



**Brighton
Council**

**Ordinary
Meeting
Agenda**

17 February 2026

Name:

Brighton
going places

I N D E X

Ordinary Council Meeting: 17 February 2026

NOTICE OF MEETING	3
AGENDA	4
1. STATEMENT BY THE CHAIRPERSON	4
2. ACKNOWLEDGEMENT OF COUNTRY	4
3. APOLOGIES & REQUESTS FOR LEAVE OF ABSENCE	4
4. NOTIFICATION OF LEAVE OF ABSENCE FOR PARENTAL LEAVE	4
5. CONFIRMATION OF MINUTES	4
5.1 Ordinary Council Meeting	4
6. DECLARATION OF INTEREST	5
7. PUBLIC QUESTION TIME & DEPUTATIONS	5
7.1 Public Questions on Notice	5
8. COUNCILLORS QUESTION TIME	5
8.1 Councillor Questions on Notice	5
8.2 Councillor Questions without Notice	8
9. REPORTS FROM COUNCIL	8
9.1 Mayor's Communications	8
9.2 Reports from Council Representatives	9
10. MISCELLANEOUS CORRESPONDENCE	9
11. NOTIFICATION OF COUNCIL WORKSHOPS	9
12. NOTICES OF MOTION	9
13. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA	10
14. REPORTS FROM COMMITTEES	10
15. PETITIONS	10
16. COUNCIL ACTING AS A PLANNING AUTHORITY	10
17. OFFICERS REPORTS	11
17.1 Donation Request - Southern Open Vineyards Banners	11
17.2 Request for Kennel Licence - 147 William Street, Brighton	14
17.3 Brighton Fighting and Fitness Boxing Club - Reduction of Fees	17
17.4 Quilters Easter Showcase - Free use for the Civic Centre	19
17.5 Sale of Surplus Land - 21 Melissa Street, Brighton	21
17.6 Policy Review - Financial Hardship Assistance Policy	24
17.7 Geoneon Mapping Reports for the Greening Brighton Strategy	26
17.8 Policy Review - Public Open Space Policy	29
17.9 Naming Roads and Streets - 110 Cove Hill Road, Bridgewater	31
17.10 Submission on the Draft Southern Tasmanian Regional Land Use Strategy	33
17.11 Annual Plan 2025-26 - Progress Update	36



**Brighton
Council**

NOTICE OF MEETING

Dear Councillor,

Notice is hereby given that the next **Ordinary Council Meeting** of the Brighton Council will be held at **5.30 p.m.** on **Tuesday, 17th February 2026**, to discuss business as printed below.

Qualified Person Certification

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

Dated at Old Beach this *12th* day of *February 2026*.

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

James Dryburgh
CHIEF EXECUTIVE OFFICER

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

A G E N D A

1. STATEMENT BY THE CHAIRPERSON

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

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

2. ACKNOWLEDGEMENT OF COUNTRY

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

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

3. APOLOGIES & REQUESTS FOR LEAVE OF ABSENCE

4. NOTIFICATION OF LEAVE OF ABSENCE FOR PARENTAL LEAVE

Nil.

5. CONFIRMATION OF MINUTES

5.1 Ordinary Council Meeting

The Minutes of the previous Ordinary Council Meeting held on the 20th January 2026 are submitted for confirmation.

RECOMMENDATION:

That the Minutes of the previous Ordinary Council Meeting held on 20th January 2026, be confirmed.

DECISION:

6. DECLARATION OF INTEREST

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

7. PUBLIC QUESTION TIME & DEPUTATIONS

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

7.1 Public Questions on Notice

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.

Cr Aaron De La Torre:

The following Question on Notice was submitted by Cr De La Torre on the 22nd January 2026 in relation to a Public Swimming Pool for the Brighton municipality.

In recent months, there has been ongoing and passionate community discussion regarding the provision of a public swimming pool within the Brighton Municipality. This discussion has included comparisons with facilities in other municipalities, as well as differing views regarding affordability, equity, and long-term financial sustainability.

In order to support an informed and evidence-based public discussion, can Council officers please provide responses to the following questions:

1. Indicative capital costs to construct a public swimming pool suitable for a municipality of Brighton's size, noting the recent construction of the Oatlands Aquatic Centre by Southern Midlands Council could be referenced as a valid comparison.
2. Ongoing annual financial implications, including:
 - *Operating and maintenance costs*
 - *Staffing requirements and estimated staffing costs*
 - *Utilities expenses (including electricity and water)*
 - *Asset depreciation and long-term renewal obligations, as required under the Local Government (Management Indicators) Order, and*

- *Estimated revenue recovered through customer usage and fees, as well as the entrance fees that these calculations have been made on.*

3. Indicative impact on rates, including:

- *The estimated additional cost per rateable property, per year, required to fund the ongoing operation of such a facility, and*
- *Any implications for Council's capacity to fund existing services or planned capital works.*

4. Funding considerations, including:

- *The impact of potential external grant funding for construction on the ongoing annual costs to ratepayers, and*
- *Council's exposure to ongoing operational costs and depreciation obligations once any grant funding is exhausted.*

Response from Director, Corporate Services to Question on Notice:

Q1. Indicative capital costs

Oatlands Aquatic Centre (opened March 2023) - 25m pool with separate children's beach entry \$9.27 million (likely \$10 -12 million in 2026 costs).

Scottsdale redevelopment (opened December 2023) - 25m pool + 15m 4 lane + beach entry toddler pool + water park + 2x14m water slides (\$7 million just for the water slide and modernization upgrades).

