expanded youth programming:* Activities such as the Night Café, school holiday programs, Youth Week involvement, and drumming sessions demonstrate diverse, inclusive opportunities for engagement.

- *Improved service coordination:* Leadership in the Brighton Alive Youth Action Network and involvement in regional safety and homelessness groups show the role's importance in bridging community, service providers, and government agencies.
- *Early intervention outcomes:* Active support for youth justice prevention aligns with broader state reform goals and strengthens Brighton's position as a proactive municipality.

Options

1. As per the recommendation.
2. Other.

RECOMMENDATION:

That Council reallocate the Major Impact Grants fund for council's youth engagement and community development functions and activities more generally, including human resources.

DECISION:

Cr Owen moved, Cr De La Torre seconded that Council reallocate the Major Impact Grants fund for council's youth engagement and community development functions and activities more generally, including human resources.

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 Murtagh	
Cr Owen	

17.3 Tivoli Green Park Master Plan

Author: Planning Officer (D Van)

Authorised: Acting Director Development Services (J Blackwell)

Purpose

The purpose of this report is to seek Council's endorsement of the Tivoli Green Park Master Plan ('the Master Plan') which will guide the development of a new neighbourhood park within the growing Tivoli Green residential precinct in Old Beach.

Background

Tivoli Green is a flagship development within the Brighton municipality, comprising multiple stages across the Gage Brook corridor, a currently degraded creek and wetland area. This corridor is envisioned as the central public open space for Tivoli Green and a valuable future asset for Brighton Council. To achieve this vision, Brighton Council engaged PlayStreet to prepare the Tivoli Green Park Master Plan.

The site sits at the intersection of established, emerging, and planned suburb alongside rural landscapes, creating an ideal opportunity for the park to become a central community hub. Its location on the Gage Brook waterway offers significant potential to enhance biodiversity and waterway health through wetland restoration, while also improving amenity and recreation.

The overall project timeline is illustrated in the figure below:

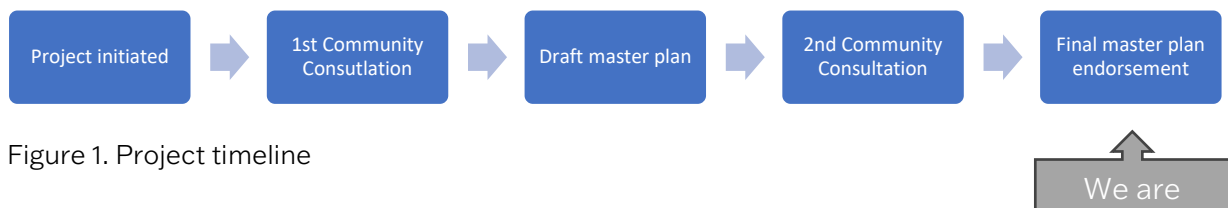


Figure 1. Project timeline

Summary of Consultation

Initial community feedback was collected between 28 April and 19 May 2025, shaping the direction of the draft master plan for the open space. Key themes included a desire for an inclusive playspace for all ages, open areas for informal play, walking paths, and preservation of the site's natural character.

The draft master plan was exhibited from 19 September to 17 October 2025, generating strong support for a safe, inclusive, and ecologically sensitive public space. Overall, 96% of respondents endorsed the plan, highlighting enthusiasm for its role in providing both active and passive recreation opportunities while protecting natural values.

Stakeholder engagement with Tivoli Green Pty Ltd ensured alignment with the previously prepared open space master plan by Realm Studio and coordinated delivery with subdivision infrastructure works. Tivoli Green expressed a strong commitment to collaborate with Council to achieve successful implementation.

Government agencies provided input on heritage, infrastructure, and design coordination, including requirements for Aboriginal heritage protection and integration with TasNetworks and TasWater assets.

Further details of consultation findings are provided in *Attachment C – Tivoli Green Park Master Plan Consultation Report*.

Summary of the Master Plan

The Tivoli Green Park Master Plan integrates community aspirations with a detailed analysis of existing site conditions to deliver a safe, engaging, and contextually appropriate design. The plan features six key elements:

- **Play for All:** a bird-inspired playspace with climbing structures, slides, and picnic areas.
- **Play for Toddlers:** a fenced zone with sensory features, water play, and shaded seating.
- **Exercise Nodes:** outdoor fitness stations positioned along shared paths.
- **Open Space:** a natural, low-impact landscape with native grasses, picnic areas, and BBQ shelters to promote biodiversity.
- **Seating Nodes:** informal seating areas near wetlands for relaxation and social interaction.
- **Community Garden:** productive spaces for growing food, composting, and fostering social connection while supporting ecological values.

Temporary car parking will be provided along the reserved Lewis Drive road, with permanent parking delivered in line with the urban design framework for future commercial development. The site is divided into stages to enable flexible delivery and minimise disruption, with wetland works scheduled prior to playground construction.