Glenorchy Aquatic Centre 2025 (yet to be constructed) - cost estimated \$84 million.

Council should consider if it has any appropriate land to build this on, if not this would add to the cost of development.

Q2. Ongoing annual financial implications:

Operating and maintenance costs

The operational costs below include the staffing and utility figures outlined further in this document

Oatlands - \$774,911

Scottsdale \$603,310

Staffing requirements & estimated staffing costs

Oatlands \$495,348 – 2 full time & 15 casual staff

Scottsdale \$243,000 – 1 seasonal full time & 18 casual staff

Utility expenses

Oatlands - \$85,000 (over & above solar generated) TasWater \$17,942

Scottsdale - Aurora \$61,300 (over & above solar generated) TasWater \$62,410

Asset depreciation & long-term renewal obligations

Asset depreciation is normally calculated at 2% of the overall capital cost of the facility (for example, approximately \$200k per year for Oatlands).

Estimated Revenue

Oatlands - \$270,000

Scottsdale - \$129,000 – This is a free facility that generates income through learn to swim, pool hire, aqua fitness, donations and a kiosk.

Q3. Estimated impact on rates:

Estimated additional cost per rateable property, per year, required to fund the ongoing operation of such a facility

Dorset and Southern Midlands Councils aquatic centres run at an estimated \$500k - \$700k loss. A 1% rate increase is roughly the equivalent of \$100k of extra funding, so to cover \$700k per year would roughly require 7% rates increase. This would be roughly equivalent to an extra \$80-\$90 per year from each rateable property.

Note: these figures are based on the annual costs of existing facilities at Oatlands and Scottsdale. As such, they do not show the much higher costs that would potentially be incurred by more expensive facilities, nor the costs of financing or land purchases.

Implications for Councils capacity to fund existing services or planned capital works.

In a recent report for the viability of an aquatic centre facility in the Break O'Day area (2025) the following costs were estimated for the following pool sizes:

Option 1 - \$18.5m – 18m x 15m Pool + multi-purpose room

Option 2 - \$27.2m – 25m x 10m (4 lanes) + 18m x 15m pool + multi-purpose room

Option 3 - \$21.7m – 25m x 15m (6 lanes) + multi-purpose room

The Oatlands Aquatic Centre cost approximately \$9,580 million of which \$5.5 million was funded by Council.

If option 1 from the Break O'Day report was constructed, Council would have to take a loan for \$18.5m as this project is not funded in the 10-year capital plan. A loan that was financed by Tascorp would require review after ten years. The first 10 years would require interest repayments of \$1m with principal owing of \$8m with another loan period to be renegotiated after this period.

Council is currently looking to build a new Waste Transfer Station at the cost of \$18 million. Should an aquatic centre be built at the same time it would delay other council capital projects unless a substantial amount is funded through other methods including grants or the potential raising of rates & charges.

Q4. Funding considerations, including:

The impact of potential external grant funding for construction on the ongoing annual costs to ratepayers

Grants are normally funded at 50% of a project cost requiring Council to still utilize its own money to fund the project. Council has worked hard over the past few years to increase its cash reserves in anticipation of spending extra on road projects that are reaching their end of life. Should these funds be spent on an aquatic centre the projects would need to be delayed or funded by increasing rates and charges.

An option that Council could consider is implementing a specific rates levy for the construction of the pool. If all ratepayers were to fund the project equally a quick calculation would be 9,000 rateable properties needing to raise \$18.5 million in construction fees would be \$2,055 per property.

Councils exposure to ongoing operational costs and depreciation obligations once any grant funding is exhausted.

Grant funding would not be available for operational requirements. Depreciation at minimum on an \$18 million dollar investment would be \$360k each year. Rates would have to be raised each year in order to avoid depletion of bank accounts due to a deficit budget. Ongoing annual costs would increase as plant and equipment needed to be replaced. Income from the centre would be dependent on the number of attendees which could be greater when the centre opened before leveling out.

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.

9. REPORTS FROM COUNCIL

9.1 Mayor's Communications

- 27/1 Draft STRLUS Information Session
- 28/1 Citizenship Ceremony
- 29/1 Brighton Local Area Plan Steering Committee Meeting
- 29/1 Meeting with Resident - With Director of Development Services
- 3/2 Council Workshop
- 4/2 Media Training
- 10/2 CEO midterm Performance Review Workshop
- 11/2 TasWaste South Board Meeting
- 11/2 TasWater half year briefing to Shareholders
- 12/2 Public Transport Advocacy Strategy Meeting
- 17/2 Council Meeting

RECOMMENDATION:

That the Mayor's communications be received.

DECISION:**9.2 Reports from Council Representatives****RECOMMENDATION:**

That the reports from Council representatives be received.

DECISION:**10. MISCELLANEOUS CORRESPONDENCE**

Nil.

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.

Two (2) Council workshop have been held since the previous Ordinary Council meeting.

A workshop was held on the 20 January 2026 at 4.45pm to discuss the Waste Transfer Station concept design and business model.

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

Apologies: Nil.

A workshop was held on the 3rd February 2026 at 5.00pm to discuss the proposed rezoning of 19 Plymouth Road, Gagebrook; Revised Public Open Space Policy; potential 137 property sales and future Bonorong site visit.

Attendance: Cr Gray; Cr Curran; Cr Geard; Cr Irons; Cr Owen & Cr Whelan

Apologies: Cr De La Torre; Cr McMaster & Cr Murtagh

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.

RECOMMENDATION:

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

DECISION:

14. REPORTS FROM COMMITTEES

There were no Committee meetings held in February.

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.

Nil.

17. OFFICERS REPORTS

17.1 Donation Request - Southern Open Vineyards Banners

Attachment:	Letter from Vice President Wine South – 9 February 2026
Author:	Manager Community Development & Engagement (A Turvey)
Authorised:	Chief Executive Officer (J Dryburgh)

Background

Wine South organises two annual events throughout the year called Spring in the Vines and Southern Open Vineyards Weekend. These events are a celebration of the wine regions in southern Tasmania and to encourage people to get out and explore those regions and try different vineyards, particularly new cellar doors, ones they haven't tried or heard of before or ones that aren't usually open to the public. It's an opportunity to meet owners, growers, winemakers and to hear the stories of how the vineyards came to be what they are today. The regions are the Tasman, Derwent, Huon/Channel and the Coal River Valley- this includes, Cambridge, Richmond/Penna, Tea Tree, Campania/Colebrook.



In 2025 Council donated \$872 for sponsorship of the Spring in the Vines flags for the Tea Tree vineyards. Brighton Council's logo was placed on the flags in recognition of this support.

The Brighton Municipality has a total of 13 producing vineyards in Tea Tree, of which 10 of these will participate in Southern Open Vineyards from 27 February to 1 March 2026. This event is now in its 29th year.

Council has once again been approached by Wine South to request a donation to produce the Southern Open Vineyard banners for this year's and future events.

There will be ten (10) flags required for the vineyards in Tea Tree. In this instance only the flags will be required as the vineyards have the poles from the Spring in the Vines event.

The total funds required for Council's sponsorship of the flags/event in our area of the Coal River Valley wine region is **\$675.50 (including GST) for the 10 flags.**

Listed below are participating vineyards confirmed for this year's Southern Open Vineyards.

1. Pressing Matters - Middle Tea Tree Rd
2. Charles Reuben Estate - Middle Tea Tree Rd
3. Mapleton Vineyard - Middle Tea Tree Rd
4. Merriworth Wines - Merriworth Rd

5. Drew Wines - Merriworth Rd
6. Third Child - Merriworth Rd
7. Torchbearer Wines - Tea Tree Rd
8. Petrichor Wines - Back Tea Tree Rd
9. Stargazers - Back Tea Tree Rd
10. Birdhill Vineyards - Rosewood Lane, Tea Tree

Consultation

CEO, SMT

Risk Implications

That other businesses/associations in our region see this as a precedent for funding of promotional banners sponsored by Council.

Financial Implications

Funds to be disbursed from the grants and donations budget.

A total of \$62,354.37 has been disbursed from the \$75,000 2025/26 budget for grants and donations.

Strategic Plan

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

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

S3.4: Advocate and facilitate investment in our region.

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

Social Implications

The event aims to raise awareness of our wine industry and promote our local vineyards making our local community aware of what we have on our doorstep, as well as an opportunity for Council to support and engage with our agricultural/agritourism community in Tea Tree and help promote and show Council's support for the industry in a small way.

Environmental or Climate Change Implications

Nil.

Economic Implications

The support of events such as Southern Open Vineyards helps promote our Tea Tree vineyards as an important wine destination for local residents and visitors to the broader Coal River Valley Wine Region, turning some focus to our agricultural and visitor economy.

Other Issues

Nil

Assessment

The funding and sponsorship of the banners (through use of Council's logo) for a well established wine event such as Southern Open Vineyards provides an opportunity for Brighton Council to openly promote our valuable agricultural and agritourism industry based in Tea Tree in the form of ten (10) well established and successful vineyards within the broader Coal River Valley Wine Region. The total funds required for Council's sponsorship of the flags/event in our area of the Coal River Valley wine region is \$675.50 (including GST) for the 10 flags.

Options

1. As per recommendation.
 2. Other.
-

RECOMMENDATION:

That Council approves a donation of \$675.50 to Wine South for the purchase of vineyard banners for the 10 participating vineyards located at Tea Tree in the Brighton municipality. The banners will promote Southern Open Vineyards and include the Brighton Council logo.

DECISION:

17.2 Request for Kennel Licence - 147 William Street, Brighton

Author: Director, Governance & Regulatory Services (J Banks)

Background

Councillors will recall this item was discussed at the January Ordinary Council meeting and deferred pending further information i.e. on-site inspection.

The property is zoned Rural living and has an area size of 2.5 hectares. The area and number of dogs is not consistent with Council's Policy.

Council's Policy for the area size of 2-5ha hectare is a maximum of 7 dogs

Consultation

The *Dog Control Act 2000* (DCA) requires a person to publish a notice advising their intention to apply for a kennel licence from Council. People residing within 200 metres of the subject site may lodge an objection within 14 days of the placing of the public notice with the General Manager.

Public notification of the kennel licence application had been carried out by the owner in December 2025. No objections were received.

A kennel licence is currently located adjacent to this property.

Risk Implications

May set a precedent to allow other residents to seek approval outside of Council's Policy.

Financial Implications

Nil.

Strategic Plan

Not applicable.

Social Implications

Nil.

Environmental or Climate Change Implications

Nil.

Economic Implications

Nil.

Other Issues

Kennel licences require annual renewal and Council's Animal Control Officer (ACO) inspects the premises for compliance under the DCA. The Tas Racing Integrity Unit also inspect and consult with Council in relation to registration and kennel licencing.

An applicant may appeal a decision to the Tasmanian Civil & Administrative Tribunal if an application is refused.