Further details are provided in *Attachment B – Tivoli Green Park Master Plan Report*.

Risk Implications

There are several risks to consider:

- **Community Expectations:** Delays in project delivery may lead to dissatisfaction. This will be managed through clear and consistent communication following project milestones and completion.
- **Budget Constraints:** Competing Council priorities may impact funding. However, Tivoli Green Park's nature-focused design enhances eligibility for external funding opportunities.
- **Infrastructure and Land Ownership:** The planned playground area currently functions as a temporary sediment pond on land still owned by Tivoli Green. This pond and associated drainage will remain until Wetlands 2 is constructed and operational, which takes precedence over playground works. To mitigate delays, a dedicated project manager should liaise closely with Tivoli Green.
- **Cost Escalation:** As construction is not expected before 2027, costs may increase. To address this, the cost estimate includes a 35% cascading general requirement loading, potentially adding approximately 40% to base costs.

Financial Implications

The master plan preparation 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

Implementing the Master Plan will deliver significant social benefits to Tivoli Green and the wider Brighton municipality. The park's variety of passive and active recreational opportunities will attract both residents and visitors, fostering community connections, promoting health and wellbeing, and strengthening the area's sense of identity.

Economic Implications

As outlined in the Brighton Activity Centre Strategy, Tivoli Green (Old Beach) has a strategic direction to establish a new activity centre. The creation of a playground and parkland at Tivoli Green will significantly enhance residential amenity, stimulate housing demand, and provide a vibrant community space that supports local economic growth and investment.

Conclusion

The Tivoli Green Park Master Plan has been developed in response to community aspirations, informed by a detailed analysis of existing site conditions, and aligned with the future subdivision plans for Tivoli Green. Council is invited to consider the following options:

Options

1. As per the recommendation; or
2. Do not endorse the Tivoli Green Park Master Plan
3. Consider alternative options.

RECOMMENDATION:

That Council endorses the Tivoli Green Park Master Plan and associated reports.

DECISION:

Cr McMaster moved, Cr Irons seconded that Council endorses the Tivoli Green Park Master Plan and associated reports.

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 Murtagh	
Cr Owen	

17.4 Proposal to develop a 'Term Plan 2026-2030'

Author: Chief Executive Officer (J Dryburgh)

Background

A Term Plan is a strategic and aspirational document that provides a clear framework for Council to set and pursue big picture, long term goals and priorities over the four year electoral term. This approach helps to ensure continuity and that Council's goals and actions align over the term align with the longer-term Strategic Plan & Vision and reflect our community's aspirations and priorities for the municipal area. A Term Plan would also provide better context for Council's Annual Plan.

A Term Plan would set the overall direction for council's operations and service delivery during the Term period (2026-2030) and focus on local needs, aspirations and long-term goals. It will also outline the key capital projects expected to be delivered during the term.

Progress on the Term Plan would be monitored and communicated through annual budget reporting and mid-term updates to ensure achievements are tracked and any areas that may require attention are addressed in a timely manner.

Consultation

Senior Management Team, Councillors, other councils who either have or are planning to prepare a Term Plan.

Risk Implications

None.

Financial Implications

The Term Plan would align with Council's budget process each financial year.

Strategic Plan

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

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

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

S3.4: Advocate and facilitate investment in our region

Social Implications

A Term Plan would outline key social and community focused priorities to support initiatives that enhance community wellbeing and engagement.

Economic Implications

A Term Plan would support economic growth and development in the region, by accessibly presenting a clear strategic and investment pipeline for the four year period.

Environmental or Climate Change Implications

A Term Plan would include a range of environmental and climate change commitments.

Other Issues

Nil.

Assessment

Developing a Term Plan before or soon after an election helps ensure continuity and stability for Council, staff and the community. It provides a path to be endorsed by both outgoing and incoming Councillors to ensure a smooth transition and ongoing progress against major initiatives and projects.

Councillors can consider endorsing a Term Plan prior to the local government elections to help to ensure strategic continuity or to endorse a draft, for a newly elected Council to consider endorsing early in its term.

The development of a Term Plan demonstrates a commitment to strategic, long-term planning for the community's future.

Having a Term Plan in place will also assist Council staff to advocate more effectively for community needs and grants at both a State and Federal level.

Options

1. As per the recommendation.
2. Other.

RECOMMENDATION:

That Council staff prepare a preliminary 'Draft Term Plan - 2026-2030' for presentation and discussion at a Council Workshop in mid-2026.

DECISION:

Cr Geard moved, Cr McMaster seconded that Council staff prepare a preliminary 'Draft Term Plan – 2026-2030' for presentation and discussion at a Council Workshop in mid-2026.

CARRIED

VOTING RECORD

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

Meeting closed: 6.21pm

Confirmed:

(Mayor)

Date:

20th January 2026