Assessment

The greyhounds are on-site with enclosures having been constructed inside the shed (with air conditioning) with a large run area out the side. Waste disposal will be managed in compliance with all relevant requirements. Ten dogs are currently registered with Council.

Tas Racing have inspected the property and have consulted with Council.

As stipulated by Council's Policy 4.3 – Kennel Licences – *Dog Control Act 2000*, this application falls outside the scope of the Director's delegated authority due to the requested number of dogs, namely 10.



Internal pens.



External run

Options

1. As per the recommendation.
 2. That Council approve the kennel licence for seven (7) dogs as per Council's Policy.
 3. That Council not approve the kennel licence at 147 William Street, Brighton.
-

RECOMMENDATION:

That in accordance with Council Policy 4.3, Council resolves to recommend to the General Manager that a kennel licence be issued pursuant to the *Dog Control Act 2000* for the keeping of no more than ten (10) greyhounds as requested at 147 William Street, Brighton and that the following conditions be included on the kennel licence:

1. The Council is to be notified of any change in the breed.
2. Any change in the breed of dogs may require submission of an application for a new licence.
3. No more than 10 dogs are to be kept on this property.
4. Adequate provisions for the health, welfare and control of all dogs.
5. Compliance with all laws relating to public health, environmental protection and required plumbing and planning approvals for the kennel structures.
6. Compliance with the provisions of the *Dog Control Act 2000* or any other relevant Act, including but not limited to the *Animal Welfare Act 1993*.
7. The condition of the premises shall not create a nuisance at any time.
8. Each dog is to be registered annually and microchipped in accordance with the *Dog Control Act 2000*. Council to be notified of each microchip number.

DECISION:

17.3 Brighton Fighting and Fitness Boxing Club - Reduction of Fees

Attachment:	Request for reduction in hire fees & outstanding debt waived
Author:	Admin and Facilities Management Officer (I Singh)
Authorised:	Director, Asset Services (C Pearce-Rasmussen)

Background

Adrian Lovell from the Brighton Fighting and Fitness Boxing Club has written into Council to request a discount in the hire fees for the Bob Scott Pavilion. Brighton Fighting and Fitness Boxing Club is a not-for-profit club that has been operating out of the Bob Scott Pavilion for the past 13 years. They provide fighting and fitness lessons three times a week and attract predominately under privileged and disadvantaged youth. Lessons are charged at \$5.00 per night, however, because of the background of the participants this fee is quite often waived, as they do not have the capacity to pay. This results in their coaches and volunteers often contributing money at their own expense. The club is currently charged at \$138 per week for the hire of the Pavilion, which reflects the 50% discounted rate.

Mr Lovell has attempted to pay the outstanding amounts, but due to the club being a not-for-profit, and other financial limitations, they are struggling and have difficulty getting sponsorships and capacity to generate any revenue. The funds they do raise are utilised in either the upkeep of their equipment, building alterations, boxing tournaments and sponsoring students for Boxing Championships.

Consultation

Director, Corporate Services

Risk Implications

The Boxing Club made the same request in 2020 and was granted \$50 hire fee per week and debt of \$1,800.94 was waived. The Boxing Club also requested in July of 2023 for fees to be waived and reduced to \$55.50 per week, which was approved. If this request is approved, it could become reoccurring and potentially viewed as biased towards a community group.

Financial Implications

The Club has requested that the hire fees are reduced to \$80.00 per week for the remainder of the 2025/2026 financial year and continue with an agreement of this amount, that is increased annually by CPI. The Boxing Club is also seeking to have this change in hire charges backdated to the beginning of the current financial year. This will result in their outstanding account being amended by \$1,102, which the club believe they will be able to pay in full.

Strategic Plan

This request aligns with Councils Strategic Goals: -

Goal 1.1 – Engage with and enable our community

Goal 1.3 – Ensure attractive local areas that provide social, recreational, and economic opportunity.

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

Social Implications

Waiving of existing debt and reducing hire fees helps the boxing club in their continuing effort of providing a community need for under privileged youth, which gives them a sense of purpose in their lives. Approving this request will contribute to building positivity and community connection.

Environmental or Climate Change Implications

N/A

Economic Implications

N/A

Other Issues

The Boxing Club has had multiple instances of struggling with viability and written into Council to request fees to be waived, which can create a precedence.

Assessment

Supporting the Boxing Club with this new agreement will give them an opportunity to budget moving forward and allow them to continue running their club without the additional financial stress. The club provides our community opportunities to get fit, gain self-esteem and confidence in a safe, supportive and rewarding environment.

Options

1. As per the recommendation.
2. Refuse to waive the debt and reduction in hire fees as requested.

RECOMMENDATION:

That Council adopt a flat fee for Brighton Fighting and Fitness club of \$80.00 per week backdated to the beginning of the of the financial year and this amount to be increased annually by Hobart March CPI. The outstanding amount to be amended by \$1,102 to reflect this change. The difference in the fees will be noted in the grants and donations published in the annual report each year.

DECISION:

17.4 Quilters Easter Showcase - Free use for the Civic Centre

Attachment:	Request for use of Civic Centre
Author:	Admin & Facilities Management Officer (I Singh)
Authorised:	Director, Corporate Services (G Browne)

Background

Mrs Pam Harvey has written to the Council requesting support to use the Civic Centre for the Quilters Easter Showcase event. This event, organised by a group of volunteers, has been held annually on the Sunday before Easter at the Civic Centre. It is a social gathering for people from across the state, open to the public, and welcoming all participants.

The proceeds of the event after operational costs will be donated back into the Brighton Community. In the past, donations have included \$600 to the school farm and \$2,000 to the Food Hub.

Mrs Harvey has contacted Council to request support in the form of free use of the Civic Centre Hall and Theatrette on Sunday, 29th March 2026. As the Quilters Easter Showcase is run by volunteers and is not an incorporated organisation, they are also seeking the Council's assistance in waiving the casual hire insurance fee.

Consultation

Pam Harvey (Quilters Showcase Organiser), Director Corporate Services

Risk Implications

Risks are low from waiving the Civic Centre hire fees.

Financial Implications

Fees that would have been applicable will need to be recognised as a donation from Council. The day rate for Civic Centre is \$488 and casual hire insurance is \$35, totalling \$523. Not for profit groups like these would ordinarily be allowed a 50% discount on the hire fee, making the total hire cost \$244.

Strategic Plan

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

S1.1: engage with and enable our community.

S1.3: Ensure attractive local area that provide social, recreational, and economic opportunities.

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

Social Implications

Providing a facility for the showcase and fundraising for this group will contribute to building positivity and community connection.

Assessment

The Quilters showcase has been held in the municipality for many years. Their purpose is to provide social gathering opportunities and activities for members of all ages of the community. The club only keeps enough funds to cover costs and sustain themselves, all raised proceeds are donated to a local group in the municipality. This show case provides support and encourages the establishment and activities for quilting and crafting groups.

Allowing free use of the Civic Centre will reduce the groups ongoing financial viability and increase the donation proceeds.

Options

1. As per the recommendation.
 2. Council approves the 50% discount for the use of the Civic Centre with insurance coverage.
-

RECOMMENDATION:

That Council approves free use of the Civic Centre for one day on Sunday, 29th March 2026 and waive the casual hirer public liability insurance coverage fee as required during this period. This will be recorded in Councils annual report as a donation.

DECISION:

17.5 Sale of Surplus Land - 21 Melissa Street, Brighton

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

Authorised by: Director Corporate Services (G Browne)

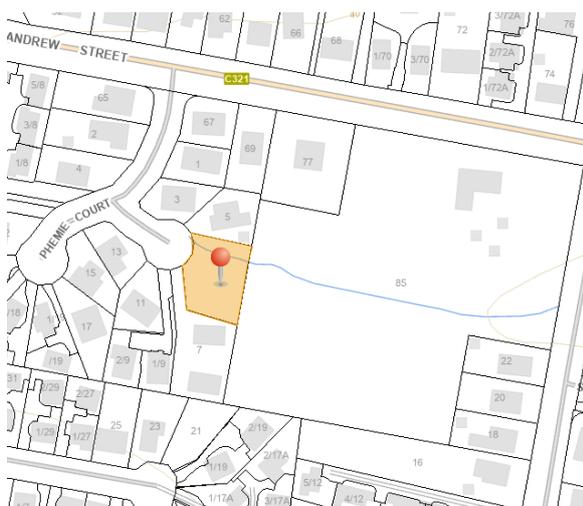
Background

There are a number of underutilised open space parcels that are excess to Councils needs that were identified and discussed for potential sale in a recent senior management workshop reviewing the suggestions made in the 2025 Brighton Open Space Strategy.

Brighton's Open Space Strategy suggested 21 Melissa Street, Brighton, *"to consider enhancing landscaping, creating urban forest and seating areas. Consider for future connection to adjoining potential residential infill parcel at 85 Andrew Street, Brighton."*

21 Melissa Street was purchased by Council in 2013 for \$83,000 with the idea for it to be held as part of the strategic plan for Brighton's open space network until such time as 85 Andrew Street is developed, so the land could potentially become a small park with an access linkage through it. However, Council also own a nearby parcel of Public Open Space land at Lot 102 Phemie Court, Brighton (see figure 1) at the end of a cul-de-sac that backs on to 85 Andrew Street, Brighton.

Since this time a lot has changed in Brighton that changes the original rationale for the purchase. There have now been parkland investments nearby on the Jordan River near Polonia Bridge and Andrew Street has had a full upgrade, which provides far better access up to the new town square. There is now a new high school nearby and a masterplan for the South Brighton Precinct. All of these changes reduce the rationale and the demand for this land to be held for a future minor park and linkage.



Risk Implications

A Low risk that Council would in the future require the land.

Financial Implications

The land has recently been independently valued for market. A sale of the land will increase Council's rates revenue and efficient residential infill. The land currently incurs regular maintenance expenses each year.

Strategic Plan

Goal 3 of our Strategic Plan stipulates that council will manage infrastructure and growth effectively, including to 'advocate and facilitate investment in our region.'

Goal 4.1 - Be big picture, long-term and evidence based in our thinking.

Under Goal 3.2 of our Annual Plan we have the ongoing action to: *Continue optimising use of council land for community benefit and long-term council sustainability, including exploring potential sales and purchases.*

Social Implications

Council is responsible for supporting the delivery of housing within the municipality and optimising the use of publicly owned land.

Environmental or Climate Change Implications

Nil

Economic Implications

The sale will assist with the demand for housing in an appropriate location.

Other Issues

N/A

Assessment

In reviewing areas of Council-owned land to ensure they are performing an appropriate community benefit the land at 21 Melissa Street has now been identified as surplus land.

All returns from the sale should be set aside for council's property portfolio and strategies.

Options

1. As per the recommendation.
 2. Do not sell 21 Melissa Street, Brighton.
 3. Other.
-

RECOMMENDATION:

That Council resolves to sell 21 Melissa Street, Brighton on the open market in accordance with section 178 of the *Local Government Act 1993*.

DECISION:

17.6 Policy Review - Financial Hardship Assistance Policy

Attachment: Revised Financial Hardship Policy (tracked changes & clean copy)

Author: Director Corporate Services (G Browne)

Background

Council's Financial Hardship Assistance Policy was originally developed and adopted in 2020 in response to the economic impacts of the COVID-19 pandemic. At that time, the policy was designed to provide timely and flexible relief to ratepayers experiencing sudden and widespread financial disruption arising from public health restrictions.

While the specific circumstances that prompted the initial policy are no longer relevant, Council recognises that genuine financial hardship can occur at any time and for a range of reasons unrelated to emergency events. As such, the policy has been reviewed and updated to ensure it remains fit for purpose and aligned with Council's ongoing obligations to balance community support with responsible financial management.

The updated policy has been strengthened to provide a clearer framework for assessing genuine financial hardship, including additional evidence and clearer eligibility criteria. This ensures assistance is targeted to those ratepayers experiencing serious and demonstrable hardship, while minimising the risk of misuse and maintaining equity for the broader community.

Consultation

SMT

Risk Implications

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

Financial Implications

Any financial assistance approved under the policy will continue to be managed on a case by case basis.

Strategic Plan

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

S4.4: Ensure financial and risk sustainability.

Social Implications

Nil

Environmental or Climate Change Implications

Nil

Economic Implications

Nil

Assessment

The updated Financial Hardship Policy provides a more robust framework for assessing applications, ensuring decisions are evidence-based, consistent and equitable. By strengthening eligibility and evidentiary requirements, the policy better targets genuine financial hardship while supporting responsible governance, financial sustainability and fairness to the broader ratepayer base.

Options

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

RECOMMENDATION:

That Council adopts the updated Financial Hardship Assistance Policy (Policy 1.3).

DECISION:

17.7 Geoneon Mapping Reports for the Greening Brighton Strategy

Attachment: 1 – 2025 Brighton Urban Forest Canopy Monitoring Report

2 – 2025 Brighton Residential Heat Risk Report

Author: Sustainability and Climate Project Officer (M Burgess)

Authorised: Director, Development Services (A Woodward)

Background

In 2024, Council endorsed the Greening Brighton Strategy, which outlines key actions to guide Brighton Council's efforts to increase tree cover and urban greening over the next 10 years. The strategy sets a target of a 1% increase in canopy cover each year to achieve an urban canopy cover of 25% by 2033. Through the strategic placement of this greening, there is also an opportunity to reduce the urban heat island effect and build resilience to a warming climate.

To track progress towards the target of 25% urban canopy cover and to identify priority areas for planting to promote urban cooling, consultants Geoneon, were engaged. Geoneon produced two separate reports. Attachment 1 is the 2025 Brighton Urban Forest Canopy Monitoring Report, which establishes a reliable baseline for ongoing monitoring of urban greening and compares canopy conditions in the Brighton municipality between 2020 and 2025, providing insights into spatial change and distribution over time. Attachment 2 is the 2025 Brighton Residential Heat Risk Report, which presents an analysis of residential heat risk in Brighton, focusing on how different suburbs experience heat exposure and social vulnerability.

The results of the canopy monitoring show a generally stable canopy trend across the council area, with small variations between suburbs and land categories. At the urban council scale, overall canopy cover has changed only slightly from 11.0% in 2020 to 10.7% in 2025, representing a modest decrease within the expected uncertainty range. This suggests that, despite development pressures and environmental variability, Brighton's urban canopy has remained relatively steady over the five year period.

The results of the heat risk analysis show that Brighton and Bridgewater are the most at-risk suburbs, reinforcing the urban heat island effect, where dense, built-up areas experience higher temperatures than more sparsely inhabited suburbs. Green infrastructure, reflective surfaces, and urban planning can help mitigate heat retention and improve thermal comfort in high-risk areas, and as climate risks continue to grow, proactive strategies will be essential to minimise heat-related health impacts and enhance urban resilience.

Consultation

Internal consultation was conducted by Geoneon with the Greening Brighton implementation team to ensure that the data provided in the reports would meet Council's needs.

Risk implications

There are very few risk implications from endorsing these two reports. There may be some concern from residents who live in high heat risk areas. However, having this information will mean they are informed and can take their own action to reduce heat risk in and around their homes.

Financial Implications

There are no negative financial implications; instead, these reports will allow Council to prioritise planting areas that will have the largest impact on urban cooling and resilience with the budget that has been allocated.

Strategic Plan

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

S1.3 Build resilience and opportunity

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

S2.3 Demonstrate strong environmental stewardship and leadership

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

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

Social implications

These reports provide the opportunity for Council to undertake strategic urban greening that can benefit the health and wellbeing of residents who are most vulnerable to heat risk.

Economic implications

Street trees have a known positive impact on property values.

Environmental or climate change implications

These reports provide Brighton Council with the data required to make effective, evidence-based decisions related to greening Brighton and tracking the progress of urban canopy cover over time.

Other Issues

There are no other issues.

Assessment

The two reports by Geoneon provide critical information to council to help track progress towards its urban canopy target and make strategic decisions about planting that will build climate resilience. Endorsing these reports and making them publicly available is important for transparency and accountability. Therefore, it is recommended that these two reports are endorsed by Council.

Options

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

RECOMMENDATION:

That Council endorses and publishes the 2025 Brighton Urban Forest Canopy Monitoring Report and the 2025 Brighton Residential Heat Risk Report.

DECISION:

17.8 Policy Review - Public Open Space Policy

Attachment:	A – Dourias MGH Pty Ltd v Clarence City Council [2025] TASFC 10) B - Updated Policy 6.6 Public Open Space (tracked changes) C - Updated Policy 6.6 Public Open Space (clean copy)
Author:	Manager Planning (J Blackwell)
Authorised:	Director, Development Services (A Woodward)

Background

In October 2025 Council adopted the updated Public Open Space Policy. The key changes at that time was to remove the requirement for POS contributions for subdivision in the Industrial Hub.

Subsequent to this policy review, the Full Court of the Tasmanian Supreme Court¹ (the “2025 *Dourias* decision”) has upheld a previous Supreme Court decision² relating to the calculation of public open space contributions. The 2025 *Dourias* decision provided clarity regarding the application of the *Local Government (Building and Miscellaneous Provisions) Act 1993* (“LGBMP”) as to how public open space contributions are to be calculated, and the date at when valuation should be undertaken including:

- The land is to be valued on an “after sub-division basis” and lots are ready for individual sale.
- The correct valuation date is when Council sends the final plan (bearing its seal) to the Recorder of Titles for acceptance under s 94 LGBMP, not when the Final Plan of Survey is lodged with Council for assessment.
- The whole of the land area is to be included in the assessment (including balance lots, as prescribed by the wording in s117(2)).
- The requirement for public open space contribution must be included in a planning permit condition.

Consultation

SMT

Risk Implications

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

Financial Implications

Any increase in public open space contributions will allow council to collect an amount sufficient to permit the purchase of compatible land at market value, if not collected via land contribution.

¹ Dourias MGH Pty Ltd v Clarence City Council [2025] TASFC 10 (22nd December 2025)

² Clarence City Council v Dourias MGH Pty Ltd [2024] TASSC 80 (19th December 2024)

Strategic Plan

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

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

Social Implications

Nil

Environmental or Climate Change Implications

Nil

Economic Implications

Nil

Assessment

The *Dourias* (2025) decision has provided clarity around the method and calculation of public open space contributions, detailing at what date lots are to be individually valued, the number of lots to be value, resulting in consistency in valuations being undertaken and creating a level playing field across different municipalities.

Options

1. As per the recommendation.
2. Other.

RECOMMENDATION:

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

DECISION:

17.9 Naming Roads and Streets - 110 Cove Hill Road, Bridgewater

Attachment:	Map of Subdivision – 110 Cove Hill Road
Author:	Development Services Officer (K Clifton)
Authorised:	Manager Planning (J Blackwell) / Director, Development Services (A Woodward)

Background

The purpose of this report is to seek endorsement for the naming of a new road in Cove Hill Road, Bridgewater, in accordance with the *Place Names Act 2020*. The name has been supplied by the Developer and Council, for consideration.

In 2020, the *Place Names Act 2020* (the Act) was introduced to provide for contemporary Governance arrangements for the place naming process and clarity in the responsibility for the naming of roads and streets.

Under the Act, local councils are the naming authority for roads and streets.

The Tasmanian Place Naming Guidelines (the Guidelines) are provided for under the Act and are to be used by all naming authorities to assist in the selection of a conforming name, as well as providing the public and community with the principals that apply to the selection of a name.

Section 7.11 of the Guidelines states: “Road and street name proposals should be endorsed by the elected council members”.

The proposed road name for 110 Cove Hill Road (Permit SA2023/043) is listed below:

- **Racing Place** (in recognition of the Developers father, who recently passed away)

Consultation

No consultation has been undertaken as the proposal is to name a new road that does not currently have any landowners other than the developer.

Risk Implications

There is a risk that the proposed road names do not conform with the Guidelines and that the proposed names will be referred back to Council. Council staff have considered the Guidelines and confirm that the proposed roads meet the requirements.

Financial Implications

Nil

Strategic Plan

S1.4 Encourages a sense of pride and engaging in local activities.

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

Social Implications

Nil

Environmental or Climate Change Implications

Nil

Economic Implications

Nil

Other Issues

Nil

Assessment

The developer at 110 Cove Hill Road, Bridgewater chose a street name that would honour his father, who recently passed away. The development begun as his project and the name 'Racing' is a fitting way to honour a man whose passion was motorsport. The result for the community is a unique street name that adds interest to the area.

The suggested name has passed a pre-check completed by Placenames Tasmania, meets the requirements of the Guidelines and should be endorsed.

Options

1. As per the recommendation.
2. Endorse the road name with amendments.
3. Other.

RECOMMENDATION:

That Council endorse the road name for 110 Cove Hill Road, Bridgewater.

DECISION:

17.10 Submission on the Draft Southern Tasmanian Regional Land Use Strategy

Attachment:	Attachment 1 – Peer Review (Mesh) Attachment 2 – Peer Review (Geographia) Attachment 3 – Submission to STRLUS Review
Author:	Director, Development Services (A Woodward)

Background

The purpose of this report is to provide a submission to the consultation on the draft Southern Tasmanian Regional Land Use Strategy (STRLUS).

The Southern Tasmania Regional Land Use Strategy, a statutory regional planning strategy prepared by the Tasmanian Government under the Land Use Planning and Approvals Act 1993 (LUPAA). It provides the strategic land-use framework for southern Tasmania, guiding how land is planned, zoned and developed across councils in the region.

The STRLUS directly affects:

- Rezoning and structure plan justification
- Housing supply and sequencing
- Infrastructure funding alignment (State/Commonwealth)
- Appeal risk at TPC or Tribunal level

In practice, STRLUS is often the first strategic test applied to major amendments and growth proposals.

The STRLUS review commenced in 2023, with responsibility for the process recently assumed by the Department of State Growth. This was following on from A State of Play Report outlining background information was released for public consultation in late 2024. The review has now advanced to public consultation on the draft STRLUS, which is addressed in this report.

Officers have undertaken a review of the document and identified a key issue with the activity centre hierarchy and the proposed reclassification of Brighton (Suburb). This is detailed in the Officer's assessment below with a recommendation to lodge a submission.

Consultation

The Draft STRLUS has been circulated internally to all relevant departments and also staff have been involved in working groups across the region.

Risk Implications

There are some risks associated with the proposed reclassification of Brighton (Suburb). These are detailed in the assessment below.

Financial Implications

Nil

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

Social Implications

As below

Environmental or Climate Change Implications

Nil

Economic Implications

As below.

Other Issues

Nil

Assessment

Officers are of the view that the release of the Draft is a positive step forward for our area and the region. There are a number of items within the document that are broader issues which affect the region. Officers are aware have been raised by other parties, and as such, the focus of the review by Officers has been specific to the Brighton municipality. The key issues identified is the Draft STRLUS activity centre hierarchy and the proposed reclassification of Brighton (Suburb).

The current STRLUS includes a settlement hierarchy designed to guide growth, development, and infrastructure capacity in the region over a 25-year period. This consisted of seven (7) categories: Primary Activity Centre, Principal Activity Centre, Major Activity Centre, Rural Services Centre, Minor or Neighbourhood Centre, Local Centre and Specialist Centre.

The new draft STRLUS has an eight-tiered activity centre hierarchy: Hobart CBD, Principal Centre, District Centre, Service Hub, Neighbourhood Centre, Rural Centre, Local Centre and Specialist Centre.

In the Draft, Brighton has changed from a Rural Services Centre under the current STRLUS to a Neighbourhood Centre. Council officers note that this represents a departure from the independently prepared draft STRLUS developed between 2023 and 2025, which was led by Adele Fenwick, supported by specialist consultants including Ethos Urban, and overseen by a Steering Group that included the Brighton Council CEO. That work was jointly funded by the 12 Southern Councils and the State Government and originally identified Brighton as a District Centre.

Following handover of the project to the State Planning Office, Brighton was reclassified as a Neighbourhood Centre. Council officers are not aware of any documented rationale, strategic justification or expert evidence prepared to support this change. We note that the Draft STRLUS Background Report confirms that detailed activity centre analysis was not undertaken as part of the regional review.

This change poses significant risk to the future growth and servicing of Brighton and should be reviewed by the State Planning Office. To assist with this position, Council engaged Mesh and Geographia, who recently completed our Activity Centre Strategy, to provide specialist advice on this matter. These can be reviewed in Attachment 1 and Attachment 2.

The findings from these reviews identified that Brighton performs a higher order role than that contemplated by a Neighbourhood Centre classification, including provision of retail, services, employment and community infrastructure beyond a localised catchment. Further to this when assessed against the Draft STRLUS activity centre definitions, Brighton aligns with the characteristics of a District Centre, including catchment, service role and capacity for further development over time. This position is supported by up-to-date data and modelling undertaken as part of our recent strategy.

One other key matter identified by officers as part of the review was to this the activity centres hierarchy seems to miss the Brighton Industrial precinct. It is considered that the hub be nominated as a specialist centre.

Given these issues, it is recommended that Council lodge a submission in the form of Attachment 3 to the State Planning Office.

Options

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

RECOMMENDATION:

That Council make a submission to the State Planning Office on the Draft Southern Tasmanian Regional Land Use Strategy (STRLUS) as per Attachment 3.

DECISION:

17.11 Annual Plan 2025-26 - Progress Update

Attachment: 2025/26 Annual Plan Progress Update
Author: Chief Executive Officer (J Dryburgh)

Background

Each year, Council develops an Annual Plan in accordance with the requirements of the *Local Government Act 1993*. This plan is designed to closely correspond with the established budget.

The attached 2025/26 Annual Plan Progress Update outlines Council's progress and ongoing initiatives across the four main goals focused on community wellbeing, environmental sustainability, infrastructure management and efficient governance.

Consultation

Senior Management Team and relevant staff.

Risk Implications

None.

Financial Implications

This report is not a budget review – this information is provided in our financial reports. It is a summary of progress against the Annual Plan but it does also give an indication of how council is tracking against many key items in the budget.

Strategic Plan

The Annual Plan was prepared consistent with Council's Strategic Plan.

Providing a mid-year update on the progress of the Annual Plan furthers Goal 4 of the Strategic Plan to 'ensure a stable organisation' especially with regard to:

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

S4.4: Ensure Financial & Risk Sustainability

Social Implications

The Annual Plan includes a range of actions focussing on social outcomes.

Environmental or Climate Change Implications

The Annual Plan includes a range of actions focussing on environmental issues and opportunities.

Economic Implications

A range of actions in the Annual Plan have economic implications.

Other Issues

Nil.

Assessment

The Key Focus Areas and Summary of Strategies and Initiatives for 2025/26 are provided in the attachment with a status and comments section provided beside each action.

Options

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

RECOMMENDATION:

That Council receive the 2025/26 Annual Plan Progress Update.

DECISION: