



Brighton Council

ATTACHMENTS

ORDINARY COUNCIL MEETING

17 FEBRUARY 2026





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, 20 JANUARY 2026

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

IN ATTENDANCE: Mr J Dryburgh (Chief Executive Officer); Ms G Browne (Director Corporate Services); Ms J Banks (Director Governance & Regulatory Services); Mr C Pearce-Rasmussen (Director Asset Services); and Mr A Woodward (Director Development Services)

- 1. STATEMENT BY THE CHAIRPERSON**
- 2. ACKNOWLEDGEMENT OF COUNTRY**
- 3. APOLOGIES & REQUESTS FOR LEAVE OF ABSENCE**

All members were present.

- 4. NOTIFICATION OF LEAVE OF ABSENCE FOR PARENTAL LEAVE**

Nil.

- 5. CONFIRMATION OF MINUTES**

5.1 Ordinary Council Meeting

The Minutes of the previous Ordinary Council Meeting held on the 16th December 2025 are submitted for confirmation.

RECOMMENDATION:

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

DECISION:

Cr De La Torre moved, Cr Murtagh seconded that the Minutes of the previous Ordinary Council Meeting held on 16th December 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	
Cr Whelan	

6. DECLARATION OF INTEREST

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

Cr Irons declared an interest in Item 17.2

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.

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.

9. REPORTS FROM COUNCIL

9.1 Mayor's Communications

- 6/1 Media Event - Bridgewater
- 12/1 Meeting with CEO and Senior Staff
- 13/1 Meeting re Youth Justice facility
- 20/1 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
Cr Curran	
Cr Geard	
Cr De La Torre	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Murtagh	
Cr Owen	
Cr Whelan	

9.2 Reports from Council Representatives

- Cr Geard advised that he recently attended a State Fire Commission meeting.
- Cr Irons, Cr Murtagh & Cr Curran attended the Brighton Primary School Final assembly on the 17th December 2025.

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	
Cr Whelan	

10. MISCELLANEOUS CORRESPONDENCE

- Brighton Council Submission to the State Planning Office dated 10th December 2025 regarding revised LUPA (Development Assessment Panels) Bill 2025.

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.

No workshops have been held since the previous Council meeting.

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:-

- the general manager has reported the reason for which it was not possible to include the matter on the agenda; and
- the general manager has reported that the matter is urgent; and
- 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.

The Chief Executive Officer advised that there was a Supplementary Agenda item to be discussed in Closed Council in relation to Architectural Services i.e. Item 18.2

DECISION:

Cr Owen moved, Cr De La Torre seconded that Council resolve by absolute majority to deal with supplementary agenda Item 18.2 – Architectural Services 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.

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	
Cr Whelan	

14. REPORTS FROM COMMITTEES

There were no committee meetings held in January.

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 December 2025 Quarterly Financial Report

Author: Director Corporate Services (G Browne)

Background

The Quarterly Financial Report for the December 2025 period was provided for Council’s consideration. It contains the year-to-date Comprehensive Income Statement to 31st December 2025.

Consultation

Nil

Risk Implications

Nil

Financial Implications

Not Applicable

Strategic Plan

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

Social Implications

Not Applicable

Environmental or Climate Change Implications

Not Applicable

Economic Implications

Not Applicable

Other Issues

Nil

Assessment

Not Applicable

Options

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

RECOMMENDATION:

That Council receive the December 2025 Quarterly Financial Report.

DECISION:

Cr De La Torre moved, Cr McMaster seconded that Council receive the December 2025 Quarterly Financial Report.

CARRIED

VOTING RECORD

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

Cr Owen
Cr Whelan

Cr Irons had declared at interest in the following Item and left the meeting at 5.56pm.

17.2 Request for Kennel Licence - 147 William Street, Brighton

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

Background

The new owners of 147 William Street, Brighton have applied for a Kennel Licence for ten (10) greyhounds, which is outside the scope of Council's Policy.

The property is zoned Rural 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; extract from Council's Policy 4.3 is below:-

The land area guide for up to 20 dogs is:-

1.0 - 2.0ha for 3-4 dogs

2.0 - 5.0ha for 5-7 dogs

5.0 - 10.0 ha for 8-10 dogs

Greater than 10ha for 11-20 dogs.

Before a licence for more than 10 dogs is issued, applicants must be able to demonstrate to Council they have the time, resources and ability to satisfactorily maintain the number of dogs for the breed(s) states on their application.

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.

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 inspects and consults with Council in relation to registration and kennel licencing.

The DCA specifies that a person may apply to the General Manager for a kennel licence and that it is the General Manager who either approves or refuses the application.

Only an applicant may appeal a decision of the General Manager to the Tasmanian Civil & Administrative Tribunal if an application is refused.

Assessment

The greyhounds are currently accommodated at an alternative location pending the construction of kennels and two extended runs. Waste disposal will be managed in compliance with all relevant requirements. The dogs will be registered in accordance with both the DCA and the Tas Racing Integrity Unit.

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.

In accordance with the DCA, any individual residing or owning property within 200 metres of the premises boundary may submit objections regarding the granting of the licence to the General Manager within 14 days following publication of notice. No objections were received.

Council's Animal Control Officer has not yet inspected the property, as the enclosures are yet to be constructed. The owner has indicated that a person will be present on-site for the majority of the day. Generally, greyhounds are quiet except during feeding times.

Options

1. As per the recommendation.
2. 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 Chief Executive Officer that a kennel licence be issued pursuant to the *Dog Control Act 2000* for the keeping of 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:

Cr Owen moved, Cr Geard seconded that this item be held over pending further information and inspection of the site for suitability to housing the dogs.

CARRIED

VOTING RECORD

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

Cr Irons rejoined the meeting at 6.40pm.

17.3 Policy Review – Audio Recordings of Council & Committee Meetings

Author: Director Governance & Regulatory Services (J Banks)

Background

A review of the Audio Recordings of Council & Committee Meetings Policy has been undertaken to comply with requirements of the *Local Government (Meeting Procedures) Regulations 2025*. This review ensures our policies align with current legislation requirements and to assist in public participation in Council and Committee meetings.

Both a tracked changes version and a clean copy of the policy have been attached for Councillors' review to clearly identify the key amendments made to the policy document.

A copy of this policy will also be made publicly available on council's website.

Consultation

Executive Officer, Governance

Risk Implications

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

Financial Implications

Not applicable.

Strategic Plan

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

Social Implications

Not applicable.

Environmental or Climate Change Implications

Not applicable.

Economic Implications

Not applicable.

Options

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

RECOMMENDATION:

That Council adopt Policy 7.11 Audio Recordings of Council & Committee Meetings Policy.

DECISION:

Cr De La Torre moved, Cr Whelan seconded that Council adopt Policy 7.11 Audio Recordings of Council & Committee Meetings Policy with an amendment to the removal of the text extract of Section 43 of the Regulations on page 1 & 2 in the Policy.

CARRIED

VOTING RECORD

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

18. Closed Meeting

Regulation 17 of the *Local Government (Meeting Procedures) Regulations 2025* provides that Council may consider certain sensitive matters in Closed Meeting.

Matters are listed in the Closed Meeting section of the Council Agenda in accordance with Regulation 17 of the *Local Government (Meeting Procedures) Regulations 2025*.

RECOMMENDATION:

That in accordance with Regulation 17 of the *Local Government (Meeting Procedures) Regulations 2025*, Council move into Closed Session and the meeting be closed to members of the public to deal with the following item:

Item:	Closed under:
18.1 – Staffing Update & Budget Implications	17(2)(a)
18.2 – Contract for Architectural Services	17(2)(e)

DECISION:

Cr De La Torre moved, Cr Irons seconded that in accordance with Regulation 17 of the Local Government (Meeting Procedures) Regulations 2025, Council move into Closed Session and the meeting be closed to members of the public to deal with the following items:

Item: Closed under:

<i>18.1 – Staffing Update & Budget Implications</i>	<i>17(2)(a)</i>
<i>18.2 – Contract for Architectural Services</i>	<i>17(2)(e)</i>

CARRIED

VOTING RECORD

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

18.1 Staffing Update & Budget Implications

Author: Chief Executive Officer (J Dryburgh)

Background

This report had been put in the Closed section of the council meeting due to it relating to staffing matters, including some matters that general staff are not yet or fully aware of. It also anticipates that the report might lead to discussion that would not be appropriate in a public meeting.

The purpose of this report was to provide an update to councillors on matters relating to staff resources, and particularly the need to bring forward some planned changes and to address some challenges in the immediate term. These actions are likely to lead to a modest overspend in staffing allocation in this year’s budget but will not lead to any lasting or long-term financial impacts.

In recent months Council has experienced the unexpected long-term leave or loss or imminent loss of several staff. We have also been planning for some staffing and structural changes due to planned retirements, identified structural improvements and economically efficient growth planning. It now makes sense both financially and in terms of ensuring we meet our goals and provide a good level of service to recruit and implement structural changes now. In some cases, this should also allow for some ‘cross-over’ ensuring a knowledge-sharing, smooth transition and business continuity.

Council will be advertising for a number of new and replacement positions in the coming days. We see advantages in advertising in bulk, both in terms of significant cost savings, but also in projecting to candidates that this is an exciting period of growth at Brighton and an attractive career opportunity.

Consultation

SMT

Risk Implications

There is a risk to council in not responding to current and imminent resourcing challenges in a timely manner. Council is already very light on compared to comparable councils and there is a risk that if capacity and capability drop it will become difficult to implement our endorsed plans and strategies and to maintain a reasonable level of service for our community.

This can lead to both financial and reputational risks.

Financial Implications

The financial implications are not expected to be material over the long term or on a permanent basis, but they could exceed the budget for this financial year by up to about 6-7% or \$300k. This is a projected worst-case scenario, the likely scenario should be much lower.

However, in real terms the amount is much lower as a large percentage of the excess paid in salaries will be coming off Council liabilities (eg. Retirements and illness reducing our financial liabilities for these entitlements. This cost also includes bringing forward planned capacity and capability resourcing, such as a dedicated Waste Officer.

There are unknowns in the exact figures due to unknown lengths of illness, return to work or otherwise, recruitment success, etc.

The reason none of this represents a long-term cost is that all of the proposed changes and costs are in line with Council's projected organisational growth plan and the costs of retirements, unexpected extended leave and recruitments are short-term costs within this context.

Strategic Plan

Relates to:

1.2 Build resilience and opportunity

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

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

4.4 Ensure financial and risk sustainability
4.5 Ensure Council is a desirable place to work with exceptional workplace culture, attracting and retaining high-performing, committed and fulfilled staff

Social Implications

It is critical that council maintain business continuity, acceptable levels of service and do not lose time on key strategic objectives.

Environmental or Climate Change Implications

N/A

Economic Implications

Nil

Other Issues

Nil.

Assessment

Whilst we are dealing with some short term challenges, both expected and unexpected, this period also presents the opportunity to strengthen both our team and our structure and bring in some new skills, experience and ideas. All actions being undertaken are financially and operationally justified and will create no long-term financial impacts.

Options

1. Receive the update report.

2. Other

RECOMMENDATION:

That Council receive the staffing update report.

DECISION:

Cr Irons moved, Cr Curran seconded that Council receive the staffing update report.

CARRIED

VOTING RECORD

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

18.2 Contract for Architectural Services

Author: Chief Executive Officer (J Dryburgh)

Background

Over the past several years, Council Officers have been investigating options for the upgrade of the Council Chambers. This was predominately to re-plan and re-furbish the existing building, designed in 1980 by Hartley Wilson Oldmeadow Eastman Walch Architects, into a functional, comfortable, productive workplace for the Brighton Council, and to accommodate our significant organisational growth in the past 45 years. During this time the building has also had a number of structural issues which has resulted in flooding etc.

In 2022, [redacted] were engaged by Council to undertake a masterplan of the site and building. This developed a concept plan to address the following issues

- Entry sequence & reception area for visitors difficult to navigate, primarily due to no line of sight
- Amenities are accessed directly off the main corridor, this is uncomfortable and impractical for staff/building users
- Multiple service desks make it difficult for public interaction
- No publicly accessible toilets
- Thermal comfort is poor amongst team members
- Heating systems are dispersed / insufficient
- Staff kitchen is aged
- Meeting room space is not sufficient
- General storage is insufficient
- Lack of safe, enjoyable external seating

The project has now progressed, and a quote was sought from [redacted] to undertake a Concept Design (Confirmation) phase followed by Design Development, Planning/Development Application, Construction Documentation, Contractor Selection and Contract Administration. Given that [redacted] have already completed a large amount of work in the concept phase, it is Officers opinion that it would not be good value to seek the standard three (3) quotes as per the Code of Tendering. This would add a significant time and expense to the project. In addition, there would be copyright issues from the work PH have undertaken to date.

Council's Code of Tendering outlines that '*exemption from seeking quotations will only be granted by the General Manager in circumstances outlined below under Exemptions*'.....

- i. a contract for goods or services, if the council resolves by absolute majority and states the reasons for the decision, being that a satisfactory result would not be achieved by inviting tenders because of –

- i. extenuating circumstances; or*
- ii. the remoteness of the locality; or*
- iii. the unavailability of competitive or reliable tenderers;*

For the reasons detailed below, Officers believe that seeking additional quotations would not yield a satisfactory outcome due to extenuating circumstances. A considerable amount of work has already been completed by the current firm, and engaging an alternative provider would likely incur further costs, which would not represent good value for either Council or the community.

Consultation

SMT

Risk Implications

Council must ensure that it complies with the Code for Tenderers. The recommendation will ensure that the legislation is complied with.

Financial Implications

The costs for this engagement will be 11.2%, which is industry standard. If Council does not agree to proceed with the construction following the development of the plans and costings, this fee would be limited to the work conducted at that stage. This amount has been budgeted in the 2025/26 financial year and is allocated to the project.

Strategic Plan

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

3.3 Community facilities are safe, accessible and meet contemporary needs

4.5 Ensure Council is a desirable place to work with exceptional workplace culture, attracting and retaining high-performing, committed and fulfilled staff

Social Implications

Nil

Environmental or Climate Change Implications

The upgrades to Council's facilities will improve the environmental footprint of the building.

Economic Implications

This project will result in opportunities for local contractors to undertake upgrade works.

Other Issues

Nil

Options

1. Council resolves by absolute majority to approve the engagement of _____ due to extenuating Circumstances being that a significant amount of work has already been undertaken by this

firm and engaging another firm would result in further costs resulting in good value for Council or the community.

2. Other

RECOMMENDATION:

Council resolves by absolute majority to approve the engagement of due to extenuating circumstances. A considerable amount of work has already been completed by the current firm, and engaging an alternative provider would likely incur further costs, which would not represent good value for either Council or the community.

DECISION:

Cr Owen moved, Cr De La Torre seconded that Council resolves by absolute majority to approve the engagement of due to extenuating circumstances. A considerable amount of work has already been completed by the current firm, and engaging an alternative provider would likely incur further costs, which would not represent good value for either Council or the community.

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 | |
| Cr Whelan | |

Authorisation to Move Out of Closed Session & Release of Information to the Public

RECOMMENDATION:

That Council, having met and dealt with its business formally moves out of Closed Session and resolves to report that it has determined the following:

Agenda item	Matter	Outcome
18.1	Staffing Update & Budget Implications	
18.2	Contract for Architectural Services	

DECISION:

Cr De La Torre moved, Cr Curran seconded that Council having met and dealt with its business formally moves out of Closed Session and resolves to report that it has determined the following:

Agenda item	Matter	Outcome
18.1	<i>Staffing Update & Budget Implications</i>	<i>Council was provided an update on some current resourcing challenges and planned recruitments. Report in full to be made public.</i>
18.2	<i>Contract for Architectural Services</i>	<i>Council approves the contract to continue architectural services for the Council Chambers renovation, ensuring Local Government Regulations compliance. The report will be public with the consultant's name removed.</i>

CARRIED

VOTING RECORD

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

Meeting closed: 7.25pm

Confirmed: _____
(Mayor)

Date: 17th February 2026

09/02/26

Gemma Upton

(On behalf of Wine South Tasmania)

890 Middle Tea Tree Rd,

Tea Tree, TAS 7017

To Angela (on behalf of the Brighton Council)

Proposal for Financial Support: Feather Flags for Small Local Producers

Overview

Wine South Tasmania is a grassroots initiative led by passionate volunteers committed to promoting and supporting local producers across Southern Tasmania. Our two signature events, Spring in the Vines, and Southern Open Vineyards Weekend, are designed to showcase small vineyards and independent winemakers—particularly those who do not operate an on-site cellar door.

As the Coal Valley increasingly attracts large-scale investment and commercial wine production, our event seeks to shine a light on the families who live and work in the region, preserving the authenticity and community spirit that could define our local wine culture.

We appreciate the Council's contribution last year for new flags for our Spring in the Vines event, they looked fantastic and it was wonderful to have the Council logo on them to show the support for the event and the vineyards within the Municipality of Brighton.

Southern Open Vineyards is in its 29th year this year, and we now have 54 participants across Southern Tasmania, our biggest number yet. We are needing to increase the number of flags for the event and Tea Tree now has 10 vineyards participating.

To further this mission, we are seeking support from the Brighton Council to purchase up to 10 feather flags to be placed at the entrances of participating local producer's properties. These flags will serve as vibrant, eye-catching markers that celebrate local enterprise and help visitors easily identify producer locations. We will of course have the Brighton Council's logo on these flags too.

Purpose and Impact

The feather flags will:

- Increase visibility of local producers to both residents and tourists for the event
- Strengthen regional identity by showcasing our commitment to local enterprise
- Encourage economic activity by drawing attention to farmgate sales and producer events
- Support volunteer efforts by providing a tangible tool to amplify our outreach

Cross-promotion: Local food vendors, artisans, and musicians benefit from shared foot traffic and visibility.

Celebrating local heritage: Tea Tree and the Coal River Valleys deep viticultural roots. This initiative aligns with the Council's strategic goals of promoting tourism, supporting small businesses, and enhancing community pride. Enhance awareness and knowledge about the growing agricultural industry and the unique viticulture region we call home.

Social well-being benefits: Festivals offer a relaxed setting for neighbours to reconnect, visitors to mingle, and families to enjoy shared experiences.

This event relies on community volunteers, deepening engagement and ownership.

Attendees learn about cool-climate varietals, sustainable viticulture, and the craftsmanship behind each bottle. Leading to future engagement and community growth and employment in the sector.

Vineyards under the Municipality of Brighton registered to participate as of 09/02/2026

- | | |
|---------------------|----------------------|
| - Pressing Matters | - Charles Reuben |
| - Mapleton Vineyard | - Drew Wines |
| - Third Child | - Merriworth Wines |
| - Torchbearer | - Stargazers |
| - Petrichor | - Birdhill Vineyards |

We are happy to work with Council staff to ensure the flags meet any branding or design guidelines relevant to the region. These flags would be used directly for producers who live in the Brighton Municipality.

Community Support

This project is backed by a growing network of producers and volunteers who have committed time and resources to its success. The flags will be maintained by the committee and producers themselves, ensuring longevity and continued impact.

Closing

We respectfully request the Council's support in funding this initiative. Your contribution will directly empower local producers, energise financial community pride, and enhance the visibility of our region's unique offerings.

Thank you for considering our proposal. We welcome the opportunity to discuss this further and provide any additional information required.

Warm regards,

Gemma Upton, Mapleton Vineyard.

On behalf of Wine South Tasmania



12.01.2026
Dear Mayor,

I am writing on behalf of the Brighton Boxing Club, a registered not-for-profit organisation, to respectfully request that the Council and relevant Board Members consider easing the current rental fees applied to the building operated by our club at the Bob Scott Pavilion.

Brighton Boxing Club has proudly operated out of the Bob Scott Pavilion for the past 13 years and has become one of the most successful and respected amateur boxing clubs in Tasmania. During this time, our athletes have achieved 24 Australian Championship titles, and we currently have 11 active amateur boxers competing on average once every five weeks. Based on both competitive success and community participation, we are widely regarded as one of the leading boxing clubs in the state.

In addition to our competitive program, we run a dedicated youth training session every Wednesday, supporting between 15 and 20 local children. Many of these young people come from families experiencing financial hardship, and at times struggle to contribute even a \$5 training fee. Despite this, no child is turned away. Our coaches and volunteers regularly contribute money from their own pockets to ensure both the children can participate and that council facility fees continue to be met.

All coaches, staff, and volunteers at Brighton Boxing Club give their time freely to the community. The club operates with no government funding and relies entirely on modest member contributions, small raffles, and in-kind donations to run classes, maintain gym equipment, and cover operating costs. Through these efforts, we provide substantial physical, social, and emotional health benefits, offering a safe, structured, and supportive environment that promotes fitness, discipline, mental wellbeing, and positive social connection.

We are sincerely grateful for the opportunity to operate within Council-owned facilities, which are among the best in the state. We also acknowledge and respect that these facilities are shared with many quality user groups, and we value being part of such a well-managed and community-focused environment.

As a not-for-profit organisation, however, the current rental structure which is \$437.28 and can vary from month to month, recently going to \$598, \$644, and \$920 respectively, presents ongoing financial challenges for both the club and its members. We therefore respectfully ask Council to consider one of the following options, and back dating previous invoices to the discounted rate for last year:

- Implementing a fixed monthly rental rate payable on a weekly basis; or
- Applying a discounted rental rate that is financially feasible and sustainable for our members.

Any consideration or adjustment would greatly assist the club in maintaining its operations and continuing to deliver strong outcomes for the local community—particularly for young people who rely on the club as a positive, healthy, and safe outlet.

We would welcome the opportunity to meet with Council representatives or provide further information in support of this request.

Thank you for your time, consideration, and continued support of community-based organisations.

Yours sincerely,

Adrian Lovell
Brighton Boxing Club
Not-for-Profit Organisation (PH: 0438007186)

From: pam harvey

Sent: Wednesday, 29 October 2025 9:20 AM

To: Ishita Singh <Ishita.Singh@brighton.tas.gov.au>

Subject: For attention : James Dryburgh QUILTERS EASTER SHOWCASE

The committee of the above named event are once again applying for a waiver of the hire charges of the Brighton Community Centre for our event to be held on 29th March 2026.

We are a small group who run this event and we make no profit . All our fundraising after nominal expenses...coffee,milk ,raffle books etc go to the Brighton Community. We have a full attendance each year and it is eagerly looked forward to by traders and quilters..and others...from all over Tasmania

Regards

Pam Harvey.



Brighton Council

POLICY NAME: FINANCIAL HARDSHIP ASSISTANCE

POLICY No: 1.3

1.1 PURPOSE:

The purpose of this policy is to ~~enable Council to provide assistance to community members who are suffering financial hardship by providing an appropriate level of relief from Local Government rates and charges provide guidance to the community as to what council support is available should they be experiencing genuine financial hardship. The policy also provides a framework for the assessment of hardship applications.~~

1.2 SCOPE:

This policy applies to ratepayers experiencing genuine and serious financial hardship and needing assistance to meet both their basic needs and their rate payment obligations to Council. It is not intended to be used to maintain financial positions for those who do not need it and are not genuinely impacted by serious financial hardship.

This policy applies only to Council rates and charges levied in accordance with Part 9 – Rates and Charges of the *Local Government Act 1993*. This policy does not apply to rates or fees collected on behalf of other authorities in accordance with section 88 of the *Local Government Act 1993*, such as fire service contributions collected pursuant to section 79B of the *Fire Service Act 1973*.

1.3 KEY PRINCIPLES:

~~This policy will be applied in accordance with the following principles: In applying this policy, council will be guided by the following principles:~~

- ~~• Compliance with relevant statutory requirements;~~
- ~~• Flexibility in providing payment options and processes that meet local needs and the special circumstances of those facing hardship;~~
- ~~• Fair, equitable and respectful treatment of all applicants facing financial hardship;~~
- ~~• The suspension of debt recovery and/or legal action while a ratepayers hardship application is awaiting determination, and subsequently if that application is approved; and~~
- ~~• Respecting confidentiality, such that information provided by applicants is treated as private and confidential and can only be used for the purposes of assessing the hardship application and not be made available to third parties (with the exception of referral to council's debt collection agency).~~

~~(1) Consistent, equitable and respectful treatment of all residents and ratepayers that is sensitive to their specific circumstances.~~

~~(2) Maintaining Council's ability to provide essential services to our community through appropriately applied rating.~~

- (3) — ~~Assisting ratepayers who are suffering serious financial hardship, so that they may overcome these circumstances and return to financial stability and contributing equitably to local services.~~
- (4) — ~~Ensuring that those able to contribute to local services, continue to do so.~~
- (5) — ~~Minimising the opportunity for misuse, exploitation or fraud by ensuring decisions made to provide special relief or assistance are supported by sufficient evidence.~~
- (6) — ~~Maintaining confidentiality and privacy of applicants and ratepayers, their applications and any information provided.~~

1.4 DEFINITIONS:

The following definitions apply to this policy:

Genuine financial hardship – Occurs when a ratepayer is genuinely unable to pay the rates and charges owed and unable to meet other financial obligations.

Policy – means this policy

Ratepayer – Means a person who is liable to pay rates on a property in Brighton Council.

Rates & charges - Means council rates, charges and levies that appear on a rates notice.

2. POLICY:

2.1 *Genuine Financial Hardship*

Genuine financial hardship does not arise where it is inconvenient to pay the amount of rates owed or it is subject to the timing of income: for example, holiday pay, dividends, lump sum payment. Genuine financial hardship may occur in the following:

- Loss or significant reduction in family income due to job loss or business closure (or both)
- Serious illness resulting in incapacity to work
- Death in the family, or
- Any other factor that results in an unforeseen and substantial change in the capacity of the ratepayer or debtor to meet their financial obligations.

~~According to the Australian Taxation Office (ATO)¹, individuals are considered to be in serious hardship when they are unable to provide the following for themselves, their family or other dependants:~~

- ~~Food~~
- ~~Accommodation~~
- ~~Clothing~~
- ~~Medical treatment~~
- ~~Education~~
- ~~Other basic necessities.~~

¹See: [Evidence of serious hardship | Australian Taxation Office](#)

A number of factors can contribute to or trigger serious financial hardship, including:

- Loss of employment of the property owner, family member or household primary income earner;
- Serious illness, including physical incapacity, hospitalization, or mental illness of the property owner or family member;
- A natural disaster;
- A public health emergency or declared state of emergency;
- Family tragedy;
- Family breakdown;
- Financial misfortune;
- Other serious or complicating circumstances.

Community wide issues and circumstances may impact financial hardship, but hardship is always assessed at an individual level, and requires reviewing personal circumstances.

Serious financial hardship involves both low income/cash flow and a low asset base. Personal property portfolios beyond a primary residence or a business's primary operating space can be employed to improve an applicant's cash flow and financial sustainability.

Applications for assistance on residential investment properties will not be considered.

2.2 Statutory Requirements

Sections 125, 126 and 127 of the *Local Government Act 1993* (the Act) set out the circumstances in which a council can consider an application for postponement of payment of rates on the ground of hardship.

Council's Rates and Charges Policy (Policy 1.6) and Debtor Management Policy (Policy 1.12) also apply and must be read in conjunction with the Act and does not take precedence over the Act requirements.

2.3 Eligibility

A ratepayer may be eligible for consideration for hardship assistance in the payment of overdue rates and charges where:

- They are unable to pay amounts when due and payable for reasons beyond their control, and
- Payment when due would cause the person genuine financial hardship

Any ratepayer, who cannot pay their rates or charges due to genuine financial hardship may apply to council for assistance at any time. Ratepayers, are encouraged to contact council to seek assistance as soon as practicable.

2.4 Assistance under this Policy

This policy provides the framework for the assessment of an application from a ratepayer of a property who cannot pay their rates and charges and payments as a result of experiencing genuine financial hardship.

A ratepayer who believes they are suffering genuine financial hardship can apply to council for either:

- Waiver of interest in respect of the Rates, charges and levies in-part or in-full (i.e. not being required to pay any extra fees that council may have charged for the rates, charges and levies not being paid on time); or
- Deferral of the payment of rates, charges and levies (i.e. paying the rates, charges and levies after they would normally be due).

A ratepayer may apply for one or more of the above types of relieve when making an application.

2.5 Evidence of genuine financial hardship

If a person makes an application for relief in accordance with this policy, council may ask the person to provide evidence that they are suffering genuine financial hardship.

Evidence that council may ask for to assist with the assessment may include and is not limited to:

- Written reasons detailing the circumstances in which the person is unable to pay the rates and charges when they fall due and payable
- Documents that show the ratepayer has sought help from a financial counsellor (such as a receipt from a booking with a financial counsellor)
- A statutory declaration from someone who is familiar with the ratepayer's circumstances (family doctor, bank officer, welfare officer, Government agency)
- Bank statements, medical certificates, or other documentary evidence that demonstrates the circumstances that have caused or are symptomatic of the ratepayers genuine financial hardship
- Evidence of loss of main sources of income, and
- Evidence of any qualifications for Federal Government assistance in response to their financial hardship.

If council staff require additional evidence to support an application by a ratepayer, they will explain exactly what they require and why they need it to determine the application.

2.2 Evidence of Financial Hardship

Applicants will need to provide evidence of their circumstances of financial hardship to justify Council's special consideration of their case. The type of evidence required will depend on your circumstances and may include, for example, one or more of the following:

- Assessment by an independent accredited financial counsellor demonstrating an inability to both pay rates and to rearrange asset portfolios to facilitate payment;
- A statutory declaration from an appropriate and independent professional, familiar with the applicant's circumstances (e.g. a family doctor for health-related evidence, a bank official, insurance policy manager, etc.);
- Pending disconnection of essential services, like water, electricity, gas (does not include mobile phone or internet bills);
- Notice of impending legal action, for non-payment of essential bills;

- Letter from charitable organisation regarding loss of employment or inability to provide for basic necessities;
- Bank notice for example, overdraft call or mortgaged property repossession;
- Unplanned termination of employment;
- Letter from doctor verifying the inability to earn an income due to illness or caring for a sick family member;

2.3 How Council can help

Eligible ratepayers in genuine financial hardship will be provided with assistance of their entitlements to rates and charges payment options.

2.6 Application Process

Councils rates relieve application form and evidence of financial hardship are to be submitted by the ratepayer in writing to the Chief Executive Officer for assessment.

The provision of supporting evidence with the application will assist the prompt assessment of the application. The application form will be available on Councils website, alternatively the form may be posted or emailed.

Council staff will contact the ratepayer once the application is received and provide advice regarding the assessment process, including if there is any other information required. Council may refer an application to an independent accredited financial counsellor for assessment if it deems this to be necessary.

The application will be valid for a maximum period of 12 months from the date of approval. The ratepayer will be required to reapply prior to the end of each period and establish whether their circumstances have changed or not.

2.7 Delegated Approval

Determination on applications in accordance with this policy will be subject to review and approval by:

- Rates Officers – where alternative payment arrangements result in the full payment of rates by 30 June of the application year.
- Director of Corporate Services – for amounts less than \$2,500.
- Chief Executive Officer – for amounts greater than \$2,500.

2.8 What happens if an application is approved?

Each application received in accordance with this policy will be reviewed and determined in accordance with the policy requirements. The ratepayer will be advised in writing of council's decision.

For each approved application, council staff will put in place necessary arrangements. Should there be any error or mis-calculation on a subsequent rates notice, the ratepayer shall be entitled to rely upon the written advice provided in relation to the application.

2.3.1 Payment Plan

Customers can request a payment plan and agree to make smaller and more frequent payments. A customer can request a payment plan over the phone or in writing. Council staff will monitor payment plans and will continue to follow the normal debt collection process if the payment plan is not maintained.

2.3.2 Postponing Rate Payments – Deferral Arrangements

In confirmed cases of financial hardship, Council may offer temporary deferral of individual rates payments within a defined period, in whole or in part, to be paid back at a later date, subject to any conditions Council determines. The deferral arrangement applies to specified payments and other rate payments are not affected and continue to accrue as normal. The terms of rate deferral arrangements will be proportionate to the applicant's demonstrated financial hardship circumstances, so supplying sufficient evidence of these circumstances is important for developing the appropriate terms.

Rate payment deferrals approved under this section are typically deferred by 3 months. However, rate deferral arrangements can only defer individual payments up to a maximum of two (2) years and only in the most serious circumstances.

All deferred payments must be repaid as specified in accordance with the deferral arrangement, otherwise regular late payment penalties and/or interest will apply.

Ratepayers who are subject to a deferral arrangement who overcome their financial hardship circumstances are encouraged to begin repaying their deferred rates payments as early as they are able.

Note that Council may revoke any postponement of rates payments at any time, in accordance with section 127 of the *Local Government Act 1993*, by giving 60 days notice in writing to the ratepayer.

2.3.3 Remitting Late Payment Penalties and Interest

For typical circumstances that are not of financial hardship, rates must be paid by the due date and Council may charge a penalty or daily interest or both for each late payment. However, for confirmed cases of financial hardship, Council may waive either the applicable late payment penalties, or the interest accumulated, or both, for a specified period that relates to the period of financial hardship.

2.3.4 Remitting Rates

Remission of any rates, late payment penalties or interest, in part or in full, is reserved only for the most serious and exceptional of financial hardship cases. Even in these cases, deferral of rate payments must be applied for and granted first, before an application for rates remission can be considered.

After the applicant has entered into a deferral arrangement with Council, the applicant may apply for remission of rates. The application must demonstrate:

- (1) Financial hardship;
- (2) Exceptional and serious circumstances;
- (3) How the applicant's exceptional financial hardship circumstances make the maximum term deferral arrangement under section 0 unfeasible and unreasonable to fulfil; and
- (4) How enforcing fulfilment of the maximum term deferral arrangement would only deepen the seriousness of applicant's financial hardship and critically impact their ability to provide for the basic living necessities (food, accommodation, clothing, medical treatment) of the applicant and dependents.

In the interests of community fairness and equity, wherever possible and appropriate in determining rates remission applications:

- (1) Deferral arrangements are preferable to rates remission;
- (2) Amounts or proportions of rates to be remitted are to be minimised, for example, below \$1000 or 50%; the remainder subject to payment arrangements;

~~(3) — Instances of rates remission are to be minimised to no more than one rates remission per applicant.~~

~~3. — APPLICATIONS:~~

~~3.1 — Applying for Financial Hardship Assistance~~

~~Any ratepayer who cannot pay their rates due to genuine financial hardship may apply for assistance.~~

~~To seek financial hardship assistance from Council, an application (refer to Appendix 1) must be made in writing, addressed to the Chief Executive Officer, and submitted as follows:~~

- ~~• — Emailed to admin@brighton.tas.gov.au; or~~
- ~~• — Mailed to 1 Tivoli Road, Old Beach Tas 7017~~

~~Applications must:~~

- ~~• — Demonstrate and provide evidence for financial hardship and circumstances (see *section 2.2 Evidence of Financial Hardship*);~~
- ~~• — Describe the type of assistance sought, being:
 - ~~— Postponing rate payments (a deferral arrangement);~~
 - ~~— Postponing or waiving late payment penalties or interest;~~
 - ~~— Remitting rates, late payment penalties or interest, in part or in full;~~~~
- ~~• — Address the requirements of the relevant subsections of section '2.3 How Council can help'.~~

~~3.2 — Assessing Applications~~

~~Applications for deferral arrangements must be decided by:~~

- ~~• — For amounts less than \$2,500 — Director of Corporate Services; or~~
- ~~• — For amounts of \$2,500 or greater — Chief Executive Officer.~~

~~Applications for remission of any rates or late payment penalties or interest charges must be decided by Council and require absolute majority to be approved~~

4 REFERENCES:

~~This policy relates to and depends on other Council policies, as well as Tasmanian Government legislation, including:~~

- ~~• *Local Government Act 1993*, Part 9 – Rates and Charges², particularly:
 - ~~○ Section 86A – General principles in relation to making or varying rates~~
 - ~~○ Sections 125-127 – Postponement of payment~~
 - ~~○ Section 128 – Late payments~~
 - ~~○ Section 129 – Remission of rates~~~~
- ~~• [Rates and Charges Policy No. 1.6](#)~~
- ~~• [Debtor Management Policy No 1.12](#)~~

ADMINISTRATIVE DETAILS:

Policy compiled: December 2024

² See: <https://www.legislation.tas.gov.au/view/html/inforce/current/act-1993-095#HP9@EN>

Adopted by Council: 21/04/2020; 18/02/2025

Reviewed: February 2025; [February 2026](#)

To be reviewed: February 2029; [February 2030](#)

Responsibility: Director of Corporate Services



CHIEF EXECUTIVE OFFICER

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



APPLICATION FOR FINANCIAL HARDSHIP ASSISTANCE

If you are a Brighton Council ratepayer, you may be eligible for hardship assistance in the payment of overdue rates and charges¹ where you are experiencing genuine and serious financial hardship. Ratepayers are encouraged to apply for assistance as soon as possible². For further information, see Brighton Council Financial Hardship Assistance Policy 1.3.

If you have an outstanding debt with Brighton Council, you may be eligible for hardship assistance where payment would cause you genuine financial hardship. Applicants are encouraged to apply for assistance as soon as possible by completing this form.

Please note that individual applications need to be completed for each titled owner for a rates debt, where applicable.

APPLICANT INFORMATION

This application is to apply the following assistance on the basis of financial hardship (*please select at least one*):

- Postponing rate payments (extension of time)
- Waiver of late payment penalties or interest for the period of financial hardship
- Rates remission.

Remission of any rates, late payment penalties or interest, in part or in full, is reserved only for the most serious and exceptional of financial hardship cases. Even in these cases, postponement of rate payments must be applied for and granted first before an application for rates remission can be considered.

Note: If you are applying for assistance for more than one property you must complete an application for each property, as the nature, type, and ownership of each may differ.

APPLICANT INFORMATION	
Name:	
Phone:	
Email:	
Address of property applying for hardship	
Street Address:	
Suburb:	
State:	
Post Code:	
Is this your principal place of residence?	<input type="checkbox"/> Yes <input type="checkbox"/> No
APPLICATION DETAILS	
Do you receive any pensions or other government benefits?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have you claimed a pension concession on any other property this financial year?	<input type="checkbox"/> Yes <input type="checkbox"/> No
FINANCIAL INFORMATION	

Average income after tax (weekly):	\$
Government benefits/pensions (including family payments etc):	\$
All other income (eg self employed income, interest dividends):	\$
EMPLOYMENT DETAILS	
Name of your Employer:	
Address of your Employer:	
Employment Type:	<input type="checkbox"/> Full Time <input type="checkbox"/> Part Time <input type="checkbox"/> Casual <input type="checkbox"/> Self Employed
ASSETS	
Property Address:	
Current Value:	\$
Amount owed to bank or financial institution for this property?	\$
Any additional information:	
Funds in banks/financial institutions:	\$
Cars/vehicles value	\$
Other personal assets (shares/superannuation):	\$
Income	
Your Take Home Pay:	\$
Your Partners Take Home Pay:	\$
Income from Savings & Investments:	\$
Centrelink benefits:	\$
Family Benefit Payments:	\$
Other – superannuation income stream:	\$
TOTAL WEEKLY EXPENSES	
Mortgage/Rent:	\$
Council Rates:	\$
Electricity and Gas:	\$
Water:	\$
Internet:	\$
TV subscriptions:	\$
Mobile Phone Bill:	\$
Food & Groceries:	\$
Petrol/Public Transport:	\$
Car Registration/Service:	\$
Child Care Costs:	\$
Entertainment/Eating Out:	\$
Other:	\$
INSURANCE	
Car Insurance:	\$
Home & Contents Insurance:	\$
Health Insurance:	\$
Other Insurance:	\$
Amounts you Owe	
Home Loan(s) – weekly	\$
Other Loan(s) - weekly	\$
Other Liabilities (Name of Bank or Institution)	\$
Does anyone contribute to paying these liabilities? (eg spouse or partner)	<input type="checkbox"/> Yes <input type="checkbox"/> No

PAYMENT PLAN	
Deferral of the full amount (extension of time to pay) OR a mutually agreed payment plan	<input type="checkbox"/> Deferral <input type="checkbox"/> Payment Plan
Proposed Payment Plan frequency:	<input type="checkbox"/> Weekly <input type="checkbox"/> Fortnightly <input type="checkbox"/> Monthly
Additional information you would like to add to this application:	

A copy of the following documentary evidence is required to assess your hardship application. Please include the following:

- A copy of all household bank accounts for the past three months.
- Tax Return Statements and PAYG Summaries from the last two years.
- Centrelink Income Statement no more than 30 days old (if applicable)
- Child Support Agency Statement no more than 6 months old (if applicable)

You may also include one or more of the following to further support your application:

- Statutory Declaration from someone familiar with your circumstance (eg family doctor, accountant, bank officer, government agency).
- Medical Certificates or other evidence demonstrating the circumstances that have resulted in financial hardship being experienced.
- Evidence of loss of the main source(s) of income (eg separation certificate).
- Documented evidence of having sought financial counselling.
- Other documentation demonstrating that you are experiencing financial hardship.

Name of the Property Owner(s):	
Name of Applicant:	
Are you the owner of the property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Type of property applying for ?	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Other
If 'Other' (please provide details):	
Is the property a rental property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Property Address:	
Street Address:	
Address Line 2:	
Suburb:	

Postcode:	
Please provide details of how we can contact you:	
Postal Address:	
Phone Number:	
Email address:	

Please tell us why you are applying for financial hardship assistance?

.....

.....

.....

.....

To assist with the assessment process, please attach documentary evidence to assist us to review and assess your hardship application.

Please include one or more of the following:

- Assessment by an independent accredited financial counsellor demonstrating an inability to both pay rates and to rearrange asset portfolios to facilitate payment
- A statutory declaration from an independent professional, familiar with the applicant's circumstances (e.g a family doctor for health related evidence, a bank official, insurance policy manager)
- Pending disconnection of essential services like water, electricity, gas (does not include mobile or internet bills)
- Notice of impending legal action for essential services
- Letter from charitable organization regarding loss of employment or inability to provide for basic necessities
- Bank statements or notice, for example, an overdraft call or mortgaged property repossession
- Unplanned termination of employment
- Letter from Dr verifying the inability to earn an income due to illness or caring for a sick family member
- Other documentation demonstrating that you are experiencing financial hardship

Please make sure your application and documentary evidence is addressed to the Chief Executive Officer and submitted as follows:

Emailed to: admin@brighton.tas.gov.au
Mailed or delivered in person to: 1 Tivoli Road, Old Beach 7017

Please use the subject '**Financial Hardship Assistance Application**' if emailing this form to assist our staff to identify your application quickly. We will be in contact with you as soon as possible to acknowledge your application and provide advice regarding the assessment process.

DECLARATION AND SIGNATURE

I confirm that the information provided within this Application for Financial Hardship is accurate, and there have been no misrepresentations or omissions of fact that would otherwise influence the review and decision of Brighton Council.

Signature:

Name:

Date:

This form is to be completed online at www.brighton.tas.gov.au or emailed to admin@brighton.tas.gov.au with all supporting documentation.



Brighton Council

POLICY NAME: FINANCIAL HARDSHIP ASSISTANCE

POLICY No: 1.3

1.1 PURPOSE:

The purpose of this policy is to provide guidance to the community as to what council support is available should they be experiencing genuine financial hardship. The policy also provides a framework for the assessment of hardship applications.

1.2 SCOPE:

This policy applies to ratepayers experiencing genuine and serious financial hardship and needing assistance to meet both their basic needs and their rate payment obligations to Council. It is not intended to be used to maintain financial positions for those who do not need it and are not genuinely impacted by serious financial hardship.

This policy applies only to Council rates and charges levied in accordance with Part 9 – Rates and Charges of the *Local Government Act 1993*. This policy does not apply to rates or fees collected on behalf of other authorities in accordance with section 88 of the *Local Government Act 1993*, such as fire service contributions collected pursuant to section 79B of the *Fire Service Act 1973*.

1.3 KEY PRINCIPLES:

In applying this policy, council will be guided by the following principles:

- Compliance with relevant statutory requirements;
- Flexibility in providing payment options and processes that meet local needs and the special circumstances of those facing hardship;
- Fair, equitable and respectful treatment of all applicants facing financial hardship;
- The suspension of debt recovery and/or legal action while a ratepayers hardship application is awaiting determination, and subsequently if that application is approved; and
- Respecting confidentiality, such that information provided by applicants is treated as private and confidential and can only be used for the purposes of assessing the hardship application and not be made available to third parties (with the exception of referral to council's debt collection agency).

1.4 DEFINITIONS:

The following definitions apply to this policy:

Genuine financial hardship – Occurs when a ratepayer is genuinely unable to pay the rates and charges owed and unable to meet other financial obligations.

Policy – means this policy

Ratepayer – Means a person who is liable to pay rates on a property in Brighton Council.

Rates & charges - Means council rates, charges and levies that appear on a rates notice.

2. POLICY:

2.1 *Genuine Financial Hardship*

Genuine financial hardship does not arise where it is inconvenient to pay the amount of rates owed or it is subject to the timing of income: for example, holiday pay, dividends, lump sum payment. Genuine financial hardship may occur in the following:

- Loss or significant reduction in family income due to job loss or business closure (or both)
- Serious illness resulting in incapacity to work
- Death in the family, or
- Any other factor that results in an unforeseen and substantial change in the capacity of the ratepayer or debtor to meet their financial obligations.

2.2 *Statutory Requirements*

Sections 125, 126 and 127 of the *Local Government Act 1993* (the Act) set out the circumstances in which a council can consider an application for postponement of payment of rates on the ground of hardship.

Council's Rates and Charges Policy (Policy 1.6) and Debtor Management Policy (Policy 1.12) also apply and must be read in conjunction with the Act and does not take precedence over the Act requirements.

2.3 *Eligibility*

A ratepayer may be eligible for consideration for hardship assistance in the payment of overdue rates and charges where:

- They are unable to pay amounts when due and payable for reasons beyond their control, and
- Payment when due would cause the person genuine financial hardship

Any ratepayer, who cannot pay their rates or charges due to genuine financial hardship may apply to council for assistance at any time. Ratepayers, are encouraged to contact council to seek assistance as soon as practicable.

2.4 *Assistance under this Policy*

This policy provides the framework for the assessment of an application from a ratepayer of a property who cannot pay their rates and charges and payments as a result of experiencing genuine financial hardship.

A ratepayer who believes they are suffering genuine financial hardship can apply to council for either:

- Waiver of interest in respect of the Rates, charges and levies in-part or in-full (i.e. not being required to pay any extra fees that council may have charged for the rates, charges and levies not being paid on time); or
- Deferral of the payment of rates, charges and levies (i.e. paying the rates, charges and levies after they would normally be due).

A ratepayer may apply for one or more of the above types of relieve when making an application.

2.5 Evidence of genuine financial hardship

If a person makes an application for relief in accordance with this policy, council may ask the person to provide evidence that they are suffering genuine financial hardship.

Evidence that council may ask for to assist with the assessment may include and is not limited to:

- Written reasons detailing the circumstances in which the person is unable to pay the rates and charges when they fall due and payable
- Documents that show the ratepayer has sought help from a financial counsellor (such as a receipt from a booking with a financial counsellor)
- A statutory declaration from someone who is familiar with the ratepayer's circumstances (family doctor, bank officer, welfare officer, Government agency)
- Bank statements, medical certificates, or other documentary evidence that demonstrates the circumstances that have caused or are symptomatic of the ratepayers genuine financial hardship
- Evidence of loss of main sources of income, and
- Evidence of any qualifications for Federal Government assistance in response to their financial hardship.

If council staff require additional evidence to support an application by a ratepayer, they will explain exactly what they require and why they need it to determine the application.

2.6 Application Process

The application form and evidence of financial hardship are to be submitted by the ratepayer in writing to the Chief Executive Officer for assessment.

The provision of supporting evidence with the application will assist the prompt assessment of the application. The application form will be available on Councils website, alternatively the form may be posted or emailed.

Council staff will contact the ratepayer once the application is received and provide advice regarding the assessment process, including if there is any other information required. Council may refer an application to an independent accredited financial counsellor for assessment if it deems this to be necessary.

The application will be valid for a maximum period of 12 months from the date of approval. The ratepayer will be required to reapply prior to the end of each period and establish whether their circumstances have changed or not.

2.7 Delegated Approval

Determination on applications in accordance with this policy will be subject to review and approval by:

- Rates Officers – where alternative payment arrangements result in the full payment of rates by 30 June of the application year.

- Director of Corporate Services – for amounts less than \$2,500.
- Chief Executive Officer – for amounts greater than \$2,500.

2.8 What happens if an application is approved?

Each application received in accordance with this policy will be reviewed and determined in accordance with the policy requirements. The ratepayer will be advised in writing of council's decision.

For each approved application, council staff will put in place necessary arrangements. Should there be any error or miscalculation on a subsequent rates notice, the ratepayer shall be entitled to rely upon the written advice provided in relation to the application.

3 REFERENCES:

- *Local Government Act 1993*, Part 9 – Rates and Charges¹, particularly:
 - Section 86A – General principles in relation to making or varying rates
 - Sections 125-127 – Postponement of payment
 - Section 128 – Late payments
 - Section 129 – Remission of rates
- Rates and Charges Policy No. 1.6
- Debtor Management Policy No 1.12

ADMINISTRATIVE DETAILS:

Policy compiled: December 2024
Adopted by Council: 21/04/2020; 18/02/2025
Reviewed: February 2025; February 2026
To be reviewed: February 2029; February 2030
Responsibility: Director of Corporate Services



CHIEF EXECUTIVE OFFICER

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

¹ See: <https://www.legislation.tas.gov.au/view/html/inforce/current/act-1993-095#HP9@EN>

Appendix 1



APPLICATION FOR FINANCIAL HARDSHIP ASSISTANCE

If you have an outstanding debt with Brighton Council, you may be eligible for hardship assistance where payment would cause you genuine financial hardship. Applicants are encouraged to apply for assistance as soon as possible by completing this form.

Please note that individual applications need to be completed for each titled owner for a rates debt, where applicable.

APPLICANT INFORMATION	
Name:	
Phone:	
Email:	
Address of property applying for hardship	
Street Address:	
Suburb:	
State:	
Post Code:	
Is this your principal place of residence?	<input type="checkbox"/> Yes <input type="checkbox"/> No
APPLICATION DETAILS	
Do you receive any pensions or other government benefits?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have you claimed a pension concession on any other property this financial year?	<input type="checkbox"/> Yes <input type="checkbox"/> No
FINANCIAL INFORMATION	
Average income after tax (weekly):	\$
Government benefits/pensions (including family payments etc):	\$
All other income (eg self employed income, interest dividends):	\$
EMPLOYMENT DETAILS	
Name of your Employer:	
Address of your Employer:	
Employment Type:	<input type="checkbox"/> Full Time <input type="checkbox"/> Part Time <input type="checkbox"/> Casual <input type="checkbox"/> Self Employed
ASSETS	
Property Address:	
Current Value:	\$
Amount owed to bank or financial institution for this property?	\$

Any additional information:	
Funds in banks/financial institutions:	\$
Cars/vehicles value	\$
Other personal assets (shares/superannuation):	\$
Income	
Your Take Home Pay:	\$
Your Partners Take Home Pay:	\$
Income from Savings & Investments:	\$
Centrelink benefits:	\$
Family Benefit Payments:	\$
Other – superannuation income stream:	\$
TOTAL WEEKLY EXPENSES	
Mortgage/Rent:	\$
Council Rates:	\$
Electricity and Gas:	\$
Water:	\$
Internet:	\$
TV subscriptions:	\$
Mobile Phone Bill:	\$
Food & Groceries:	\$
Petrol/Public Transport:	\$
Car Registration/Service:	\$
Child Care Costs:	\$
Entertainment/Eating Out:	\$
Other:	\$
INSURANCE	
Car Insurance:	\$
Home & Contents Insurance:	\$
Health Insurance:	\$
Other Insurance:	\$
Amounts you Owe	
Home Loan(s) – weekly	\$
Other Loan(s) - weekly	\$
Other Liabilities (Name of Bank or Institution)	\$
Does anyone contribute to paying these liabilities? (eg spouse or partner)	<input type="checkbox"/> Yes <input type="checkbox"/> No

PAYMENT PLAN	
Deferral of the full amount (extension of time to pay) OR a mutually agreed payment plan	<input type="checkbox"/> Deferral <input type="checkbox"/> Payment Plan
Proposed Payment Plan frequency:	<input type="checkbox"/> Weekly <input type="checkbox"/> Fortnightly <input type="checkbox"/> Monthly
Additional information you would like to add to this application:	

A copy of the following documentary evidence is required to assess your hardship application. Please include the following:

- A copy of all household bank accounts for the past three months.
- Tax Return Statements and PAYG Summaries from the last two years.
- Centrelink Income Statement no more than 30 days old (if applicable)
- Child Support Agency Statement no more than 6 months old (if applicable)

You may also include one or more of the following to further support your application:

- Statutory Declaration from someone familiar with your circumstance (eg family doctor, accountant, bank officer, government agency).
- Medical Certificates or other evidence demonstrating the circumstances that have resulted in financial hardship being experienced.
- Evidence of loss of the main source(s) of income (eg separation certificate).
- Documented evidence of having sought financial counselling.
- Other documentation demonstrating that you are experiencing financial hardship.

DECLARATION AND SIGNATURE

I confirm that the information provided within this Application for Financial Hardship is accurate, and there have been no misrepresentations or omissions of fact that would otherwise influence the review and decision of Brighton Council.

Signature:

Name:

Date:

This form is to be completed online at www.brighton.tas.gov.au or emailed to admin@brighton.tas.gov.au with all supporting documentation.

2025 Brighton Urban Forest Canopy Monitoring Report

v2 (20/11/2025)



**Brighton
Council**

Introduction

The Brighton Council has commissioned Geoneon to undertake its first comprehensive analysis of tree canopy cover across the council. This study establishes a reliable baseline for ongoing monitoring of urban greening and environmental resilience in the region. This analysis was limited to three urban areas, around Brighton, Bridgewater, and Old beach, using the Urban Growth Boundaries (UGB).

High-resolution satellite imagery captured in December 2024 was used as the primary dataset for canopy classification, with additional imagery from April 2025 reviewed to verify consistency. The April imagery showed broadly similar canopy patterns to December 2024, but the December

dataset provided superior image quality and was therefore used for final analysis.

The study compares canopy conditions between 2020 and 2025, providing insights into spatial change and distribution over time. Detailed outputs are presented for suburb, cadastral type, land use, along with canopy height estimates and a tree planting prioritisation layer to support strategic greening initiatives.

This dataset provides a strong foundation for Brighton's future monitoring and planning efforts, helping to improve climate resilience, guide canopy expansion, and support evidence-based environmental policy.

Data Summary

NAME	SOURCE	DATE(S)	DESCRIPTION
VANTOR HIGH RESOLUTION SATELLITE IMAGERY	VANTOR (formerly MAXAR)	19 Dec 2019 (partial mosaic with 2020) 20 Mar 2020 4 Dec 2024 9 Apr 2025 (<i>validation only</i>) Accessed: 24 Jul 2025	Primary 50 cm multispectral satellite imagery used for canopy classification and height estimation. Sourced from the Vantor (Maxar) core imagery products, all imagery resampled to 50 cm resolution, and clipped to the Brighton Urban Growth Boundary (UGB) for consistent analysis.
SUBURBS	The LIST	Revision Date: 20 Mar 2025 Accessed: 9 Oct 2025	Derived from the <i>list_locality_postcode_brighton</i> layer. Boundaries clipped to the UGB. Used to summarise canopy coverage at suburb scale (see full metadata).
CADASTRE	The LIST	Revision Date: 12 Feb 2025 Accessed: 21 Oct 2025	Extracted from <i>list_parcels_brighton</i> . Classified using CAD_TYPE_1 and CAD_TYPE_2 fields, then dissolved into five parcel categories: Water, Road Corridors, Private Parcels, Other Public Authority, and Local Government Authority. Used to report canopy coverage by parcel type (see full metadata).
LAND USE	The LIST	Revision Date: 20 Mar 2025 Accessed: 21 Oct 2025	Based on <i>Tasmanian Planning Scheme Zoning</i> dataset. Data clipped to the UGB and classified by zoning category. Used for canopy analysis by land-use type (see full metadata).
URBAN GROWTH BOUNDARY (UGB)	The LIST	Access Date: 12 May 2025	Defines the Area of Interest (AOI) for canopy mapping. Based on Greater Hobart Urban Growth Boundary. Used as the spatial boundary for clipping all analytical layers and downloading satellite imagery.
CENSUS DATA (ABS 2021)	Australian Bureau of Statistics (ABS)	Access Date: 7 Oct 2025	2021 Census data used to calculate population vulnerability and socioeconomic disadvantage at SA1 level. Integrated into the canopy prioritisation layer to inform greening strategies.

Table 1: Summary of Data Sources and Descriptions Used in the Brighton Tree Canopy Mapping Analysis

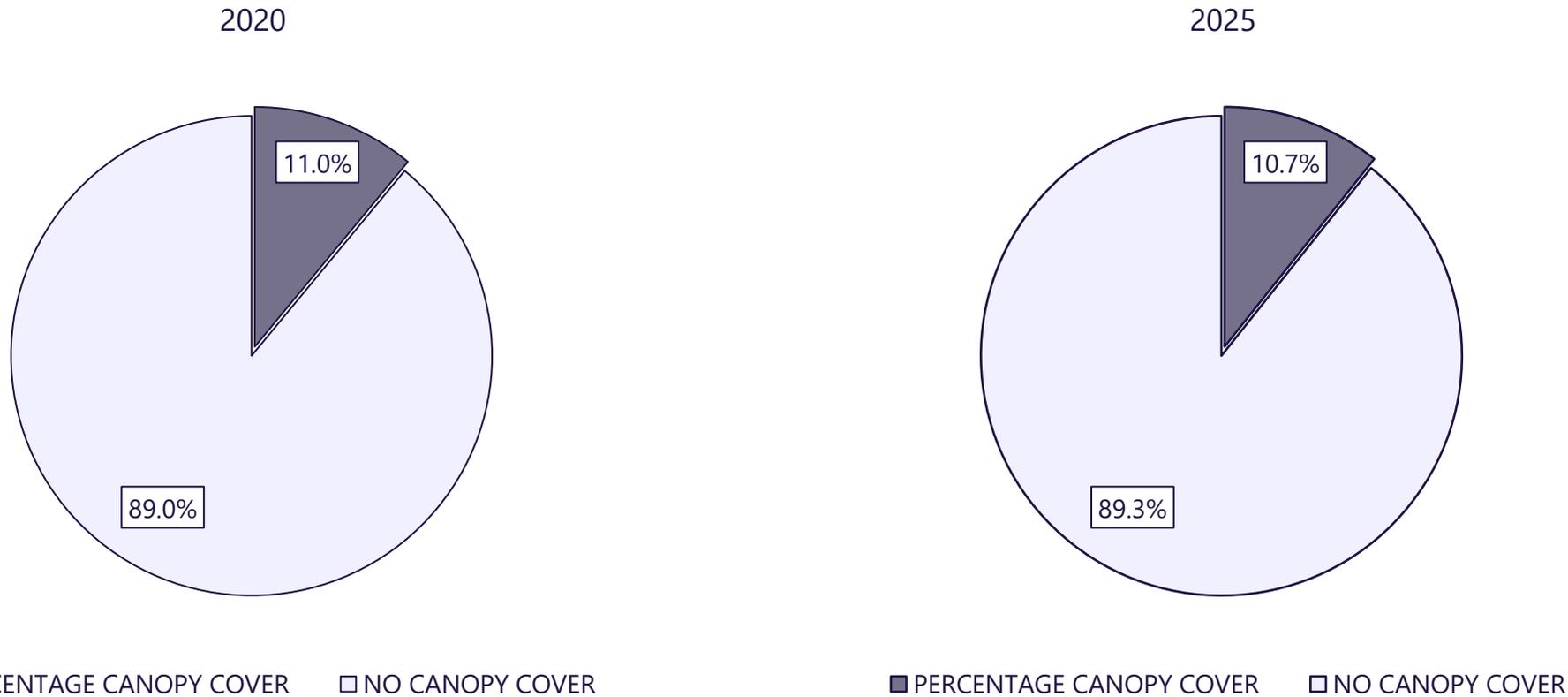
This table summarises the core datasets used to produce the Brighton Tree Canopy Mapping outputs. Each dataset includes details on its origin, acquisition or revision date, and analytical role in the canopy modelling process. The listed inputs encompass high-resolution satellite imagery, spatial boundary datasets, planning and cadastral layers, and socioeconomic indicators. Together, these datasets underpin the spatial analysis, canopy classification, and prioritisation modelling used to assess tree cover distribution, change detection, and greening opportunities across the Brighton Urban Growth Boundary (UGB).

Methodology Summary

The workflow implemented for Brighton's urban canopy assessment followed the steps outlined below:

1. Data Preparation
 - Import and reproject all spatial datasets to the EPSG:32755 coordinate reference system (WGS84/ Zone 55).
 - Clip all vector datasets to the Brighton Urban Growth Boundary (UGB), defining the Area of Interest (AOI).
2. Canopy Classification
 - Apply the Geoneon AI classification models to 50 cm Vantor (Maxar) satellite imagery to generate high-resolution canopy polygons.
 - Remove polygons smaller than 0.001 m² and any null geometries to ensure data quality.
3. Spatial Analysis
 - Compute canopy cover percentages for suburb, cadastre, and land-use layers using area-weighted spatial intersection.
 - Generate a 30 m change detection grid aligned with the UGB to facilitate temporal comparison.
4. Change Detection and Prioritisation
 - Calculate canopy gain and loss between 2020 and 2025 imagery using grid-based differencing.
 - Derive a prioritisation index integrating canopy deficit, heat susceptibility, and social vulnerability indicators to support urban greening strategies.

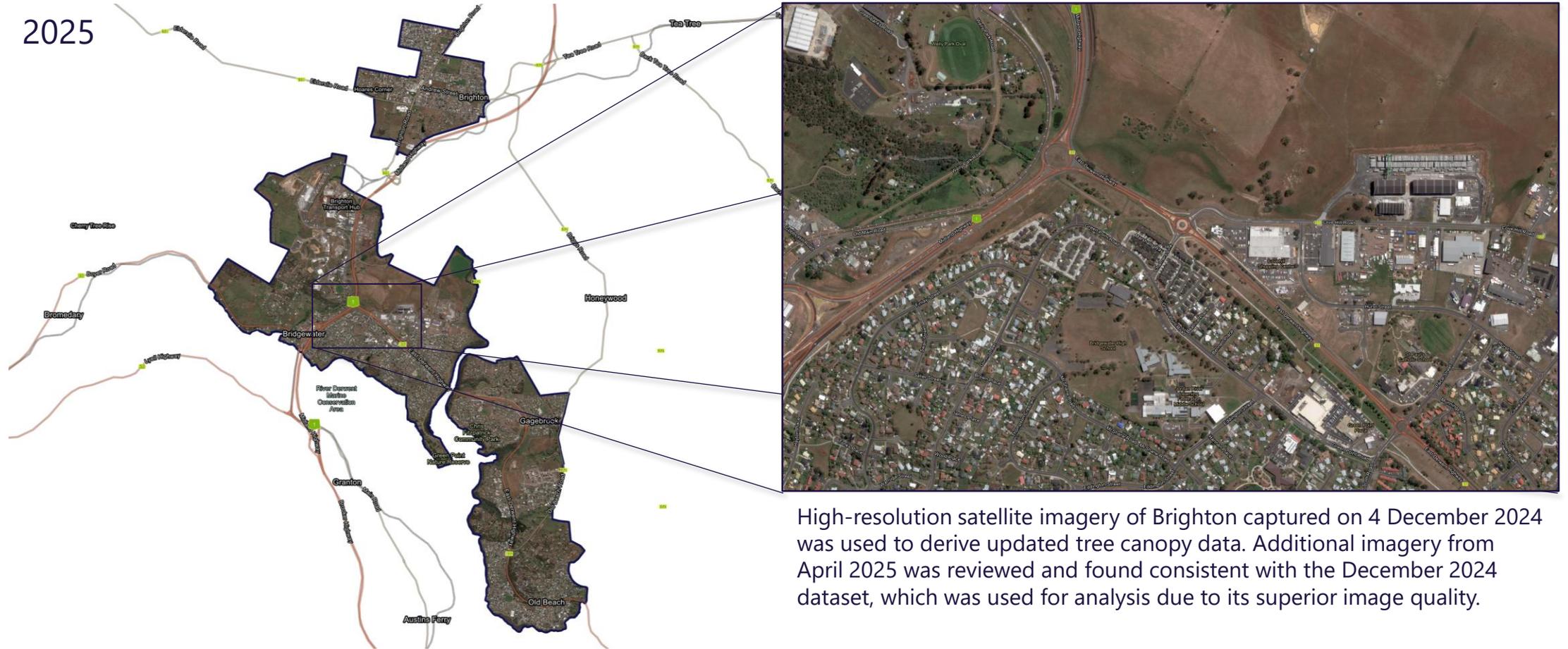
Tree Canopy Over the Council Area



**Note: Canopy Cover Percentages have a 5% uncertainty error see [Note 1](#) for more information*

Satellite Imagery

2025



High-resolution satellite imagery of Brighton captured on 4 December 2024 was used to derive updated tree canopy data. Additional imagery from April 2025 was reviewed and found consistent with the December 2024 dataset, which was used for analysis due to its superior image quality.

Satellite Imagery – 2020 & 2025

2020



2025



Satellite Imagery (Brighton) – 2020 & 2025

2020

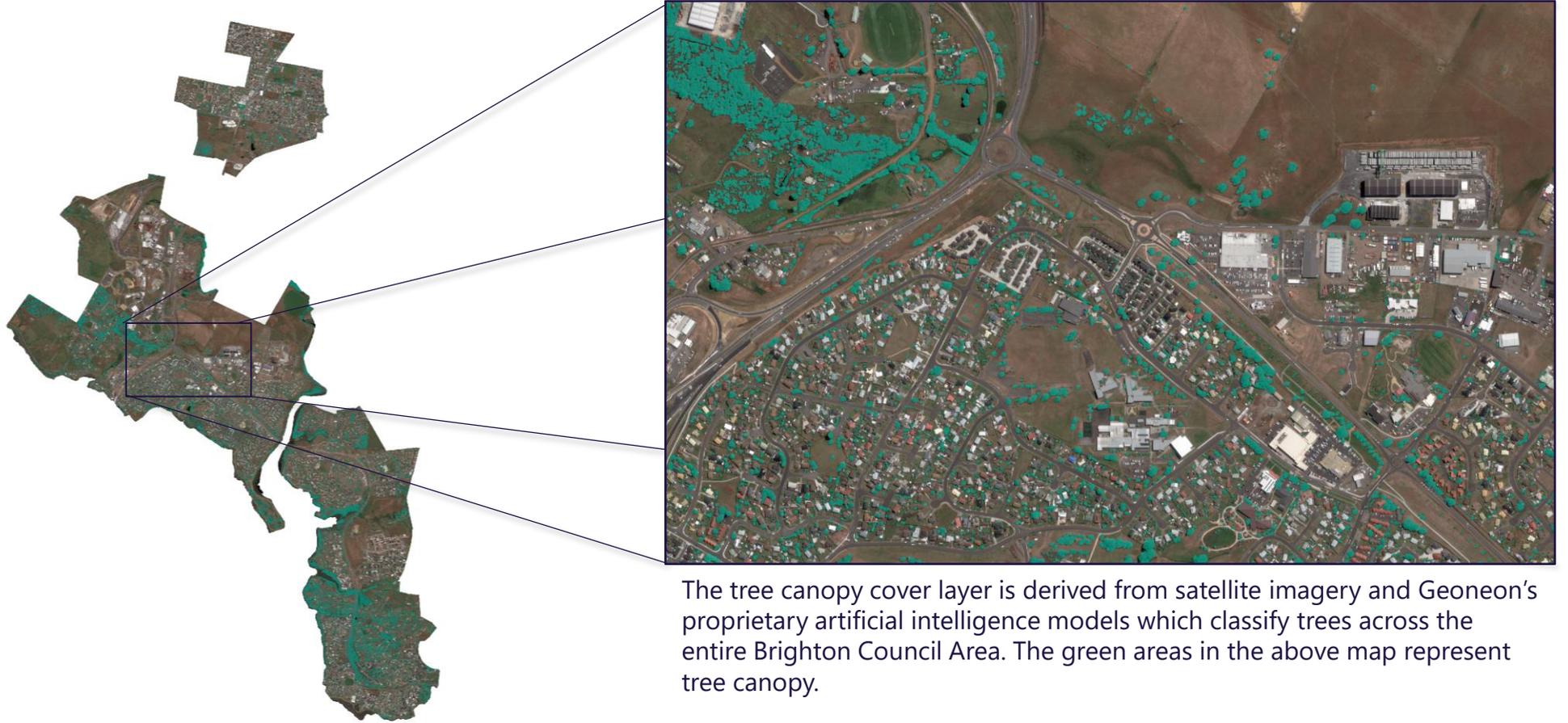


2025



Tree Canopy Cover – 2025

2025



The tree canopy cover layer is derived from satellite imagery and Geoneon's proprietary artificial intelligence models which classify trees across the entire Brighton Council Area. The green areas in the above map represent tree canopy.

Tree Canopy Cover (2020 – 2025)

2020



2025



Tree Canopy Cover – Brighton (2020 – 2025)

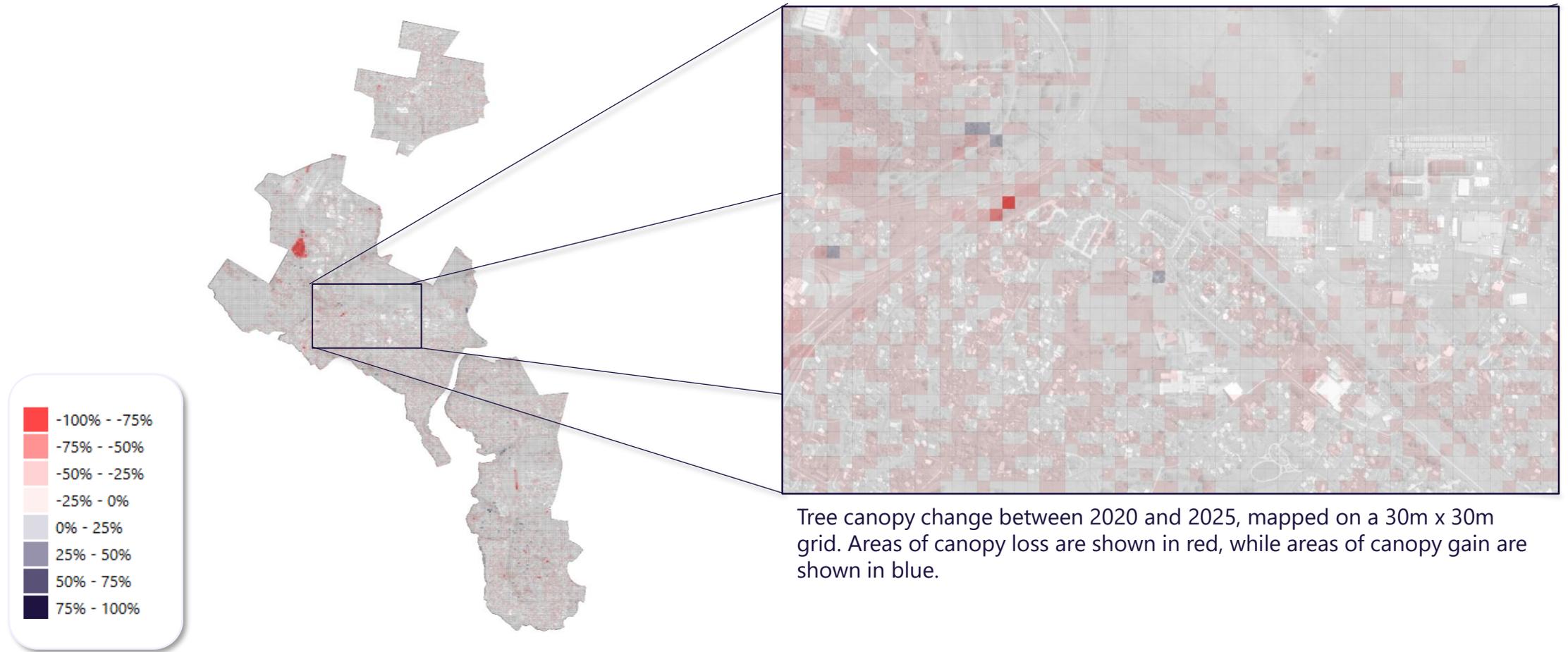
2020



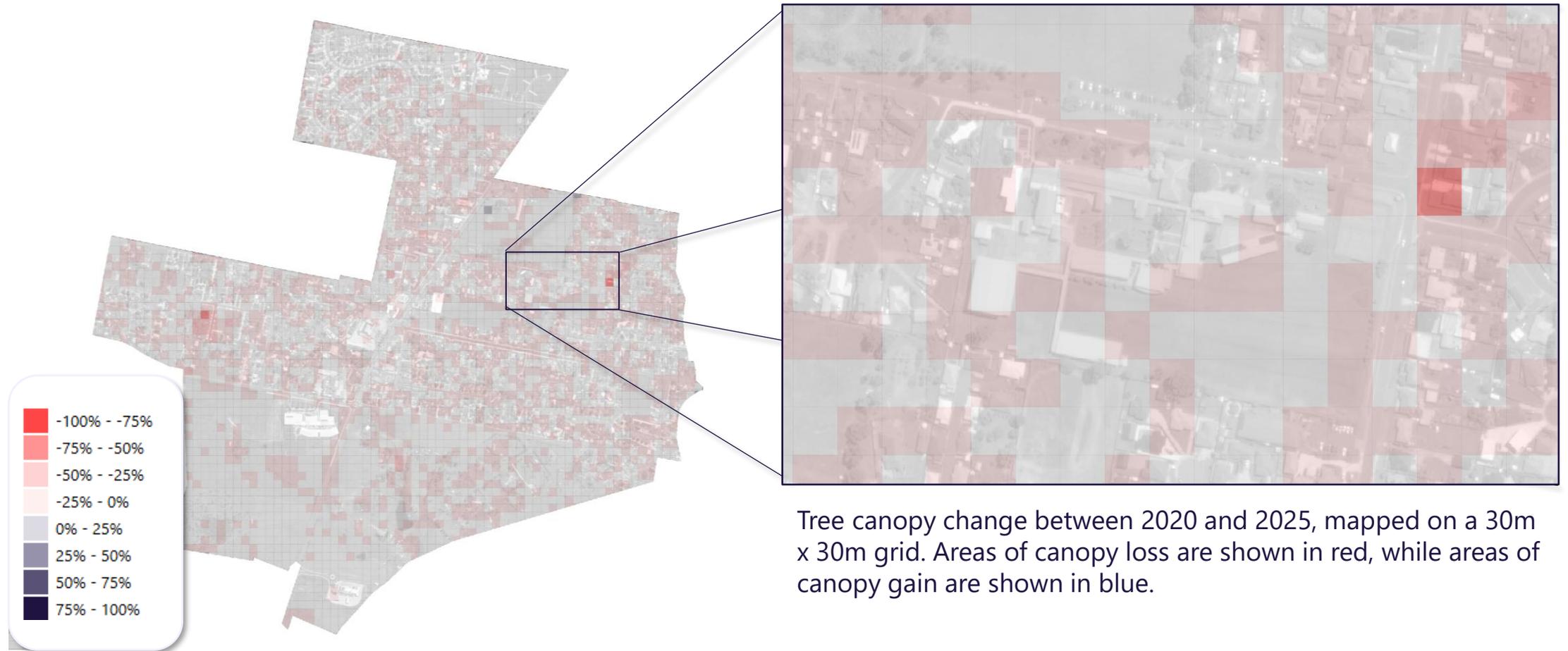
2025



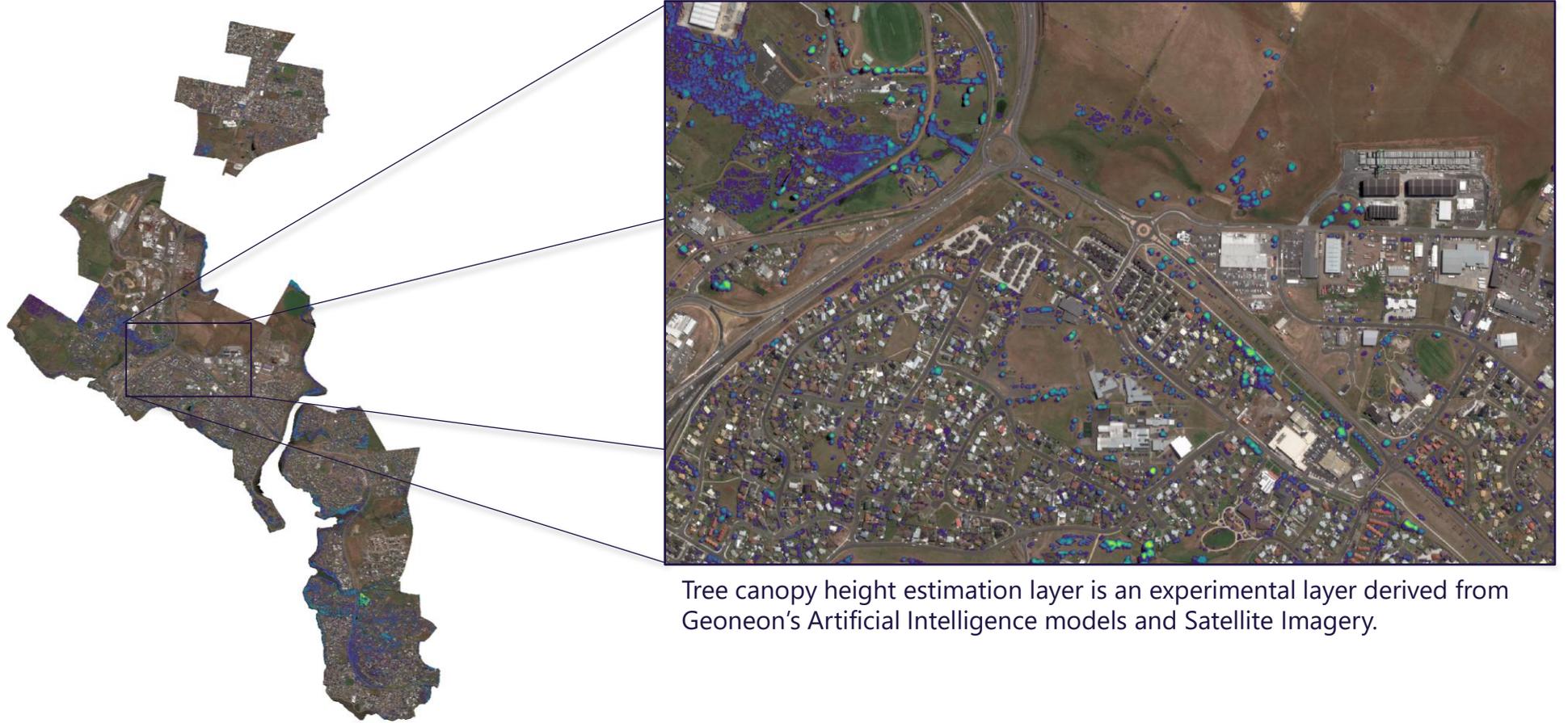
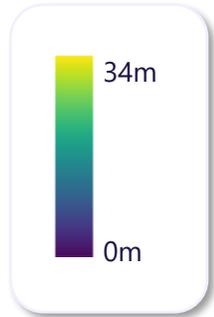
Tree Canopy Cover Change (2020 – 2025)



Tree Canopy Cover Change – Brighton (2020 – 2025)

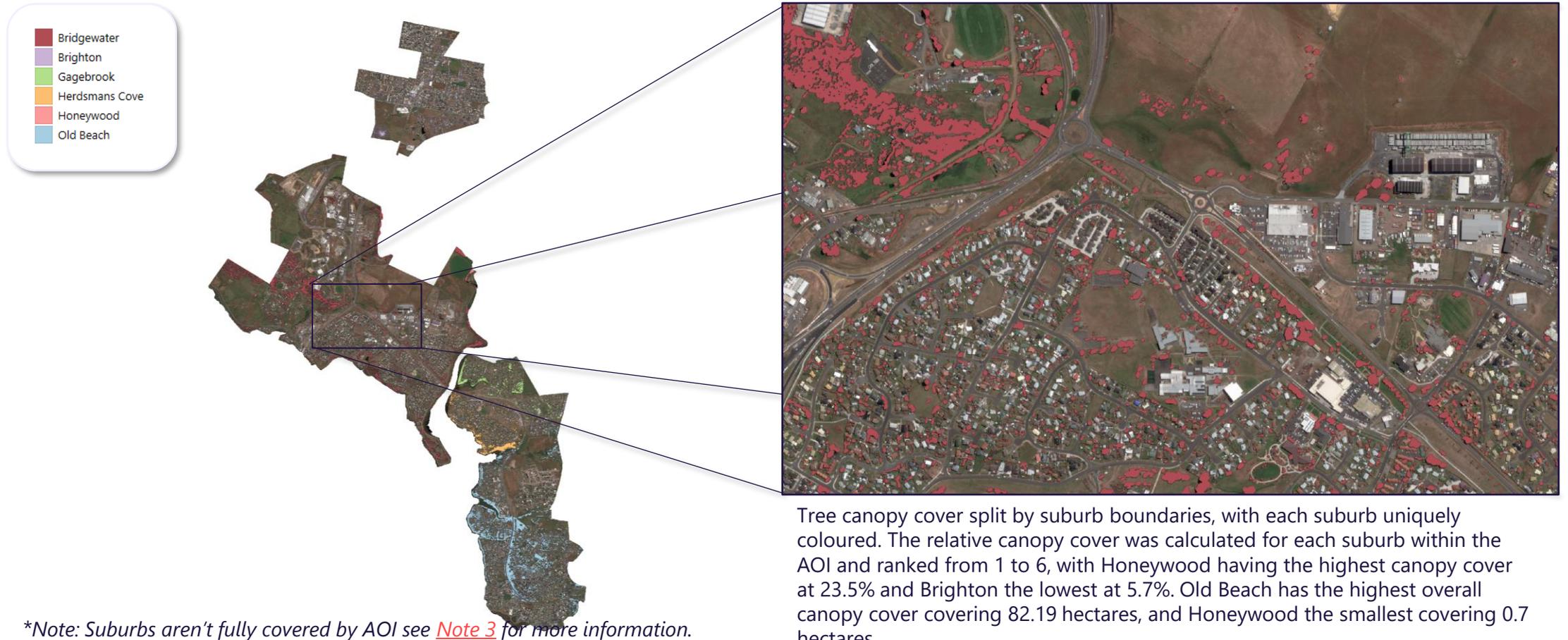


Tree Canopy Height – 2025

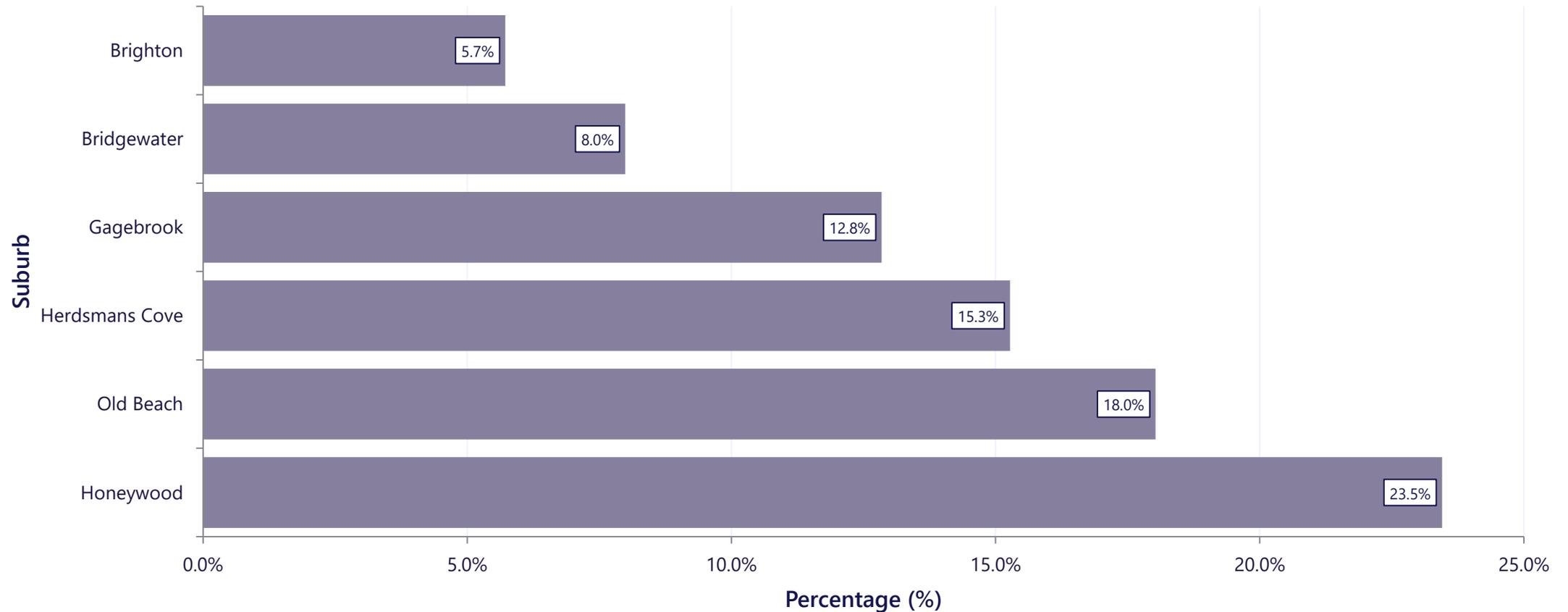


Tree canopy height estimation layer is an experimental layer derived from Geoneon's Artificial Intelligence models and Satellite Imagery.

Tree Canopy Cover – Suburbs (2025)

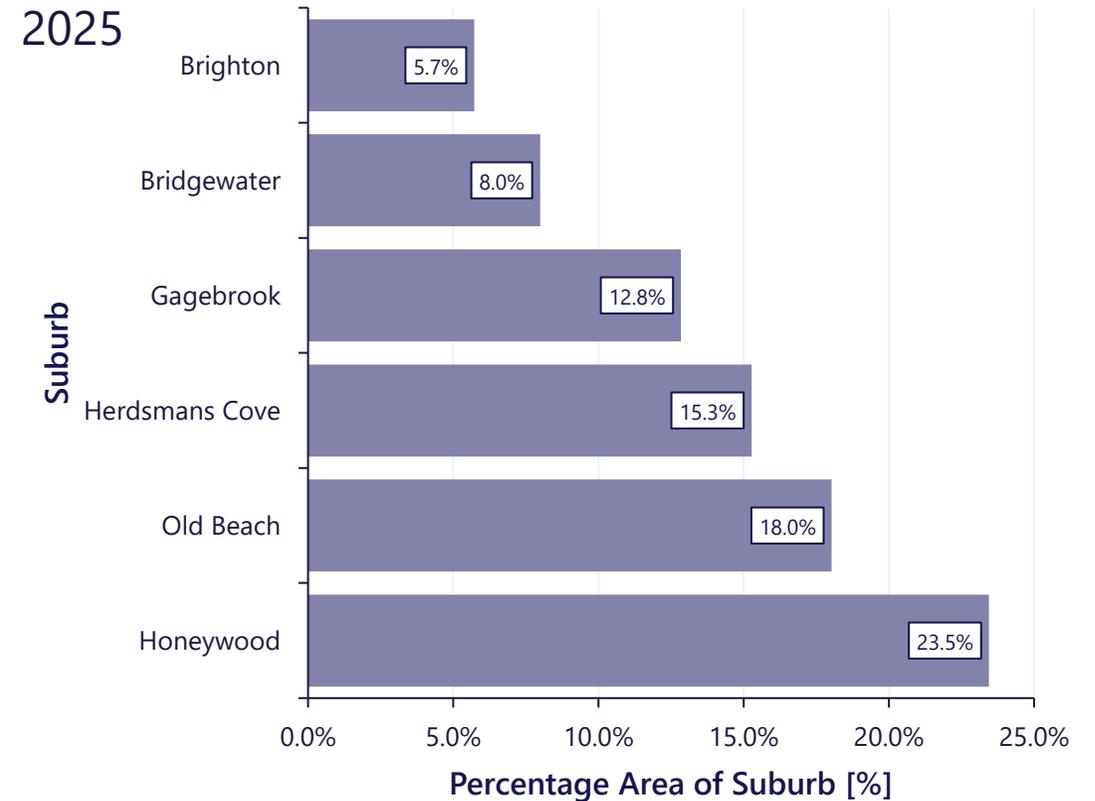
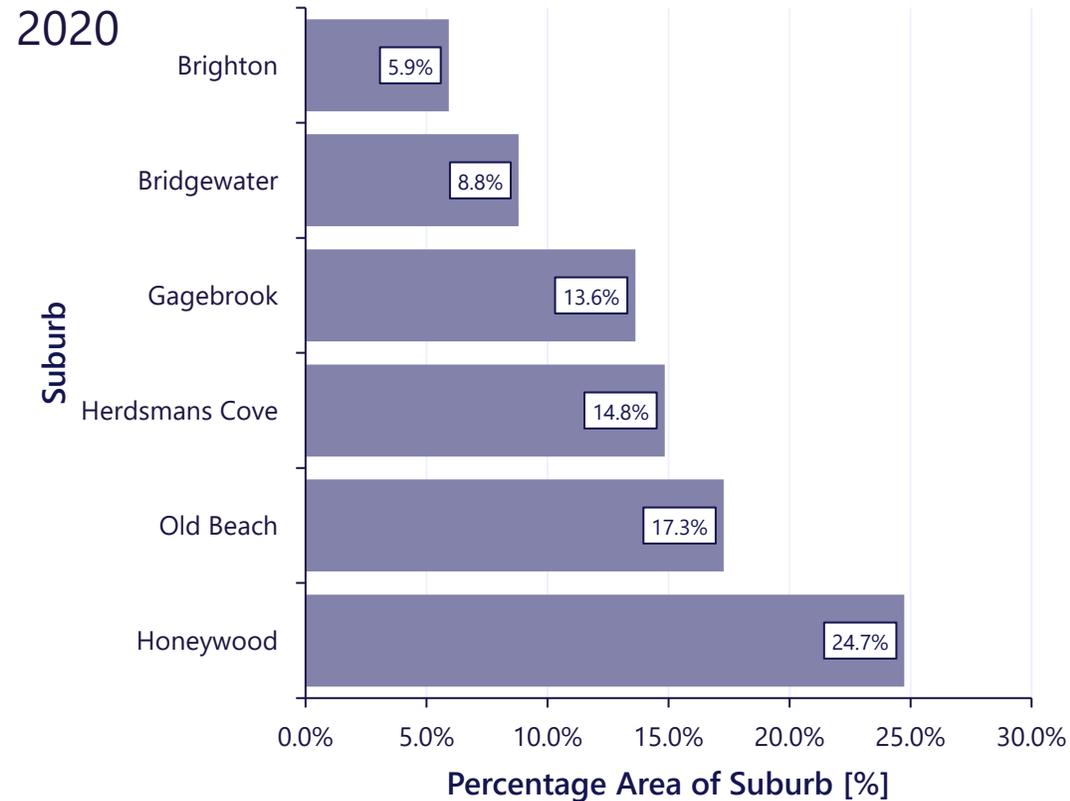


Tree Canopy Cover Percentage by Suburb (2025)



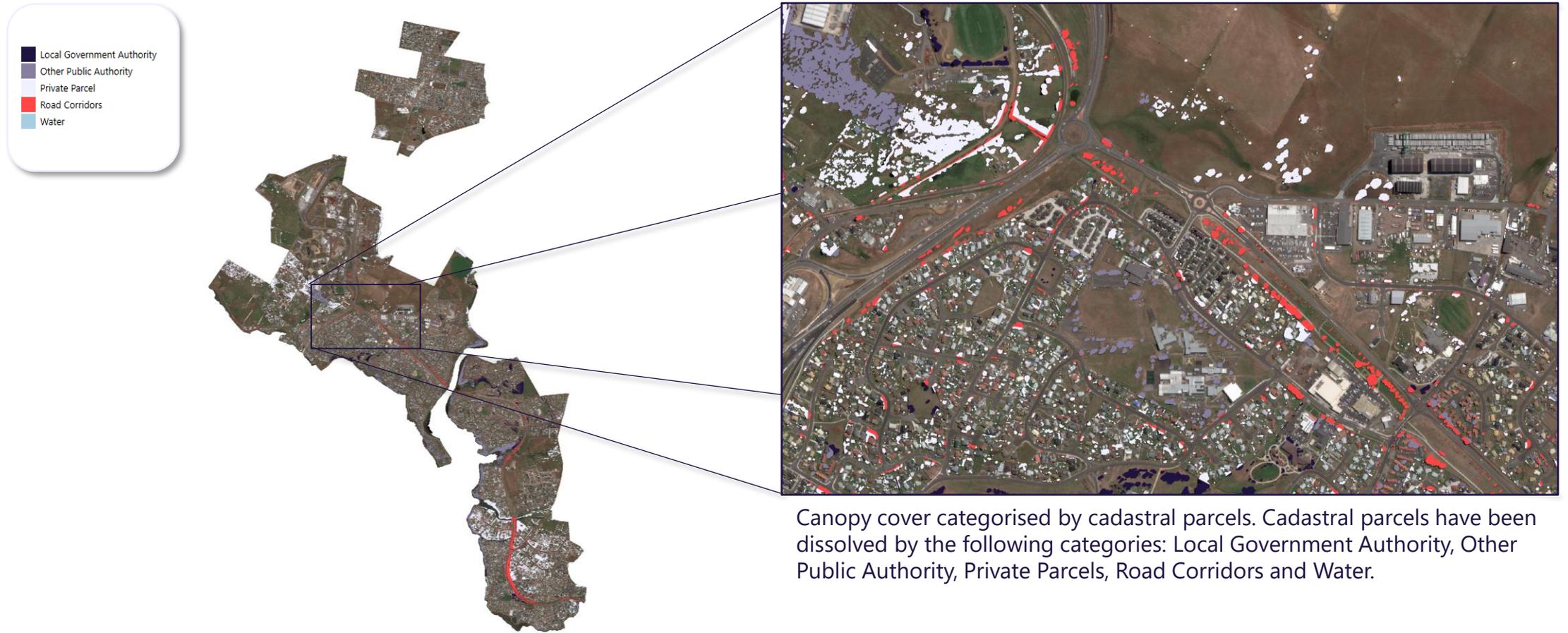
**Note: Canopy Cover Percentages have a 5% uncertainty error see [Note 1](#) for more information*

Tree Canopy Cover Percentage by Suburb

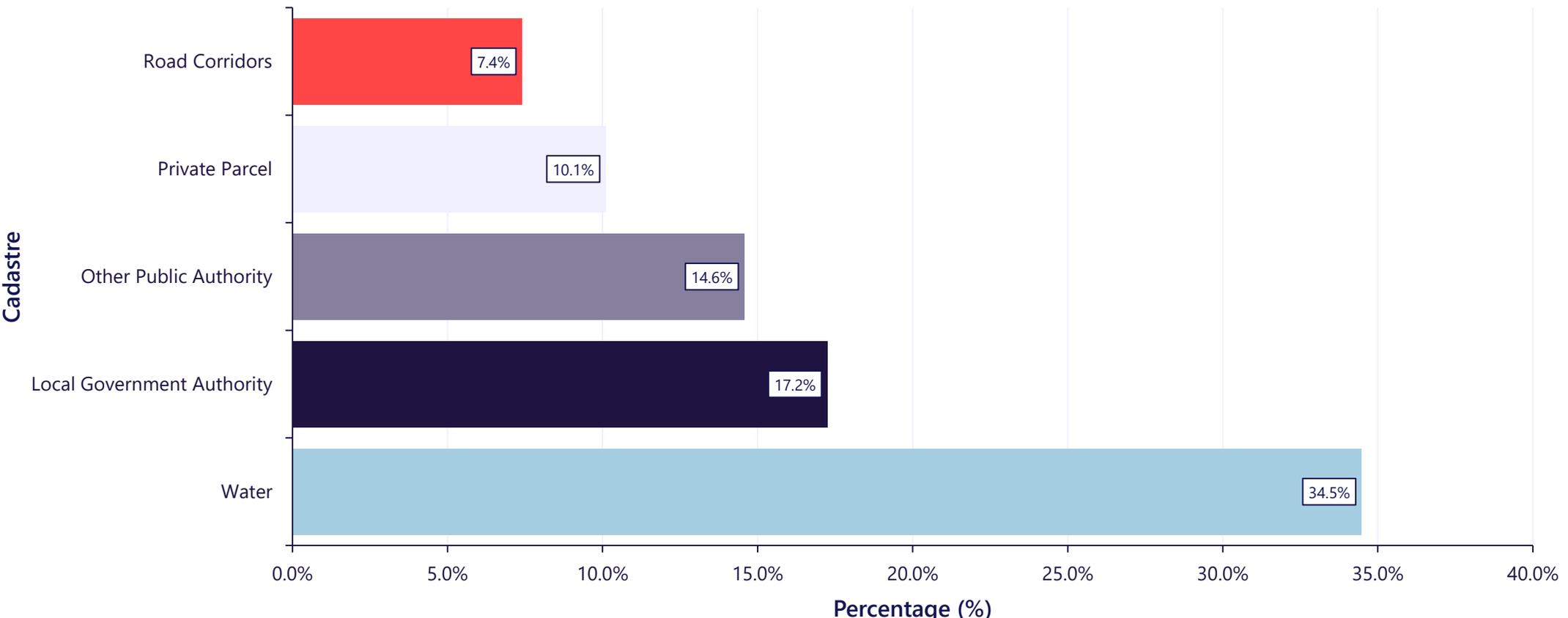


*Note: Canopy Cover Percentages have a 5% uncertainty error see [Note 1](#) for more information

Tree Canopy Cover – Cadastre (2025)

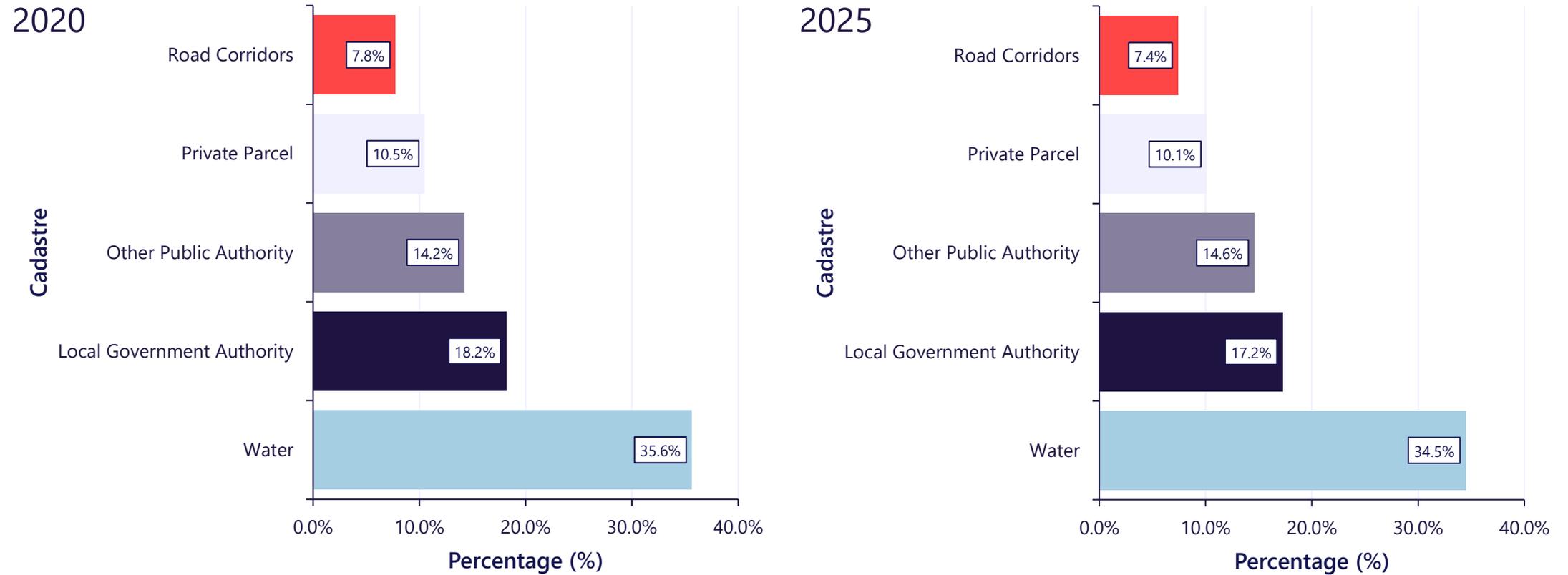


Tree Canopy Percentage by Cadastre (2025)



*Note: Canopy Cover Percentages have a 5% uncertainty error see [Note 1](#) for more information

Tree Canopy Cover Percentage by Cadastre



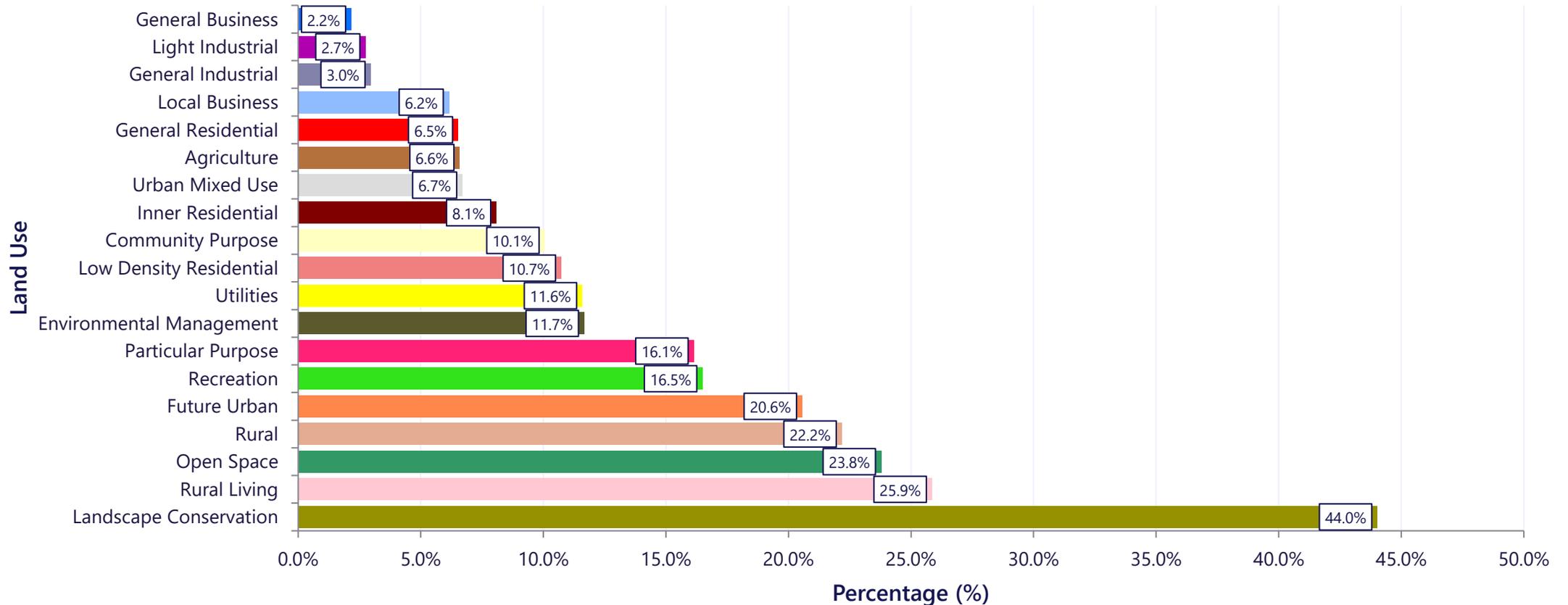
*Notes: Canopy Cover Percentages have a 5% uncertainty error see [Note 1](#) for more information.

Tree Canopy Cover – Land Use (2025)



Canopy cover by land use categories. The layer is derived from The LIST Planning Scheme Zones layer.

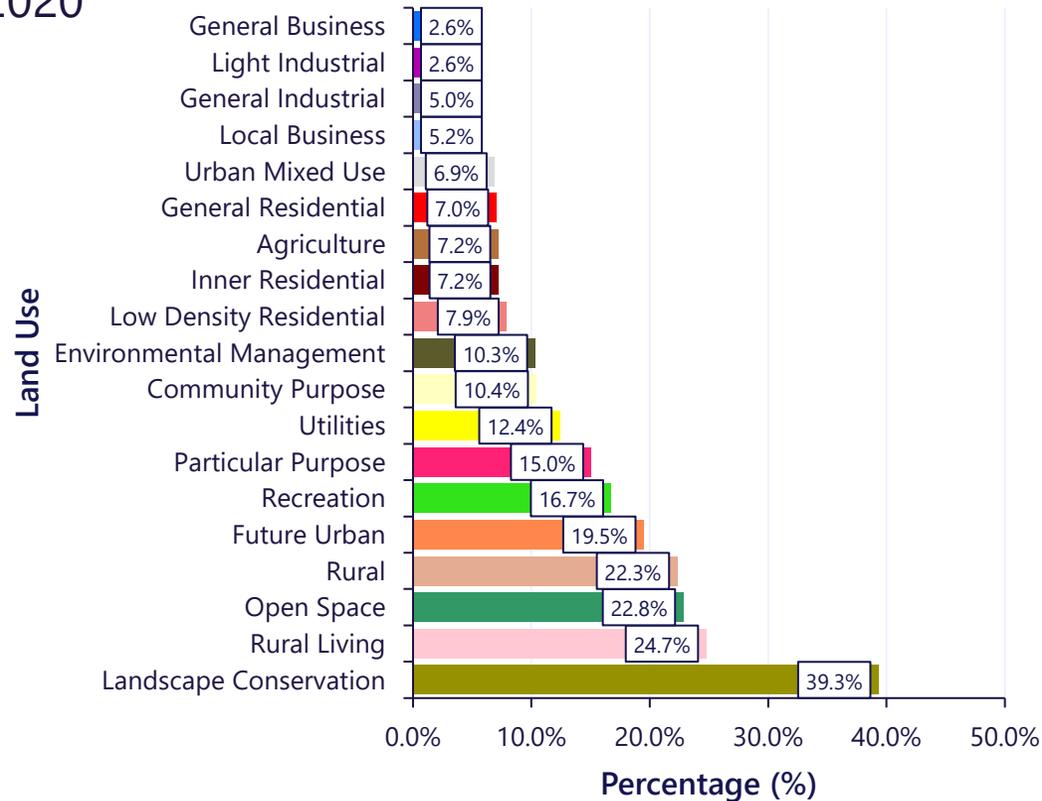
Tree Canopy Percentage by Land Use (2025)



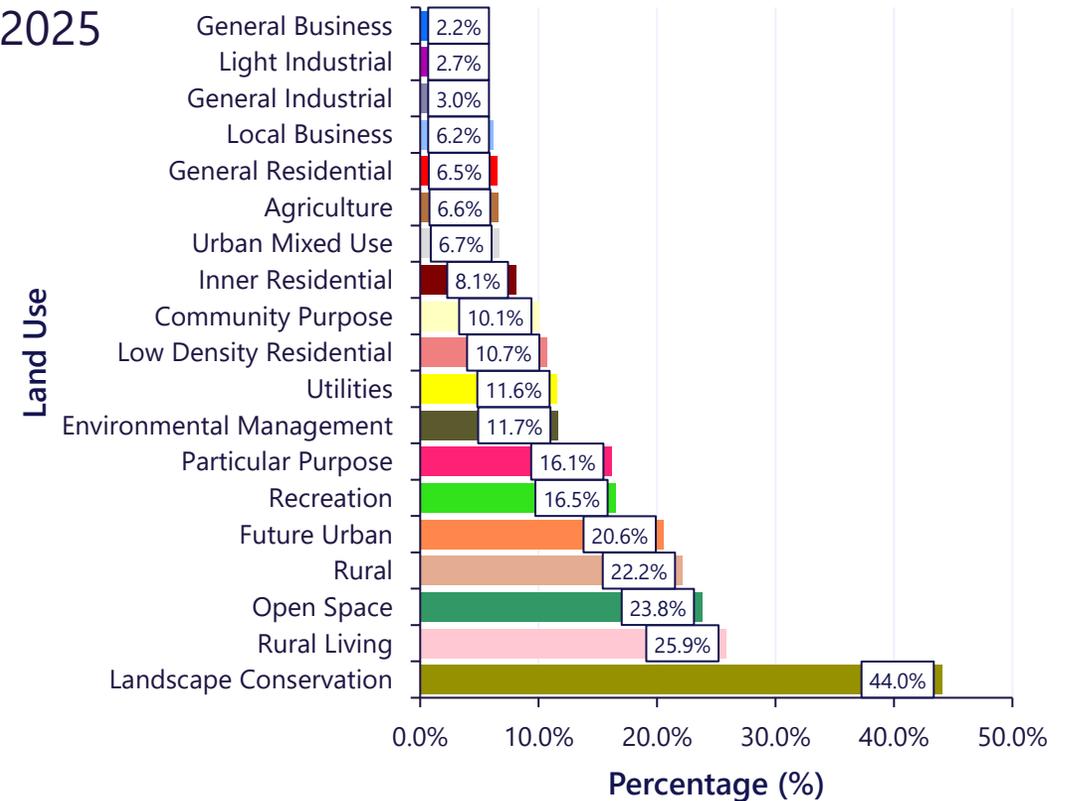
*Note: Canopy Cover Percentages have a 5% uncertainty error see [Note 1](#) for more information

Tree Canopy Cover Percentage by Land Use

2020

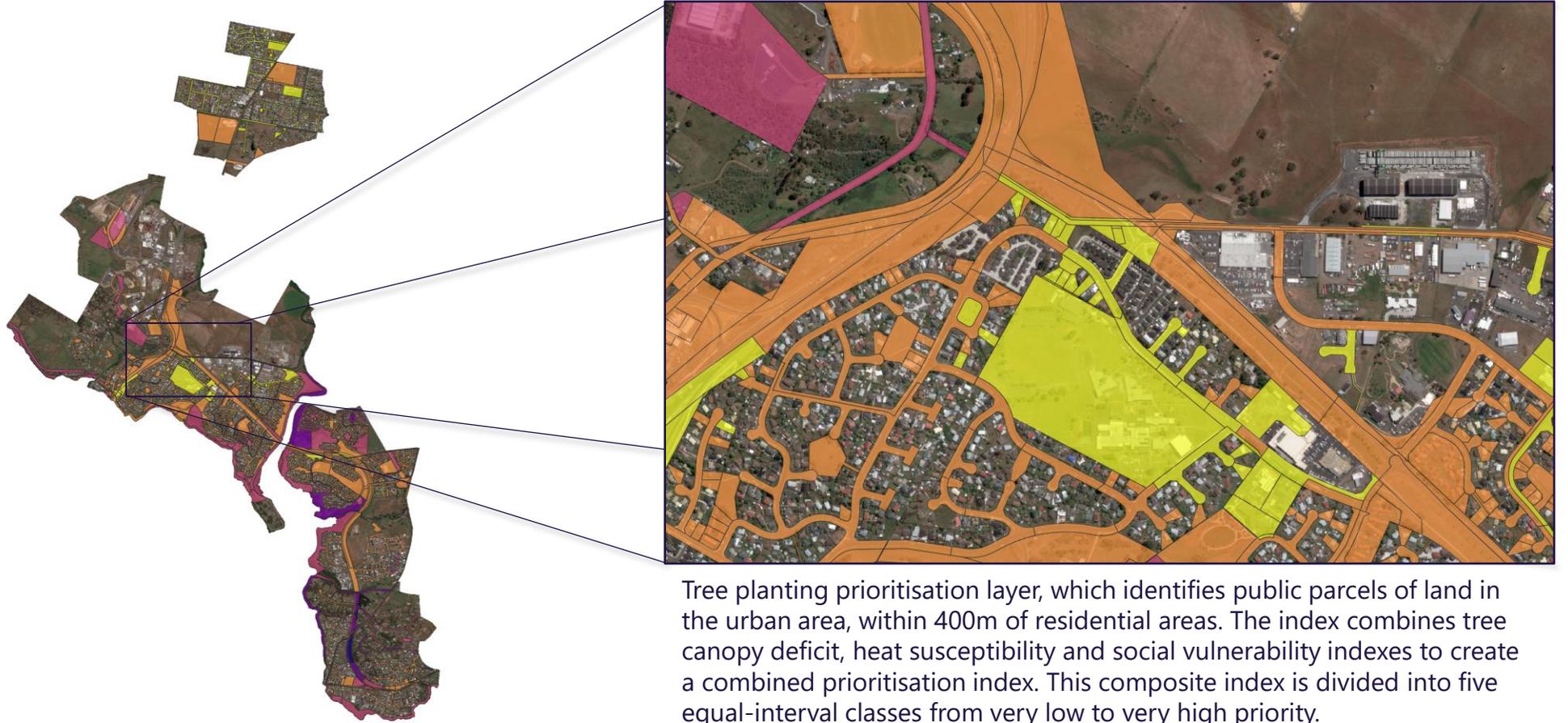


2025



*Note: Canopy Cover Percentages have a 5% uncertainty error see [Note 1](#) for more information.

Tree Planting Prioritisation – 2025



Tree planting prioritisation layer, which identifies public parcels of land in the urban area, within 400m of residential areas. The index combines tree canopy deficit, heat susceptibility and social vulnerability indexes to create a combined prioritisation index. This composite index is divided into five equal-interval classes from very low to very high priority.

Conclusion

The 2025 Brighton tree canopy monitoring results 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.

Key observations include:

- Suburban variation: Brighton records the lowest relative canopy cover (5.7%), consistent with the 2020 baseline. Honeywood maintains the highest relative canopy proportion (23.5%), although only a small portion of the suburb falls within the Area of Interest (AOI). Old Beach contains the largest total canopy area, reflecting its broader spatial extent and vegetation density.
- Land use differences: Public land parcels, including those managed by the Local Government Authority, exhibit canopy

coverage of approximately 17.2%, compared with 10.1% for private parcels. Water parcels show the highest relative canopy cover, although they likely do not represent complete watercourses, as parcel boundaries are often clipped to the AOI along these features.

- Canopy change: Minor canopy losses are observed in areas of recent residential expansion, particularly around growth corridors. These changes are consistent with new development activity within the urban growth boundary.
- Canopy height mapping: The experimental height model continues to refine understanding of the vertical structure and maturity of Brighton's urban forest, adding depth to traditional canopy extent metrics.

Overall, Brighton's urban forest appears steady with small, negative trends in canopy extent and structure. Continued monitoring will help validate these patterns over time and guide targeted planting, particularly in lower-canopy suburbs and high-heat areas identified in the prioritisation layer.

Notes

Note 1 - 5% Uncertainty Error

- The 5% uncertainty reflects the expected margin of error in tree canopy detection. This means reported canopy percentages may vary by up to ± 5 percentage points from the true value.
- For example, a measured canopy cover of 30% may realistically fall within the range of 28.5% to 31.5% (5% of 30% = 1.5%).
- This uncertainty accounts for variations between classification models and differences in satellite imagery over time.

Note 2 – Loss/Gain Considerations

- Fire loss : In our model, areas of forest burnt by bushfire/controlled burning will sometimes not show up as tree canopy. Therefore fire/fire recovery between images may be shown as a loss/gain of tree canopy in that area.
- Shadows: Difference in shadows from trees/topology between satellite images can sometimes give the false result of tree canopy by obscuring canopy features.

Note 3 – Suburb Analysis

- Herdsmans Cove is the only suburb fully contained within the Area of Interest (AOI).
- All other suburbs are partially covered, ranging from approximately 11% (Brighton) to 60% (Bridgewater) of their total area.
- Pontville excluded — intersects less than 1 m² within the AOI boundary and is therefore not included in the analysis.

The Geoneon logo is rendered in a white, rounded, sans-serif typeface. The letter 'G' is significantly larger than the other characters, and the 'e's and 'o's feature a distinctive slanted, circular cutout. The logo is centered horizontally and positioned in the upper-middle section of the frame, set against a background of layered, blue-tinted mountain ranges under a hazy sky.

Geoneon

Contact

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Geoneon Pty Ltd

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roxane@geoneon.com

2025 Brighton Residential Heat Risk Report



**Brighton
Council**

Introduction

As climate change drives rising temperatures and more frequent heatwaves, understanding urban heat risk is crucial for protecting communities. This report presents an analysis of residential heat risk in Brighton, focusing on how different suburbs experience heat exposure and social vulnerability.

Using geospatial data, we developed four key indices ranging from 1 to 10:

- **Heat Susceptibility Index** – Identifies areas that tend to get the hottest, based on satellite-derived land surface temperatures.
- **Heat Exposure Index** – Measures the level of heat surrounding residential buildings, reflecting local temperature conditions.

- **Social Vulnerability Index** – Assesses community sensitivity to heat, considering demographics such as age and socioeconomic status.
- **Residential Heat Risk Index** – Combines exposure and vulnerability to highlight areas where residents face the greatest risk during extreme heat events.

The findings highlight urban suburbs most at risk, with Brighton, Bridgewater, and Pontville showing the highest concentration of residential buildings classified as high heat risk (Index 7, 8, 9 and 10). This analysis aims to support heat mitigation strategies, such as increasing urban greenery, improving building materials, and planning for climate resilience.

Data and Methodology Summary

Data:

This analysis is based on a combination of satellite imagery, census data, and spatial datasets provided by different sources.

NAME	SOURCES AND DESCRIPTION
Landsat 8/9 Thermal Imagery (2019–2024)	Used to calculate summer land surface temperatures (LST)
Residential Buildings	Extracted from The LIST building footprint layer (2025)
Suburb and LGA Boundaries	From The LIST locality and government area datasets
Census Data (ABS 2021)	Used to calculate population vulnerability and socioeconomic disadvantage at SA1 level

Table 1: Summary of Data Sources and Descriptions Used in the Brighton Residential Heat Risk Assessment. This table lists the key datasets used in the analysis, including satellite imagery, building footprints, census data, and spatial boundaries. Each dataset is described with its source, acquisition date, and role in generating the heat risk indices.

Methodology:

Heat Susceptibility Index

- Calculated from multiple Landsat images using median summer land surface temperature (LST) values per pixel.
- Pixel values were classified into ten percentile-based intervals representing relative surface temperature, with cutoff percentiles of [0, 40, 50, 60, 70, 80, 90, 92.5, 95, 97.5, 100].

Heat Exposure Index

- Calculated by averaging heat susceptibility within a 400m buffer (~5 min walk) around each residential building.

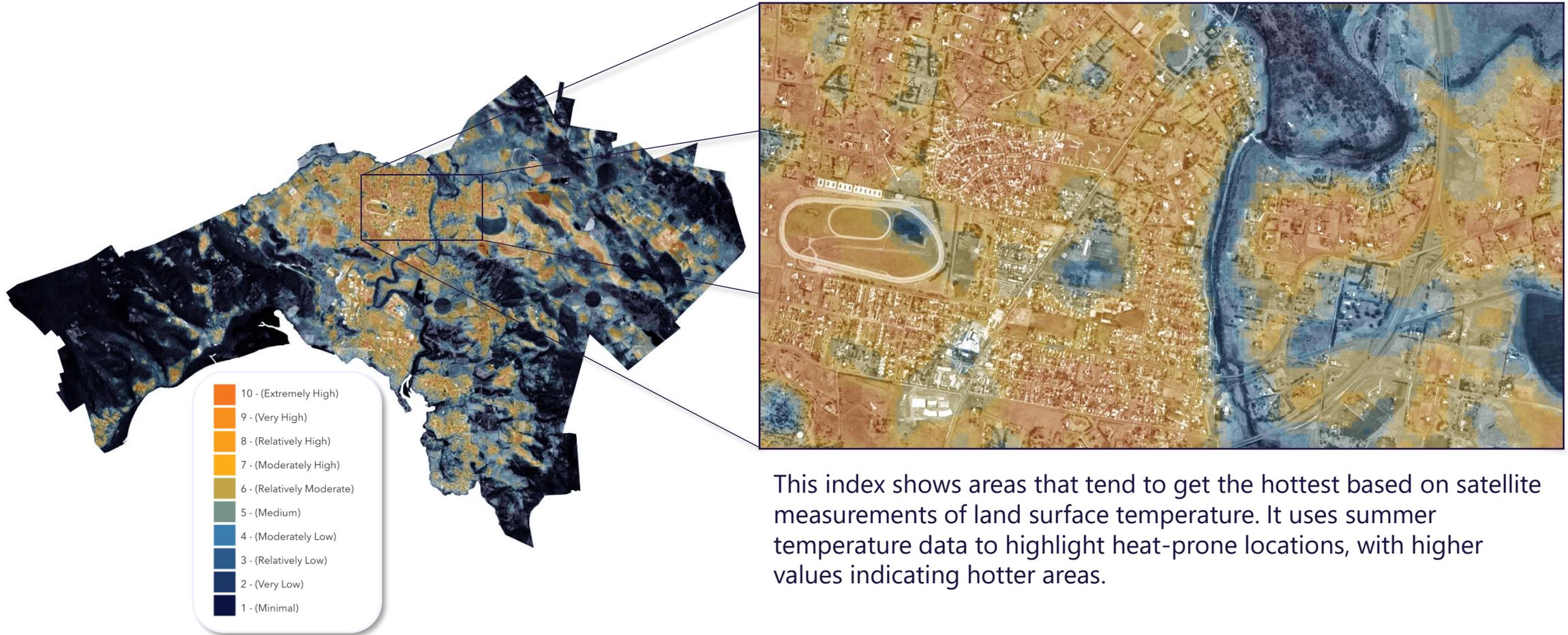
Social Vulnerability Index

- Combines the proportion of vulnerable age groups and socioeconomic disadvantage (IRSAD) per SA1 area.
- Final index ranges from 1 (minimal vulnerability) to 10 (extremely high vulnerability).

Residential Heat Risk Index

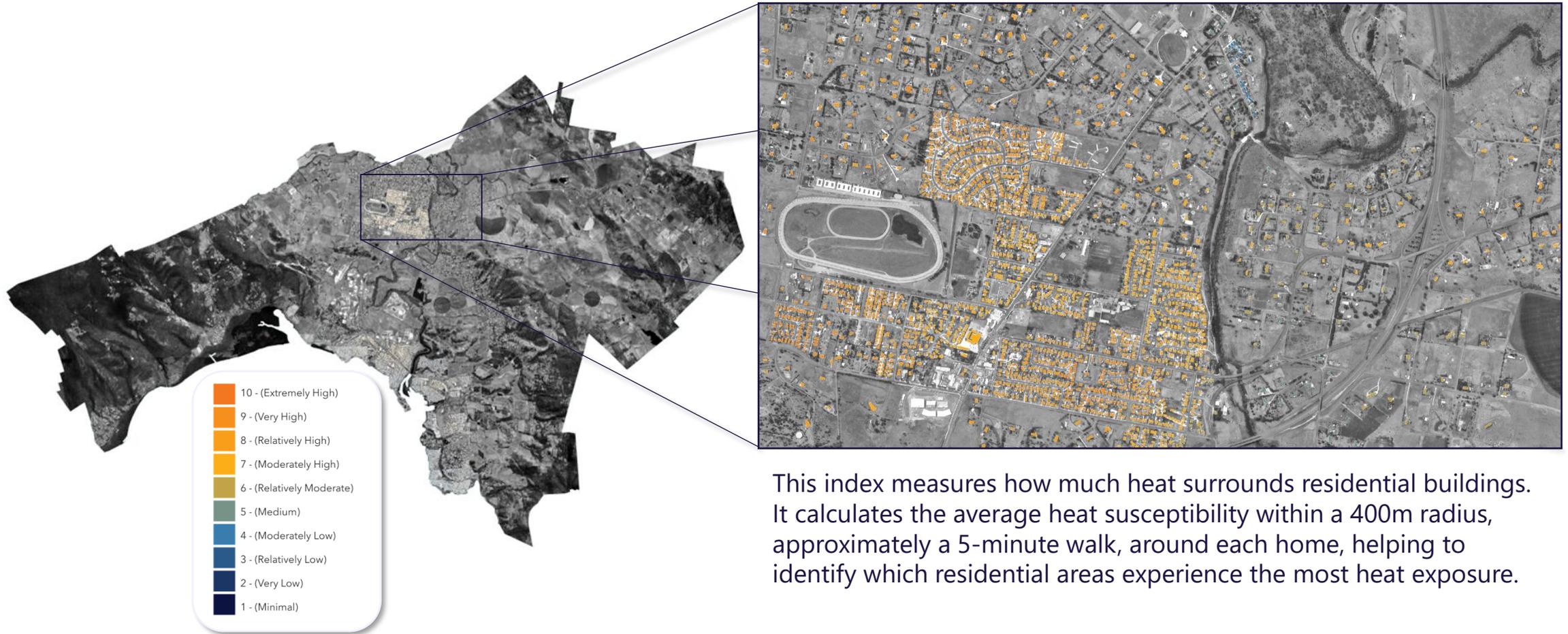
- Combines exposure and vulnerability to identify residential buildings at highest risk.
- Index values range from 1 to 10, with 7 - 10 indicating high risk.

Heat Susceptibility Index



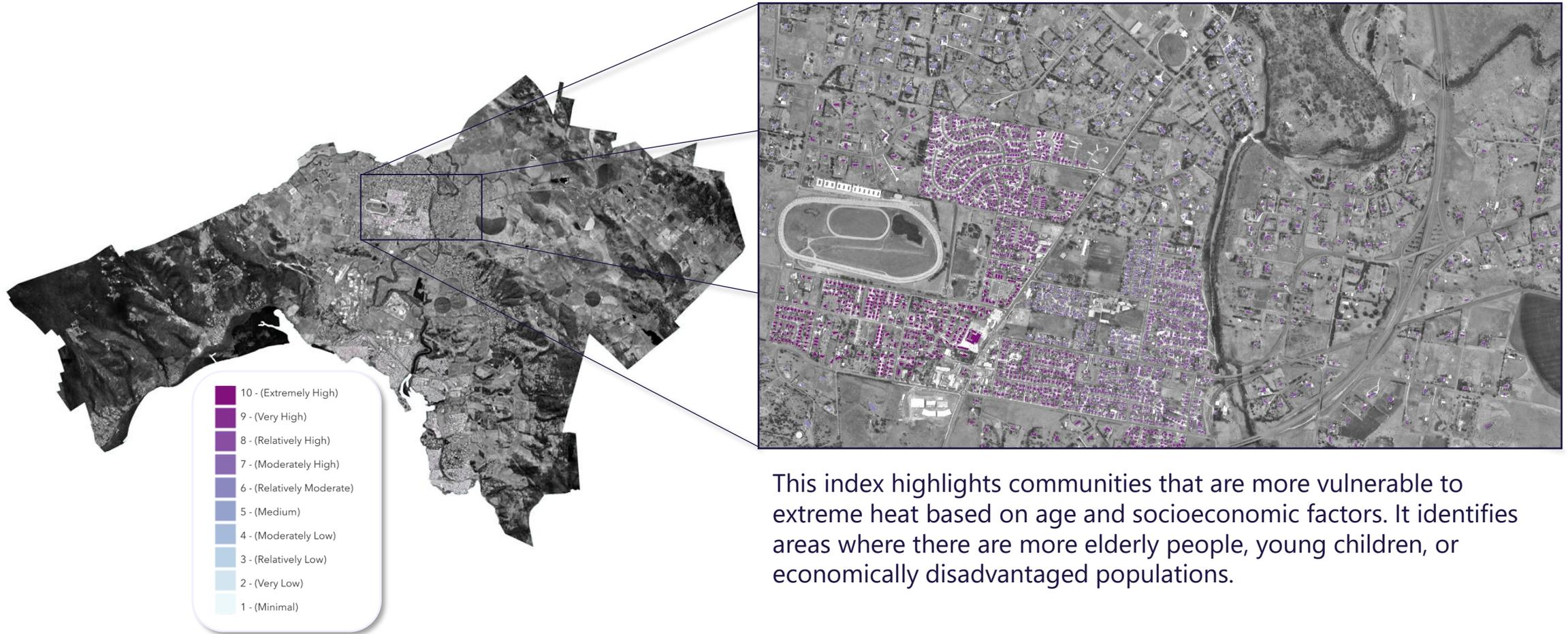
This index shows areas that tend to get the hottest based on satellite measurements of land surface temperature. It uses summer temperature data to highlight heat-prone locations, with higher values indicating hotter areas.

Heat Exposure Index

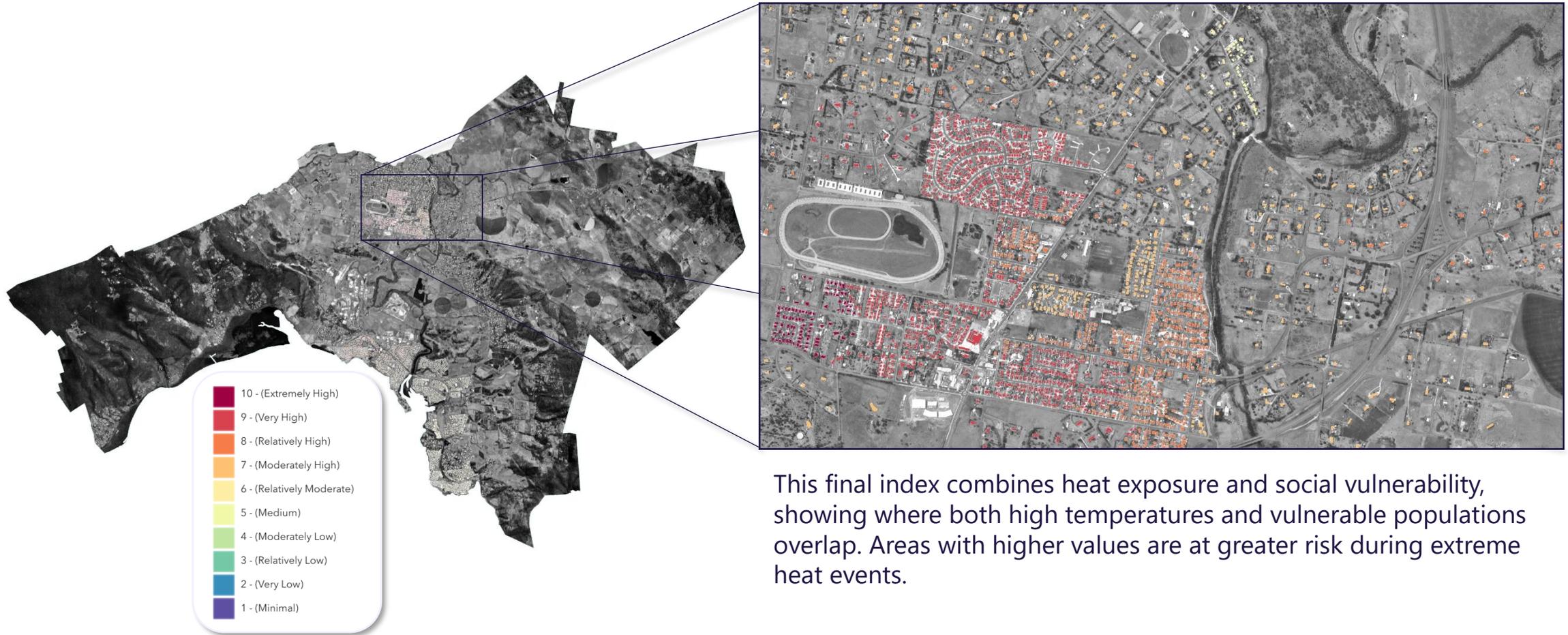


This index measures how much heat surrounds residential buildings. It calculates the average heat susceptibility within a 400m radius, approximately a 5-minute walk, around each home, helping to identify which residential areas experience the most heat exposure.

Social Vulnerability Index



Residential Heat Risk Index



This final index combines heat exposure and social vulnerability, showing where both high temperatures and vulnerable populations overlap. Areas with higher values are at greater risk during extreme heat events.

Heat Exposure, Social Vulnerability and Heat Risk: Distribution of Residential Buildings

Table 2: Distribution of Residential Buildings in the Highest Heat Exposure, Social Vulnerability and Heat Risk Categories (Index 7, 8, 9, and 10). This table presents the number and percentage of residential buildings, classified by Heat Exposure, Social Vulnerability and Residential Heat Risk Indices. The data focuses only on the four highest risk categories (7, 8, 9, and 10), highlighting variations in extreme heat exposure, vulnerability and risk. '% of Total Buildings' represents the proportion of residential buildings within each category relative to all 7,775 residential buildings in the Brighton LGA.

Index	Heat Exposure		Social Vulnerability		Residential Heat Risk	
	Number of Buildings	% of Total Buildings	Number of Buildings	% of Total Buildings	Number of Buildings	% of Total Buildings
10 - Extremely High	0	0.00%	571	7.34%	96	1.23%
9 - Very High	287	3.69%	1130	14.53%	882	11.34%
8 - Relatively High	1068	13.74%	1417	18.23%	1386	17.83%
7 - Moderately High	1150	14.79%	1924	24.75%	1408	18.11%
Total	2,505	32.22%	5,042	64.85%	3,772	48.51%

The results highlight the considerable number and proportion of buildings experiencing high to extreme levels of heat exposure, social vulnerability, and residential heat risk. However, most of these buildings do not fall within the highest index category across indicators.

As per definition, ~10% of the LGA area is classified as having moderately high or greater heat susceptibility, yet over 32% of buildings fall within equivalent high-exposure categories. This indicates that these buildings are primarily concentrated in smaller, dense urban areas where heat accumulates more intensely.

Built-up environments experience elevated surface temperatures due to materials such as asphalt and concrete retaining heat, limited vegetation cover, and higher levels of human activity, whereas natural landscapes and vegetation help regulate local temperatures more effectively.

As climate change progresses and urban areas expand, a growing number of buildings are expected to experience high heat exposure. Consequently, implementing heat mitigation strategies will be essential to reduce future heat exposure and enhance urban resilience.

Distribution of High-Exposure, -Vulnerability and -Risk Residential Buildings by Suburb

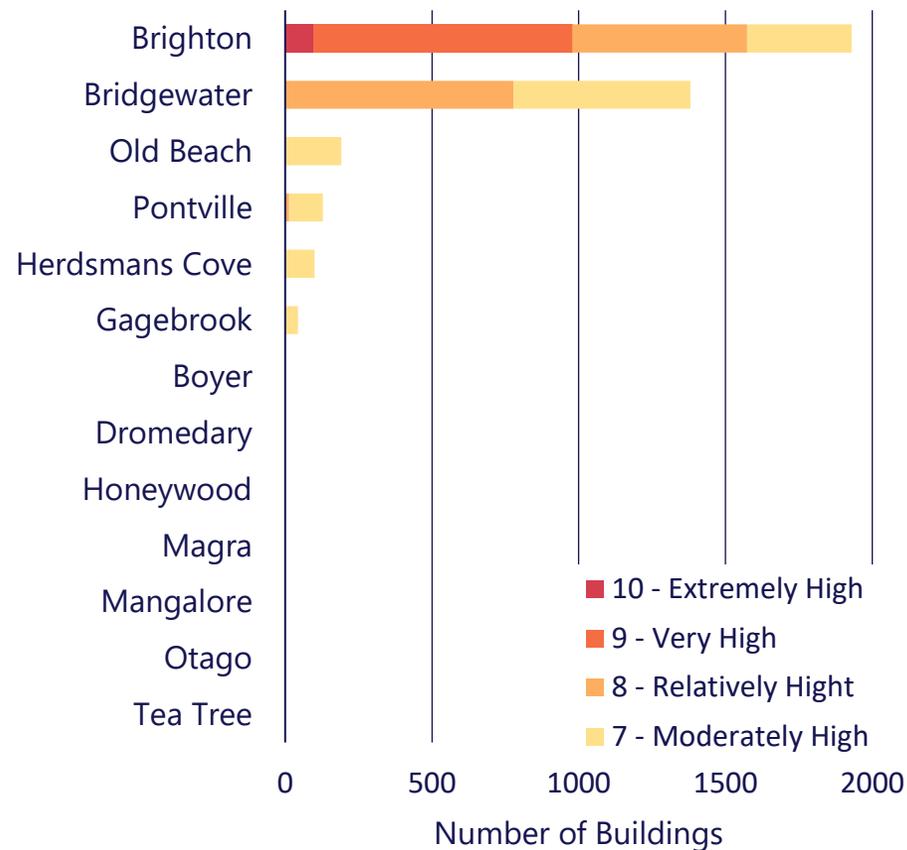
Suburb	Heat Exposure		Social Vulnerability		Residential Heat Risk	
	Number of Buildings	% of Buildings in Suburb	Number of Buildings	% of Buildings in Suburb	Number of Buildings	% of Buildings in Suburb
Brighton	1762	87.36%	1881	93.26%	1929	95.64%
Bridgewater	502	26.87%	1640	87.79%	1380	73.88%
Old Beach	0	0.00%	1352	72.26%	191	10.21%
Pontville	128	61.24%	1	0.48%	128	61.24%
Herdsmans Cove	100	16.78%	0	0.00%	100	16.78%
Gagebrook	0	0.00%	167	26.01%	44	6.85%
Boyer	0	0.00%	0	0.00%	0	0.00%
Dromedary	0	0.00%	0	0.00%	0	0.00%
Honeywood	7	3.95%	1	0.56%	0	0.00%
Magra	0	0.00%	0	0.00%	0	0.00%
Mangalore	0	0.00%	0	0.00%	0	0.00%
Otago	0	0.00%	0	0.00%	0	0.00%
Tea Tree	6	4.48%	0	0.00%	0	0.00%
Total	2,505		5,042		3,772	

Key Findings:

- Heat risk is predominantly an urban issue. 48.5% of all buildings have high to extreme heat risk, while most (>87%) of these buildings are located in the urban centres of Brighton and Bridgewater. 61-95% of buildings in Brighton, Bridgewater and Pontville are at high heat risk.
- Similarly to the distribution of high heat risk suburbs, heat exposure and social vulnerability are concentrated in Brighton and Bridgewater. Old Beach is another social vulnerability hot spot that is, however, not affected by high heat exposure.
- Suburbs such as Gagebrook, Boyer, Dromedary, Magra, Mangalore and Otago have no buildings in the highest exposure categories, suggesting that these areas experience less extreme heat exposure and have factors mitigating heat risk, such as vegetation cover.

Table 3: Distribution of Residential Buildings in the highest Heat Exposure, Social Vulnerability and Heat Risk Categories (Index 7, 8, 9, and 10) by Suburb. This table presents the number and percentage of residential buildings in each suburb classified within the highest index categories. '% of Buildings in Suburb' represents the proportion of residential buildings within each suburb relative to the total number of residential buildings in that suburb.

Suburbs at Highest Heat Risk: Residential Buildings in Index 7, 8, 9 & 10



Key Findings:

- Brighton (1,762 buildings), Bridgewater (1,380 buildings), are the most at-risk suburbs, with the highest number of buildings in the extreme to high heat risk categories.
- Old Beach, Pontville, Herdsmans Cove and Gagebrook also show significant numbers of Moderately High-risk buildings, though at a lower scale.
- 96 buildings in Brighton were classified as Heat Risk Index 10, underlining the significance of heat risk in this suburb.
- The urban heat island effect plays a significant role in these results, as heat-retaining surfaces and limited tree cover contribute to increased risk.
- The results highlight which suburbs may require heat mitigation efforts, such as increasing tree canopy, improving building materials, and enhancing cooling infrastructure to reduce heat exposure in residential areas.

Figure 1: Number of Residential Buildings Divided by Suburb Classified as High Heat Risk (Index 7, 8, 9, 10). This graph presents the number of residential buildings classified in four high heat risk categories (Index 7, 8, 9, 10).

Limitations & Assumptions

- **Satellite Timing:** Landsat captures imagery at ~10–11am, so results reflect morning temperature patterns.
- **Topography Effects:** East-facing slopes may appear warmer due to earlier sunlight; terrain influences local temperature estimates. This effect is most noticeable in steep terrain, which is mostly vegetated and sparsely inhabited.
- **Reflective Surfaces:** White or reflective roofs may appear cooler in thermal imagery due to lower emissivity.
- **Imagery Quality:** Image availability and quality are influenced by cloud cover and other atmospheric conditions. Only cloud free imagery is included in this study.
- **Building Classification:** Only clearly identifiable residential buildings were included. A small number of ambiguous buildings may have been excluded.

Conclusion

The results of this analysis reinforce the urban heat island effect, where dense, built-up areas experience higher temperatures than more sparsely inhabited suburbs. More than 87% of all buildings at high heat risk (index category 7, 8, 9 and 10) are located in Brighton and Bridgewater.

Key takeaways include:

- High-risk suburbs such as Brighton, Bridgewater and Pontville should be prioritised for heat adaptation measures.
- Special priority should be granted to the area surrounding the 96 buildings at Extremely High heat risk in Brighton.
- Green infrastructure, reflective surfaces, and urban planning can help mitigate heat retention and

improve thermal comfort in high-risk areas.

As climate risks continue to grow, proactive strategies will be essential to minimise heat-related health impacts and enhance urban resilience. This report provides a data-driven foundation for policymakers, urban planners, and community stakeholders to implement effective heat mitigation solutions.



Geoneon

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**Supreme Court of Tasmania - Full Court****Dourias MGH Pty Ltd v Clarence City Council [2025] TASFC 10 (22 December 2025)**

Last Updated: 23 December 2025

[2025] TASFC 10**COURT:** SUPREME COURT OF TASMANIA (FULL COURT)**CITATION:** *Dourias MGH Pty Ltd v Clarence City Council* [2025] TASFC 10**PARTIES:** DOURIAS MGH PTY LTD (ACN 609 879 987)

v

CLARENCE CITY COUNCIL

FILE NO: 165/2025**DELIVERED ON:** 22 December 2025**DELIVERED AT:** Hobart**HEARING DATE:** 28 May 2025**JUDGMENT OF:** Shanahan CJ, Wood J, Brett J**CATCHWORDS:**

Environment and planning – Planning – Development assessment and control – Assessment and control of particular matters – Subdivision – Other matters – Date and methodology of valuation of payment in lieu of increasing public open space under s 117(2) of *Local Government (Building and Miscellaneous Provisions) Act 1993* – Primary judge concluded value must be assessed on assumption the subdivision has been completed and on the date at which the final plan was sent to the Recorder of Titles – Appellant contended date of valuation should be assessed at the time the plan of subdivision first becomes the final plan when sent by the owner’s surveyor to the council – Full Court rejected appellant’s submission – Legislative scheme intends the payment in lieu of provision of public open space as alternative to the

receipt by council of actual land in the final subdivision – Necessarily requires value to be assessed on the basis the subdivision process has been completed and subdivided allotments will be available for individual sale – Primary judge substantially correct in determining date for valuation on an after-subdivision basis – Appeal dismissed.

Aust Dig Environment and Planning [1347]

Environment and planning – Planning – Development assessment and control – Assessment and control of particular matters – Subdivision – Conditions imposed on subdivision approvals – Other conditions – Payment in lieu of increasing public open space – Operation of ss 117(1) and (2) of *Local Government (Building and Miscellaneous Provisions) Act 1993* – Even if the council does not seek security under s 117(1) it can still require payment in lieu of public open space under s 117(2) – If council intends to require such a payment, whether or not it seeks security for it, council must give notice of that requirement at the time of planning approval – Such requirement must be made in the conditions of planning approval – Once requirement for payment is made by way of condition then provisions of the legislation will apply according to the terms of s 117 – Section 117 will, if applicable, take precedence over any contrary provision in the condition – To extent the condition requiring payment is inconsistent with s 117 it is ultra vires and of no effect.

Aust Dig Environment and Planning [1354]

Legislation:

Acts Interpretation Act 1931 (Tas), s 8A

Land Acquisition Act 1993 (Tas), ss 27, 36, 41, 42, 59(2), 62

Land Use Planning Approvals Act 1993 (Tas), s 51(3A)

Local Government (Building and Miscellaneous Provisions) Act 1993 (Tas), ss 80, 81(2), 83(1), 84, 85, 87, 88(1), 89(1), 89(5), 94, 116(1), 116(6), 117(1), 117(2), 117(3), 117(4), 117(5)

Cases:

Raff Angus Pty Ltd v Resource Management and Planning Appeal Tribunal [2018] TASSC 60

Spencer v The Commonwealth of Australia [1907] HCA 82; (1907) 5 CLR 418

Western Australian Planning Commission v Temwood Holdings Pty Ltd [2004] HCA 63

REPRESENTATION:

Counsel:

Appellant: G O'Rafferty

Respondent: P Jackson SC

Solicitors:

Appellant: Leonard Fernadez Barristers & Solicitors

Respondent: Simmons Wolfhagen

Judgment Number: [2025] TASCCA 10

Number of paragraphs: 40

Serial No 10/2025

File No 165/2025

DOURIAS MGH PTY LTD v CLARENCE CITY COUNCIL

REASONS FOR JUDGMENT FULL COURT

SHANAHAN CJ

WOOD J

BRETT J

22 December 2025

Order of the Court:

1. Appeal dismissed.

DOURIAS MGH PTY LTD v CLARENCE CITY COUNCIL

REASONS FOR JUDGMENT FULL COURT

SHANAHAN CJ

22 December 2025

1. I have had the benefit of Brett J's draft judgment and I would dismiss this appeal for the reasons given by his Honour.

DOURIAS MGH PTY LTD v CLARENCE CITY COUNCIL

REASONS FOR JUDGMENT FULL COURT

WOOD J

22 December 2025

2. I agree with Brett J.

DOURIAS MGH PTY LTD v CLARENCE CITY COUNCIL**REASONS FOR JUDGMENT FULL COURT****BRETT J****22 December 2025**

3. This appeal concerns the subdivision of a block of land situated at Lot 26, Mannata Street Lauderdale. In 2015, the then owner of that property applied to the respondent, who was and still is the relevant planning authority, for approval of a plan of subdivision. The proposed subdivision was to divide the land into seven residential lots with an eighth lot constituting the balance.

4. The respondent approved the subdivision by the grant of a permit. The subdivision plan did not include any provision for public open space, but a condition of the approval required the appellant to pay a cash sum in lieu of public open space, calculated at five per cent of the value of the land. A dispute subsequently arose between the parties concerning the value upon which the payment was to be based, and hence the quantum of the payment. By originating application filed on 11 November 2022, the appellant sought to have the question of the amount of the contribution determined by the Supreme Court as a disputed claim for compensation under the *Land Acquisition Act 1993*. The jurisdiction for that determination is asserted to arise pursuant to s 117(3) of the *Local Government (Building and Miscellaneous Provisions) Act 1993* (the LGBMP).

5. The application was heard by Marshall AJ on 2 December 2024. Each party presented expert evidence from a valuer. The primary differences between the valuation evidence were the date at which value was to be assessed and the methodology adopted for the assessment. The valuation asserted by the respondent was \$2,500,000, resulting in a contribution of \$125,000, and by the appellant \$1,300,000 resulting in a contribution of \$65,000. The primary judge handed down his decision on 19 December 2024. His Honour accepted the valuation evidence presented by the respondent and assessed the relevant contribution accordingly. The appellant has now appealed that decision to this Court. In essence, the grounds of appeal assert that the primary judge erred in respect of both the date and the methodology of the valuation.

6. Because the primary judge exercised jurisdiction to determine the amount of the payment as a disputed claim for compensation under the *Land Acquisition Act*, it is arguable that the hearing and determination of that question was in accordance with the power conferred by s 59(2) of that Act. Section 62 provides for appeals to this Court from a determination made under s 59. The appeal is to be by way of rehearing. However, the right to appeal is confined to a question of law. The grounds of appeal assert errors "in law and/or fact". On the face of the legislation, there is no right to appeal on a question of fact. This question did not arise either in the submissions of the parties or on the hearing of the appeal. Because of the view I have taken about the merits of each ground, it is not necessary to determine the point. It may well be

in any event that the fundamental questions raised by the grounds of appeal at the very least are questions of mixed fact and law, but as the parties have not had the opportunity to make submissions, I decline to express a concluded view.

Subdivision

7. Before considering the dispute in detail, it is convenient to first consider the legislative context.

8. Subdivision is the division of the surface of a piece of land by creating estates or interests giving separate rights of occupation: s 80 of the LGBMP. The process for subdivision is dealt with and regulated by Part 3 of that Act. The starting point is s 81 which prohibits an owner of land from subdividing the land except, for relevant purposes, in accordance with a plan of subdivision which has been approved by the grant of a permit under the *Land Use Planning Approvals Act 1993* (LUPA). Section 81(2) provides that a planning scheme may provide that an application for approval of the subdivision plan is to be made as if it were an application for a discretionary or permitted development permit. I will refer to this approval as "planning approval". In accordance with the definition contained in s 80, the plan submitted for planning approval is termed the "plan of subdivision". The planning approval stage is fundamental to the balance of the process because it is then that the concept and layout of the proposed subdivision is determined. The application can be rejected. Section 84 provides circumstances in which the council "is not to approve a plan of subdivision". Section 85 prescribes a further set of circumstances, largely to do with layout and design, in which the council can, in its discretion, refuse to approve the plan of subdivision. These include where the council is of the opinion that the layout should be altered to include or omit public open space. Of course, these provisions are in addition to specific provisions relevant to the land contained in the applicable planning scheme. Further, it is at the stage of planning approval that the council can place conditions on the permit. There is no power to do so subsequently. It is therefore at this stage that the owner will be aware as to what conditions it must meet if the subdivision is to proceed.

9. Part 3 then prescribes the process whereby an approved plan of subdivision becomes registered by the Recorder of Titles, thereby creating the new and separate titles. The legislatively prescribed journey between planning approval and registration provides for one or more further iterations of the plan. These iterations provide for provision of further detail, related in particular to survey, engineering, provision of services, and roads. They can be subject to further approval by relevant agencies. There is provision for adjustment to layout and design to meet title requirements including ensuring that each separate parcel has the qualities of a minimum lot. However, it is clear that any further iteration must comply in substance with the approved plan of subdivision. There is nothing to prevent the owner from withdrawing the plan and terminating the process at any time prior to registration. However, once registered, the act of subdivision is complete and the land is then comprised of the individual proprietary interests thereby created.

10. In general overview, the process is as follows:

. Section 87 provides that on receipt of planning approval, the owner is to arrange for the preparation of a final plan by a registered surveyor in accordance with:

(a) the requirements approved by the Recorder of Titles and

(b) any other requirement of the permit issued under LUPA.

By virtue of s 80, "final plan" where it appears elsewhere in Part 3, means a final plan referred to in this section.

Section 88 provides that the owner is to lodge the final plan with the council, together with certain other documents. This includes evidence satisfactory to the council of compliance with each of the permit conditions which must be complied with before the plan is sealed.

By s 89, the council within 20 business days after the final plan is lodged with it under s 88, is to determine whether the final plan complies with Part 3. If it does so determine, then the council is to cause its seal to be affixed to the plan and cause the sealed plan to be lodged in the office of the Recorder of Titles.

By s 89(5), on lodgement of the plan, the Recorder must notify the council and the owner that the plan requires to be amended if satisfied that it is deficient in certain defined respects. This includes issues affecting title and minimum lot size.

By s 94, the final plan takes effect as a sealed plan when the Recorder of Titles signs and dates a memorandum on the plan that the plan is accepted. There are then provisions which apply in respect of the registration and issue of the plan and separate titles. Under s 80, a "sealed plan" for the purposes of Part 3 means a plan approved and sealed under the Part and which has taken effect as provided in s 94. Accordingly, although the legislation variously refers to the plan after the council has affixed its seal as the "sealed plan", "priority final plan" and "final plan", it does not comply with the definition of a sealed plan until it takes effect in accordance with s 94.

Public open space

11. It is clear that the legislative scheme contemplates that one of the matters to be considered and determined at the time of the grant of planning approval is the question of provision by the owner of public open space within the proposed subdivision. "Public open space" is defined by s 80 to mean "space for public recreation or public gardens or for similar purposes".

12. Although the legislation permits the council to require a greater proportion, the underlying expectation given effect by the relevant provisions of the LGBMP is that the owner will dedicate, for nominal compensation, five percent of the whole area of the land being subdivided to public open space. There are various ways in which this expectation can be met. The most basic of these is that the plan may show land set apart for public open space. Section 83(1) provides that the council, before it approves a plan of subdivision, may require the owner to sell to it for a nominal consideration any land shown on the plan in this way. If the council considers that the plan does not show sufficient public open space, then it has two options. Firstly, under s 85 it may refuse to approve the plan of subdivision if it is of the opinion that the layout should be

altered to include public open space. Secondly, the Act seems to assume that the council may require an owner to increase the area set apart for public open space in the plan. This assumption arises from the provisions of s 116. Section 116(1) provides that if the council requires an owner to increase the area for public open space beyond that provided for in the plan of subdivision, so that the total area so dedicated exceeds five percent of the land, then the council must purchase the excess. The combined effect of ss 83 and 116 is that the council may require an owner to provide any amount of public open space, but may only acquire for nominal consideration under s 83 an area up to five percent of the whole area comprised in the plan of subdivision. Any land required for public open space in excess of five percent must be purchased by council in accordance with a sum calculated according to the provisions of s 116. These provisions include that the land is to be valued at the date of lodgement of the plan of subdivision and the amount, if not agreed, is to be determined as if it were a disputed claim for compensation under the *Land Acquisition Act*.

13. The other alternative which is available to the council under the legislative scheme, where it takes the view that the owner has not shown adequate or any public open space in the plan of subdivision, is to require a cash payment in lieu of the provision of public open space. This option is the subject of s 117. I will return to this section in due course.

Factual History

14. The respondent granted planning approval for this subdivision on 2 February 2015. The permit contained a number of conditions, but as already noted, the one of relevance to these proceedings is a condition which provided for the payment by the developer to the respondent of a cash sum in lieu of provision of public open space in the plan. The plan did not include any provision for public open space. The condition provided for a payment calculated at 5% of the value of the subdivided land assessed "as at the date of the lodgement of the final plan of subdivision for sealing". The value was to be assessed by the Valuer General. The effect of the condition was that either the payment or provision of security for it in the form of a bond and supporting bank guarantee was to be provided to the respondent prior to the sealing of the final plan.

15. The respondent's decision to approve the subdivision was subject to an appeal to the Resource Management and Planning Appeal Tribunal. On 25 August 2015, in accordance with the decision of the Tribunal, the respondent issued a fresh planning permit for the subdivision. In 2017, the appellant became the registered owner of the land. On 19 January 2021, the appellant's surveyor lodged with the respondent for the first time the final plan and schedule of easements, pursuant to s 88(1). There were also a number of minor amendments to the permit. However, any such changes did not substantially affect the layout of the subdivision originally approved in 2015. The final plan did not show any provision for public space and the condition which provided for a cash contribution in lieu of public open space remained unchanged.

16. On 28 January 2021, the respondent forwarded an invoice to the appellant's surveyor for the public open space contribution. The invoice was in the sum of \$100,000. This sum was

calculated as five per cent of a value of \$2 million. Although the condition had provided that the payment was to be based on a valuation performed by the Valuer General, the value upon which the payment was based was assessed by a private valuer, Andy Bevin, who had been engaged for that purpose by the respondent. The appellant paid the invoiced sum under protest. I assume that this was done to avoid any further delay. The proceedings at first instance and this appeal proceeded on the basis that neither party was bound in respect of the quantum of the required payment, by either the invoice or the payment made by the appellant. Both parties subsequently commissioned further valuations, which were the subject of the evidence presented to the primary judge.

17. On 4 August 2021, there was a minor amendment to the planning permit. This seems to have been a consequence of the requirements of Tas Water. The amendment included an adjustment to the plan relating to a significant easement on the land. On 11 August 2021, the appellant's surveyor forwarded the amended final plan to the respondent. There was then some further correspondence to resolve matters of detail. The respondent affixed its seal to the plan on 14 September 2021 and forwarded the sealed plan to the Recorder of Titles on 16 September 2021. This constituted the lodgement of that plan for the purposes of s 89(1). It is not clear from the evidence when the Recorder signed and dated the memorandum in accordance with s 94, but it can be inferred that this was done shortly after 16 September 2021.

The valuation evidence

18. The respondent's valuer, Mr Bevin, was initially instructed to and did value the land as at 20 December 2020. In accordance with his instructions, he valued only Lots 1 to 7 which were the new lots created by the subdivision excluding the balance, Lot 8. This valuation was \$2,000,000. In accordance with amended instructions, his final assessment was of the value of the whole land, including Lot 8, as at 11 August 2021. He assessed the value on that basis at \$2,500,000.

19. Mr Bevin's evidence was that he valued the land on the basis of its market value as at the stated date. In general terms, he relied on comparable sales and applied what he termed the "current international standard" which is consistent with the test set down by the High Court in *Spencer v The Commonwealth of Australia* [1907] HCA 82; 5 CLR 418. However, he was instructed to and did value the land on the assumption that the subdivision was complete, as if the lots were ready to market, suitable for residential development and sold individually. He then applied a discount which, for the final assessment, was 15%, to reflect the assumption that they were to be sold together at one time.

20. The appellant's valuer, Mr Page, applied the same general test when assessing value. However, in accordance with his instructions, he valued the land as at 19 January 2021, which was the date when the final plan was first provided by the surveyor to the respondent under s 87. He utilised a methodology known as the hypothetical development approach complemented by the direct comparison approach. In essence, this involved an assessment of the gross value of the land based on comparison with other sales to achieve an aggregate gross value

calculated by reference to the area of each proposed subdivided lot. He calculated an aggregate gross value on this basis of \$2,695,000. He then deducted his assessment of the hypothetical cost of subdivision which reduced the aggregate value to \$1,300,000. The purpose of the deduction was to achieve a market value of the land on the basis that it was to be sold as a single parcel of land in its unsubdivided state, but taking into account its potential for subdivision.

21. The differences between the bases of valuation, in particular the date at which the land was to be valued and whether it was to be valued on the assumption that it was before or after subdivision, reflected the issues raised by the parties before the primary judge. They also reflect the issues raised by the grounds of appeal. The primary judge found in favour of the respondent on both issues and accepted the valuation evidence of Mr Bevin in preference to that of Mr Page. It is apparent from his Honour's decision that he took the view that the issues are interrelated. He determined that the value must be assessed on the assumption that the subdivision has been completed. His Honour, in fact, found that the correct date for valuation was 16 September 2021, which is the date that the final plan was sent to the Recorder of Titles for final acceptance under s 94. This was subsequent to the date contended for by the respondent and upon which Mr Bevin had based his valuation. However, the primary judge concluded that any potential difference in value was insignificant and, accordingly, simply applied the valuation arrived at by Mr Bevin. Although the primary judge did not directly criticise Mr Page's opinion, he concluded he had applied an incorrect methodology and, in particular, that he should not have deducted the hypothetical costs of development. Ultimately, his Honour concluded that the market value of the land as a single sale but on the basis of individual subdivided allotments was the correct methodology and this accorded with Mr Bevin's opinion. The primary judge assessed the amount payable as \$125,000, being five per cent of Mr Bevin's assessment of value at \$ 2,500,000.

Jurisdiction

22. The common position of the parties, which seems to have been accepted and assumed by the learned primary judge, is that the amount of a cash payment in lieu of provision of public open space was payable and fell to be assessed under the provisions of s 117 of the LGBMP. I set out the relevant provisions of that section:

"117 Payment instead of increasing public open space

(1) Instead of requiring an owner to increase the area for public open space, the council, before approving a plan of subdivision may require security for the payment of an amount calculated under [subsection \(2\)](#) .

(1A) A planning scheme –

- (a) may specify that compliance with a requirement specified in [subsection \(1\)](#) is an acceptable solution in relation to subdivisions; and
- (b) may enable a permitted development permit to be issued if such an acceptable solution is complied with in relation to a plan of subdivision.

(2) The amount required to be paid is an amount not exceeding an amount which bears the same ratio to the value of the whole area comprised in the plan as one-twentieth of that area less any area provided for public open space in the final plan and any area created by the final plan of the littoral or riparian reserve bears to that whole area.

(3) If the owner and the council do not agree on the amount to be secured, it is to be determined as a disputed claim for compensation under the [Land Acquisition Act 1993](#) .

(4) The security that may be required is –

- (a) a bond by the owner of an amount in excess of any possible demand to secure payment of the amount within 90 days after the demand is made after the final plan has taken effect; and

- (b) a guarantee by an authorised deposit-taking institution, a guarantee, money-lending, insurance or trading corporation approved by the council guaranteeing all money payable on the bond.

(5) The council is to receive an amount payable under this section on trust for the acquisition or improvement of land for public open space for the benefit of inhabitants of the municipal area."

23. The claim which came before the primary judge purported to rely upon the conferral of jurisdiction contained in s 117(3), that is as a disputed claim for compensation under the [Land Acquisition Act](#). That Act is, of course, concerned with the compulsory acquisition of land by the Crown and other defined acquiring authorities. Section 36 provides for claims for compensation in respect of land so acquired. By s 41, a disputed claim for compensation arises where the amount claimed by the landowner is rejected by the acquiring authority. Section 42 provides for methods of determining disputed claims, one of which is by application to the Supreme Court. The [Land Acquisition Act](#) does not encompass nor confer jurisdiction in respect of the dispute arising as to the amount payable as a contribution for public open space on a subdivision under the LGBMP. The only available basis for the Supreme Court's jurisdiction to determine this question as a disputed claim for compensation is that contained in s 117(3).

24. Notwithstanding the position of the parties concerning jurisdiction, this Court raised concerns in relation to that question at the commencement of the hearing of the appeal. The Court's concern arose from a possible construction of the section, which rendered its application dependant upon s 117(1) being enlivened by a requirement by the council for security for a payment. Both the parties and the primary judge had assumed that such a requirement had not been made, although having regard to the permit condition this would

seem to be incorrect. In any event, the position of the parties is that on a proper construction of the section, s 117(2) authorises the payment of a cash contribution in lieu of public open space irrespective of whether the council has first sought security for such a payment under s 117(1). This Court's concern was whether that position was correct.

25. The resolution of this question depends upon the construction of s 117. The construction of the section is also necessary in any event in order to understand its operation and this in turn is likely to shed light on, if not determine, the substantive questions concerning valuation on this appeal. There are also related questions in respect of the operation of the section, including whether the assessment of value is to follow the provisions of the permit condition or otherwise be determined by the section, and the role played by provisions of the *Land Acquisition Act*, in respect of the determination of the relevant payment.

The construction of s 117

26. The construction of the section, as with any legislative provision, will depend on both textual and contextual considerations. In *Raff Angus Pty Ltd v Resource Management and Planning Appeal Tribunal* [2018] TASSC 60, I summarised the task in this way:

"The starting point of any process of statutory construction is the plain and ordinary meaning of the text, read in the context of the surrounding provisions and the legislative scheme. The aim of the process is to derive from the statutory words read in context, the meaning "that the legislature is taken to have intended them to have": *Project Blue Sky Inc v Australian Broadcasting Authority* [1998] HCA 28; 194 CLR 355 at 384, per McHugh, Gummow, Kirby and Hayne JJ.

In *Taylor v The Owners - Strata Plan No 11564* [2014] HCA 9, 253 CLR 531, Gageler and Keane JJ expanded on the relevance and effect of context in the process of statutory construction:

'Statutory construction involves attribution of legal meaning to statutory text, read in context.' 'Ordinarily, that meaning (the legal meaning) will correspond with the grammatical meaning ... But not always.' Context sometimes favours an ungrammatical legal meaning. Ungrammatical legal meaning sometimes involves reading statutory text as containing implicit words. Implicit words are sometimes words of limitation. They are sometimes words of extension. But they are always words of explanation. The constructional task remains throughout to expound the meaning of the statutory text, not to divine unexpressed legislative intention or to remedy perceived legislative inattention. Construction is not speculation, and it is not repair.

Context more often reveals statutory text to be capable of a range of potential meanings, some of which may be less immediately obvious or more awkward than others, but none of which is wholly ungrammatical or unnatural. The choice between alternative meanings then turns less on linguistic fit than on evaluation of the relative coherence of the alternatives with identified statutory objects or policies." [Footnotes omitted.]

27. To the extent that there is more than one possible construction, I note the provisions of s 8A of the *Acts Interpretation Act 1931*, which provides that an interpretation that promotes the purpose or object of the Act is to be preferred to an interpretation that does not do so.

28. Some observations can be made about the text of s 117 and its apparent operation within the legislative scheme. Firstly, it is apparent that the section is concerned with the liability for and calculation of a cash payment instead of provision of public open space in the subdivision. The section is not limited to the question of provision of security for such a payment as provided in s 117(1) but also contemplates that the payment will ultimately be made. See in particular s 117(5). Secondly, s 117(2) is concerned with calculation of "an amount required to be paid". It does not expressly provide that its operation is subject to a requirement for security for payment of that amount having been made under s 117(1). This suggests that the provision of security is intended to be a mechanism for ensuring payment of the relevant amount, but that the requirement for payment and its calculation is not dependent upon the utilisation of that mechanism. In other words, the council will have the power to require payment of a cash amount calculated under s 117(2) notwithstanding that it has not first sought security under s 117(1). Although the right to require such a payment is not spelt out expressly, I am of the view that it arises as a matter of necessary implication from the text of s 117(2). Further, both ss 117(1) and 117(5) assume that a payment will actually be made. Otherwise, there would be nothing to secure or receive as the case may be.

29. The Supreme Court's jurisdiction to determine a dispute about the calculation of the "amount required to be paid" under s 117(2), as a disputed claim for compensation under the *Land Acquisition Act*, depends upon the construction of s 117(3) and, in particular, the meaning of "the amount to be secured". It is common ground between the parties that "the amount" is that arising under s 117(2), although it could encompass, as well, a dispute about the amount of security under s 117(1). I am satisfied that this construction is correct. Section 117(4) provides for the security that may be required, which is clearly a reference to the requirement that may be made under s 117(1). The security includes "a bond by the owner of an amount in excess of any possible demand to secure payment of the amount". The necessary implication from and the assumption which underlies these provisions is that the amount of security and the amount of the payment are different and are to be calculated at different times. This is consistent with the structure of the section. Section 117(1) expressly provides that the requirement is to be made "before approving a plan of subdivision". Having regard to the definition of "plan of subdivision", the relevant approval must be the planning approval. This accords with the overall legislative scheme which requires the question of the provision of public open space to be dealt with at the planning approval stage. If the submitted plan of a subdivision does not provide a satisfactory amount of public open space, then under s 85, the council may reject the plan. Alternatively, it may proceed under s 117 to require a cash payment in lieu of provision of actual land in the subdivision. It is desirable that that question be dealt with at the planning approval stage but, of course, it is not possible at that time to determine the value of the land upon which the cash payment is to be based, and hence the precise amount of the payment. This is because the

subdivision process is not then complete. That question can only be determined after it is complete, that is when the final plan takes effect as a sealed plan under s 94. This is consistent with the text of s 117(2) which requires a calculation in accordance with the "final plan". In particular, it requires the determination of "the value of the whole area comprised in the plan" and "any area provided for public open space in the final plan". I have already discussed the definition of this term. The final plan comes into existence after the planning approval. I will return to the precise timing of this calculation shortly.

30. Because the requirement is made at the time of planning approval, but the precise calculation of the payment cannot be made until later, the legislative scheme provides for security for the payment to be put in place when the requirement is made. This is the purpose of s 117 (1). The council can determine that it will seek a payment in lieu of public open space and seek security for that payment at that time. Therefore, s 117(4) provides for the security, the bond, to be for an amount "in excess of any possible demand to secure payment of the amount".

31. The necessary implication is that ss 117(1) and (2), although related, have separate operation. Even if the council does not seek security under s 117(1), it can still require the payment under s 117(2). Of course, this gives rise to the question of the mechanism and timing of such a requirement so as to create liability under s 117(2). Again, this is not dealt with expressly in the section. However, in my view, the question of timing arises by clear implication from the legislative scheme. If the council intends to require such a payment, then whether or not it seeks security for the payment, it must give notice of that requirement at the time of planning approval. This is necessarily implied by the section, and any other interpretation could lead to an open-ended liability, and this is inconsistent with the legislative scheme. It could result in absurd, unjust, or unreasonable consequences. This interpretation informs the second part of the question, the mechanism by which the requirement is to be made. The position of both parties is that the council's power in this regard arises implicitly from the section, and it can simply make a demand for the payment. I reject this. In my view, it is clear from the legislative scheme that any such requirement must be made in the conditions of planning approval. The council clearly has power to impose such conditions: s 51(3A) of LUPA; *Western Australian Planning Commission v Temwood Holdings Pty Ltd* [2004] HCA 63. That, in fact, is what it did in this case. The condition on the permit required a payment in lieu of provision of public open space to be calculated at a later time and permitted the condition to be satisfied by provision of appropriate security for the payment. The use of a condition of the planning permit to make the requisite requirement is logically consistent with the overall scheme, in particular the intention that the question of public open space is resolved, at least in principle, as part of the planning approval. It fits neatly with the use of provision of security to ensure that the requirement for the payment is established but to leave the precise calculation and making of the payment to a more appropriate time, in particular when the subdivision takes effect. When that calculation is made, the assumption in s 117(4) is that there will be a "demand" for payment. Again, that is what occurred in this case.

32. The question which then arises is the interrelationship between the terms of the condition and the relevant provisions of s 117. In particular, does the liability for and calculation of the payment arise pursuant to and under the terms of the condition, or alternatively is the condition subject to the provisions of s 117 in that regard. I am satisfied that the latter is the case. In other words, once the requirement for a payment including by way of security is made by way of condition, then the provisions of the legislation will apply according to the terms of the section and will, if applicable, take precedence over any contrary provision in the condition. This is of some importance in this case because the relevant condition contains a number of provisions which are inconsistent with the provisions of s 117. Firstly, it required the value to be calculated by reference to "Lots 1-7", rather than "the whole area comprised in the plan" as required by s 117(2). Secondly, it required the contribution to be calculated by the Valuer General. Of course, to the extent that this suggests that the payment must be in accordance with that determination, it would preclude the determination of the amount in accordance with s 117(3), and would therefore have the effect of ousting the legislatively conferred jurisdiction of the Court. A final matter which is relevant to the application of the section is that the council must receive the payment on trust as provided in s 117(5). In my view, it is clear that the section is intended to apply in the circumstances and must take precedence over the terms of the condition where they are in conflict. Accordingly, to the extent that the condition is inconsistent with the section, it is ultra vires and of no effect. In this case, the relevant parts of the condition are easily severed from the balance, leaving the balance valid and with legal effect.

33. This construction disposes of the jurisdictional questions. In particular, the calculation of the payment under s 117(2) was not dependent on whether security had been required or provided under s 117(1), and further that the dispute in respect of calculation fell to be determined as a disputed claim for compensation under the *Land Acquisition Act*. This will be so irrespective of the question of security but in any event it is clear that the relevant permit condition enlivened both ss 117(1) and (2). As events transpired, the appellant purported to make an actual payment to the respondent before the plan was sealed and did not seek to provide alternative security. This does not affect the question of jurisdiction. The amount that required determination was the "amount required to be paid" under s 117(2). It is common ground that the appellant's payment was made provisionally upon the final amount being agreed and that the parties have been unable to reach agreement. Accordingly, the Court had jurisdiction to determine the amount as a disputed claim for compensation under the *Land Acquisition Act*.

Determination of the amount

34. It is clear that the critical question that underpinned the approach of the valuers and the primary judge's determination of value is the date at which value was to be determined. This question, particularly in the circumstances of this case, was important because it affected both the data which informed the assessment of value and the stage of the subdivision process at

which value was to be assessed. I am satisfied that this Court should construe the provision to answer the question of the timing and subject matter of the valuation for the purpose of s 117(3).

35. For the appellant, all three grounds are underpinned by the argument that the correct date of assessment was the date on which the final plan was first provided to the respondent by the appellant's surveyor under s 88(1), which is 19 January 2021. The appellant's argument relies on the wording of s 117(2). The section requires value to be assessed by reference to one twentieth (5%) of the whole area comprised in the plan "less any area provided for public open space in the final plan and any area created in the final plan of the littoral or riparian reserve bears to that whole area". The appellant notes that the definition of final plan means "a final plan referred to in s 87". Hence, the argument goes, value must be assessed at the date that the plan of subdivision first becomes the final plan by lodgement under that section.

36. There is a fundamental difficulty with this argument. While it is true that the calculation is to be made in accordance with s 117(2), and the section requires an assessment of value, it is, in contrast with s 116, silent on the question of how that value is to be calculated and in particular, the date of the assessment of value. In my view, there is no grammatical or logical connection in s 117(2) between the date of assessment of the value and the provision of public open space at the point that the plan of subdivision first becomes a final plan. On the contrary, the final plan remains exactly that through various iterations until it is endorsed by the Recorder under s 94. In my view, the reference to the final plan in s 117(2) is not intended to guide the question of when value should be assessed. It is intended to be a reference to the plan which will eventually become the sealed plan under s 94, which until that point proceeds through the process as the "final plan".

37. As already discussed, the better approach is to consider construction of the provision having regard to its legislative purpose and taking account of its place within the legislative scheme. The critical aspect of the legislative purpose of the requirement for such a payment is to place the council as closely as possible to the position it would be in if the relevant land had been set aside in the subdivision. In other words, the council should be able to receive from the developer a sufficient amount of money to enable it to purchase alternative land within the municipality to fulfill the function of public open space that would otherwise have been provided in the subdivision. This necessarily requires value to be determined for the purpose of assessment of the amount required to be paid under s 117(2) on the basis that the subdivision process has been completed, and the subdivided allotments will be available for individual sale. This approach is consistent with s 117(4)(a) which provides that the security that may be required includes a bond "of an amount in excess of any possible demand to secure payment of the amount within 90 days after the demand is made after the final plan is taken effect". The final plan takes effect as provided by s 94, that is when the Recorder has accepted the plan. At this point, the subdivision is, in practical terms, complete and it simply remains for the Recorder to follow through with the consequential formalities and machinery steps including the creation of any necessary folios. This construction accords with the legislative scheme which intends the payment in lieu of provision of public open space to be an alternative to the receipt by the

council of actual land in the final subdivision. Section 117(5) makes it clear that the money is to be used for the acquisition and improvement of land for public open space for the benefit of inhabitants of the municipal area generally, and this can only properly be achieved if the council receives in lieu of actual land, an amount sufficient to permit the purchase of compatible land.

38. In my view, s 116 does not assist the construction of s 117 on this question. Section 116(6) expresses a legislative choice with respect to the date of valuation, but such a choice is conspicuously lacking from s 117. In any event, s 116 is concerned with a payment made for a different purpose and in different circumstances. Although it is part of the matrix of provisions which regulate the determination of the public open space issue at the time of planning approval, it is concerned with land which the council wishes to purchase in excess of five per cent of the subdivided land to which the council is otherwise entitled at nominal cost. It is concerned with the price council must pay for the extra land, not with the amount to be paid by the developer in lieu of provision of land which would otherwise be provided to the council at nominal cost. Further, although s 117(3) requires "the amount" to be determined as a disputed claim for compensation under the *Land Acquisition Act*, that legislation also provides little if any, guidance on the question of assessment. Section 27 provides that in determining compensation under the Act, regard is to be had to the market value of the subject land. This was the basis of the valuation methodology used by both valuers, but it does not assist with other aspects of valuation in particular the date of the valuation. Insofar as the *Land Acquisition Act* deals with such questions, its provisions are patently inapplicable to the calculation under s 117(2). Again, it is dealing with a different legislative framework, and subject matter and valuation for a different purpose.

Conclusion

39. Accordingly, I reject the submission made on behalf of the appellant that the date of valuation should be assessed at the time that the plan of subdivision first becomes the final plan upon being sent by the owner's surveyor to the council under s 87. The primary judge was substantially correct when he determined that the appropriate date for valuation was 16 September 2021, which he determined was the date when the respondent forwarded the final plan bearing its seal to the Recorder, so that the plan could be signed and dated and hence take effect in accordance with s 94. His Honour was therefore correct in his determination that the land was to be valued for the purpose of calculating the amount required to be paid under s 117(2) on an after-subdivision basis, which was consistent with the approach adopted by Mr Bevin. His Honour did not err when he accepted Mr Bevin's opinion evidence in preference to that of Mr Page. Mr Page's opinion was of no assistance because it was calculated at an incorrect date and on a before-subdivision basis. Although Mr Bevin had assessed value at a slightly earlier date than that on which the plan took effect under s 94, the ultimate determination of value was a matter for the primary judge. His Honour's view that the earlier assessment would make no material difference to the final value is unimpeachable.

40. For the reasons set out above, I conclude that the grounds of appeal are without merit. I would dismiss the appeal.



POLICY NAME: PUBLIC OPEN SPACE

POLICY No: 6.6

PURPOSE OF POLICY:

The purpose of this policy is to:

- a) Ensure that adequate provision is made for quality public open space in the municipality. Such open space should aim to increase public access, encourage healthy lifestyle practices, create linkages between different activity nodes and conserve important cultural and natural environments.
- b) Establish clear guidelines to assist Council in determining when provision of public open space will be sought and when the payment of a cash in lieu contribution required will be sought, from subdivision applications.
- c) Establish a consistent method of determining the value of cash in lieu contributions when they are required; and
- d) Provide a framework to determine how monies derived from cash in lieu contributions should be held and disposed of within the Municipality.

SCOPE:

This policy applies to all applications to subdivide land that will result in increased development potential in the Brighton Council area.

BACKGROUND:

This policy gives recognition to the Council's powers and responsibilities in relation to public open space under the provisions of the *Local Government (Building and Miscellaneous Provisions) Act 1993* and associated regulations. These provisions enable the Council to:

- a) Require a subdivider of land (irrespective of land-use zoning) to provide to Council up to 5% of the land being subdivided;
- b) Require public open space in excess of the 5% contribution as a part of any subdivision proposal subject to appropriate compensation; or
- c) Require a subdivider to make a contribution of cash in lieu of the provision of land, either in part or whole.

The legislation further provides that Council must keep cash in lieu contributions in trust to be used for the acquisition or improvement of land for public open space for the benefit of inhabitants of the municipal area.

POLICY:**1.0 General Principles**

- 1.1 Either a land contribution or cash in lieu contribution must be taken for the purposes of providing public open space where lots are created that may result in increased development potential, thereby increasing the demand for public open space.
- 1.2 A proposal for subdivision for the purposes of a boundary adjustment or consolidation of land in any Zone where no additional lots are being created shall not be subject to the Policy.
- 1.3 Recommendations for public open space and/or cash in lieu contributions will be supported by:
 - a) an assessment of open space facilities in the locality
 - b) an indication as to how the open space or cash contribution will enhance open space facilities
 - c) appropriate consultation with the subdivider and any other interested parties, and
 - d) consultation with the Crown is compulsory in the case of proposed littoral or riparian reserves

2.0 Assessment for the provision of a land contribution

- 2.1 Areas proposed to be set aside for public open space will be assessed in terms of:
 - a) whether they are conveniently located for use by surrounding residents
 - b) whether they are of a size, shape and gradient suited to their proposed use
 - c) whether they allow for a reasonable level of safety and security for users and adjoining residents
 - d) whether they can be developed and maintained within Council's resources
 - e) whether they complement existing open space facilities
 - f) their ability to support a diversity of recreational activities
 - g) protection of environmental and/or visual values, and
 - h) potential connection to other open spaces and contribution to the recreational trails system throughout the municipality.
- 2.2 In cases where a contribution has previously been taken by Council on a site, a contribution will still be required if the number of lots is increasing.
- 2.3 Land used for the following purposes is not to be transferred to Council for public open space:
 - a) Stormwater drainage swales and natural water courses that would otherwise form part of the drainage within the subdivision
 - b) Above or below ground infrastructure that would limit the use of the land or landscaping treatments, and
 - c) Pedestrian footways or other kinds of ways

- 2.4 Council will work with the subdivider to identify the most appropriate location for the public open space land contribution with Council responsible for the final determination of the location and boundaries of the public open space in the subdivision.
- a) The developer must bear the costs of defining the boundaries of the public open space on the plans.
 - b) Council retains the discretion to acquire less than five percent.
 - c) Consideration of acquiring less than five percent may be supported where the subdivider provides on the public open space capital improvements that increase the utility or quality of the land as public open space.
- 2.5 POS to be transferred to Council through the subdivision process is to be developed to an appropriate standard prior to transfer. In order to achieve this principle, applicable subdivision Permits may include conditions relating, but not limited to, landscaping, weed management, fencing, vehicular accesses and/or installation of vehicle barriers and construction of multiuser paths.
- 2.6 In cases where a land contribution falls deficient of the required 5% land contribution, the difference shall be requested as a cash-in-lieu contribution.
- 3.0 Assessment for the provision of cash-in-lieu of Public Open Space**
- 3.1 As provided by Section 117(2) of the Act, a 5% cash-in-lieu contribution is to be accepted for subdivisions where no land can be provided that provides a strategic benefit to Council's open space network within the following zones:
- a) General Residential, Inner Residential, Low Density Residential, Rural Living, Village, Urban Mixed Use, Local Business, General Business, Light Industrial, and General Industrial (excluding the Brighton Hub).
- 3.2 A contribution of cash in lieu of open space will be required where:
- a) public open space exists within 400 metres walking distance of any lot and there is an opportunity to improve that open space as identified in the Open Space Strategy.
 - b) If the subdivided land is not able to provide a public open space component of substantial community benefit as considered against clause 2.1, or
 - c) it is impracticable to provide public open space as part of the subdivision.
- 4.0 Procedure**
- 4.1 The applicable public open space cash in lieu contribution equates to 5% of the improved land value of the [additional lots created land](#), where no provision is made for a land contribution.
- 4.2 Where no provision has been made for a land contribution, the subdivider must submit a valuation report at their cost [which is and be](#) undertaken by an independent registered valuer for the purposes of determining the cash in lieu of public open space contribution.
- 4.3 The valuation is to [relate to specify](#) the improved value of the [whole of the area comprised in the plan as at date of lodgement with the Recorder of Titles on the assumption that the subdivision has been completed, and lots are available for](#)

~~individual sale, not more than 3 months prior to the date of lodgement of the final plan of survey for sealing. The valuation must apply standard market valuation principles and include evidence and justification for the valuation.;~~

- 4.4 The cash-in-lieu of public open space must be in the form of a direct payment made before the sealing of the final plan of survey.
- 4.5 Where land is to be dedicated, this public open space must be transferred to the Brighton Council by Memorandum of Transfer submitted with the Final Plan of Survey and at no cost to Council.
- 5.0 Utilisation of Public Open Space funds**
- 5.1 All monies received will be reconciled at year end against Capital New or Upgrades and distributed accordingly.
- 5.2 The expenditure of cash in lieu funds will be in accordance with any adopted Council strategy or plan that has public open space objectives, or in order to meet any local public open space or recreational needs.
- 5.3 The funds will be used for strategic land acquisition of public open space or capital improvement of public open space facilities or to augment or upgrade active recreation facilities, rather than for operational maintenance of existing infrastructure.

ROLES & RESPONSIBILITIES:

Planning: Ensure that the requirements of this Policy are applied to all relevant subdivisions.

Finance: Ensure compliance with clause 5.

REFERENCES:

Local Government (Building and Miscellaneous Provisions) Act 1993

Brighton Council Strategic Plan 2023-2033

Brighton Municipal Area Recreation Plan 2010

Brighton Structure Plan 2018

Brighton Town Centre Local Area Plan 2012

Open Space Strategy 2025

ADMINISTRATIVE DETAILS:

Policy compiled: October 2012

Policy Adopted: November 2012; 17 June 2025 (OCM)

Reviewed: October 2016, April 2017, October 2021; May 2025, October 2025, [January 2026](#)

To be reviewed: June 2029

Responsibility: Director Development Services

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¹ [Dourias MGH Pty Ltd v Clarence City Council \[2025\] TASFC 10](#)



CHIEF EXECUTIVE OFFICER



Brighton Council

POLICY NAME: PUBLIC OPEN SPACE

POLICY No: 6.6

PURPOSE OF POLICY:

The purpose of this policy is to:

- a) Ensure that adequate provision is made for quality public open space in the municipality. Such open space should aim to increase public access, encourage healthy lifestyle practices, create linkages between different activity nodes and conserve important cultural and natural environments.
- b) Establish clear guidelines to assist Council in determining when provision of public open space will be sought and when the payment of a cash in lieu contribution required will be sought, from subdivision applications.
- c) Establish a consistent method of determining the value of cash in lieu contributions when they are required; and
- d) Provide a framework to determine how monies derived from cash in lieu contributions should be held and disposed of within the Municipality.

SCOPE:

This policy applies to all applications to subdivide land that will result in increased development potential in the Brighton Council area.

BACKGROUND:

This policy gives recognition to the Council's powers and responsibilities in relation to public open space under the provisions of the *Local Government (Building and Miscellaneous Provisions) Act 1993* and associated regulations. These provisions enable the Council to:

- a) Require a subdivider of land (irrespective of land-use zoning) to provide to Council up to 5% of the land being subdivided;
- b) Require public open space in excess of the 5% contribution as a part of any subdivision proposal subject to appropriate compensation; or
- c) Require a subdivider to make a contribution of cash in lieu of the provision of land, either in part or whole.

The legislation further provides that Council must keep cash in lieu contributions in trust to be used for the acquisition or improvement of land for public open space for the benefit of inhabitants of the municipal area.

POLICY:**1.0 General Principles**

- 1.1 Either a land contribution or cash in lieu contribution must be taken for the purposes of providing public open space where lots are created that may result in increased development potential, thereby increasing the demand for public open space.
- 1.2 A proposal for subdivision for the purposes of a boundary adjustment or consolidation of land in any Zone where no additional lots are being created shall not be subject to the Policy.
- 1.3 Recommendations for public open space and/or cash in lieu contributions will be supported by:
- a) an assessment of open space facilities in the locality
 - b) an indication as to how the open space or cash contribution will enhance open space facilities
 - c) appropriate consultation with the subdivider and any other interested parties, and
 - d) consultation with the Crown is compulsory in the case of proposed littoral or riparian reserves

2.0 Assessment for the provision of a land contribution

- 2.1 Areas proposed to be set aside for public open space will be assessed in terms of:
- a) whether they are conveniently located for use by surrounding residents
 - b) whether they are of a size, shape and gradient suited to their proposed use
 - c) whether they allow for a reasonable level of safety and security for users and adjoining residents
 - d) whether they can be developed and maintained within Council's resources
 - e) whether they complement existing open space facilities
 - f) their ability to support a diversity of recreational activities
 - g) protection of environmental and/or visual values, and
 - h) potential connection to other open spaces and contribution to the recreational trails system throughout the municipality.
- 2.2 In cases where a contribution has previously been taken by Council on a site, a contribution will still be required if the number of lots is increasing.
- 2.3 Land used for the following purposes is not to be transferred to Council for public open space:
- a) Stormwater drainage swales and natural water courses that would otherwise form part of the drainage within the subdivision
 - b) Above or below ground infrastructure that would limit the use of the land or landscaping treatments, and
 - c) Pedestrian footways or other kinds of ways

- 2.4 Council will work with the subdivider to identify the most appropriate location for the public open space land contribution with Council responsible for the final determination of the location and boundaries of the public open space in the subdivision.
- a) The developer must bear the costs of defining the boundaries of the public open space on the plans.
 - b) Council retains the discretion to acquire less than five percent.
 - c) Consideration of acquiring less than five percent may be supported where the subdivider provides on the public open space capital improvements that increase the utility or quality of the land as public open space.
- 2.5 POS to be transferred to Council through the subdivision process is to be developed to an appropriate standard prior to transfer. In order to achieve this principle, applicable subdivision Permits may include conditions relating, but not limited to, landscaping, weed management, fencing, vehicular accesses and/or installation of vehicle barriers and construction of multiuser paths.
- 2.6 In cases where a land contribution falls deficient of the required 5% land contribution, the difference shall be requested as a cash-in-lieu contribution.
- 3.0 Assessment for the provision of cash-in-lieu of Public Open Space**
- 3.1 As provided by Section 117(2) of the Act, a 5% cash-in-lieu contribution is to be accepted for subdivisions where no land can be provided that provides a strategic benefit to Council's open space network within the following zones:
- a) General Residential, Inner Residential, Low Density Residential, Rural Living, Village, Urban Mixed Use, Local Business, General Business, Light Industrial, and General Industrial (excluding the Brighton Hub).
- 3.2 A contribution of cash in lieu of open space will be required where:
- a) public open space exists within 400 metres walking distance of any lot and there is an opportunity to improve that open space as identified in the Open Space Strategy.
 - b) If the subdivided land is not able to provide a public open space component of substantial community benefit as considered against clause 2.1, or
 - c) it is impracticable to provide public open space as part of the subdivision.
- 4.0 Procedure**
- 4.1 The applicable public open space cash in lieu contribution equates to 5% of the improved land value of the land, where no provision is made for a land contribution.
- 4.2 Where no provision has been made for a land contribution, the subdivider must submit a valuation report at their cost which is undertaken by an independent registered valuer for the purposes of determining the cash in lieu of public open space contribution.
- 4.3 The valuation is to specify the improved value of the whole of the area comprised in the plan as at date of lodgement with the Recorder of Titles on the assumption that the subdivision has been completed, and lots are available for individual sale¹. The valuation must apply standard market valuation principles and include evidence and justification for the valuation.

¹ Dourias MGH Pty Ltd v Clarence City Council [2025] TASFC 10

- 4.4 The cash-in-lieu of public open space must be in the form of a direct payment made before the sealing of the final plan of survey.
- 4.5 Where land is to be dedicated, this public open space must be transferred to the Brighton Council by Memorandum of Transfer submitted with the Final Plan of Survey and at no cost to Council.
- 5.0 Utilisation of Public Open Space funds**
- 5.1 All monies received will be reconciled at year end against Capital New or Upgrades and distributed accordingly.
- 5.2 The expenditure of cash in lieu funds will be in accordance with any adopted Council strategy or plan that has public open space objectives, or in order to meet any local public open space or recreational needs.
- 5.3 The funds will be used for strategic land acquisition of public open space or capital improvement of public open space facilities or to augment or upgrade active recreation facilities, rather than for operational maintenance of existing infrastructure.

ROLES & RESPONSIBILITIES:

Planning: Ensure that the requirements of this Policy are applied to all relevant subdivisions.

Finance: Ensure compliance with clause 5.

REFERENCES:

Local Government (Building and Miscellaneous Provisions) Act 1993

Brighton Council Strategic Plan 2023-2033

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To be reviewed: June 2029

Responsibility: Director Development Services



CHIEF EXECUTIVE OFFICER

11 February 2026

Mr Brian White
Brighton Council
1 Tivoli Road Old Beach TAS

Sent via email brian.white@brighton.tas.gov.au

Dear Brian,

Please find below a submission in response to the Draft Southern Tasmania Regional Land Use Strategy, November 2025 (draft STRLUS) in support of recognition of Brighton as a District Activity Centre. This submission uses Brighton (S) when referring to the Brighton suburb and Brighton (M) when referring to the municipality.

1 PURPOSE AND ASSUMPTIONS

1. The purpose of this submission is to support and provide justification for inclusion of Brighton (S) as a District Centre in the Activity Centre Hierarchy within the draft STRLUS.
2. This submission is informed by my involvement in preparation of the Brighton Activity Centre Strategy, June 2025 (ACS) which Mesh prepared in partnership with Geografia. The ACS is a Council adopted document and as detailed in this submission, Brighton Council (Council) has commenced implementation of this Strategy.
3. This submission provides the planning response for justification for Brighton (S) as a District Centre, we understand Geografia is providing a submission which will outline the economic evidence developed as part of the ACS.
4. This submission is limited to commentary on the Activity Centre hierarchy and alignment between local and state planning policies.

2 ACTIVITY CENTRE PLANNING

5. Activity Centres play an important role in our neighbourhoods; they are hubs for service provision, support complimentary uses (like community facilities and schools), provide opportunities for employment and innovation, attract investment and support tourism.
6. Activity Centres present opportunities for higher density and social and affordable housing provision, where use of infrastructure can be maximised and liveability¹ principles promoted.
7. Strategic Planning for Activity Centres, such as through the development of Activity Centre Strategies, ensures these benefits can be realised and strengthened in a way that balances and avoids unnecessary competition between centres.

¹ Liveability is defined in the Tasmanian Planning Policies (TPPs) (November, 2025) as *the degree to which a place is suitable or good for living in*. Liveability is a core component of the TPPs with Section 1.2 dedicated to this outcome.

8. Effective Activity Centre planning should be informed by both planning and economic analysis to ensure land-use decisions are aligned and responsive to real market conditions and projected retail floor space demand.
9. The Tasmanian Planning Policies (TPPs) support the planning of Activity Centres via a series of Strategies under Section 4.7.3.
10. Brighton Council has taken the initiative to respond to historic and anticipated population growth and appropriately plan for its Activity Centre network through preparation of the ACS.

3 BRIGHTON ACTIVITY CENTRE STRATEGY

3.1 Overview

11. Preparation of the evidence-based ACS was a collaboration between Mesh and Geografia. Mesh provided the policy analysis, strategic planning, engagement and implementation inputs. Geografia prepared the evidence-base of retail, commercial and activity centre needs findings based on demographic and economic analysis.
12. The objective of the ACS is to support creation of a network of functional, vibrant, economically successful and multi-functional activity centres that can accommodate a mix of land uses to service the community to 2046.
13. The development of the ACS adopted a considered, rigorous process that included the following six key steps:
 - a. Development of Activity Centre Planning Principles, informed by a background review of planning policies² and Council strategies.
 - b. Population forecasts and economic analysis and identification of land use needs and gaps, including retail, commercial and employment land use needs.
 - c. Community and business engagement to validate the Activity Centre principles and land use need gaps.
 - d. Development of the Draft ACS.
 - e. Community and business engagement to seek feedback on the Draft ACS.
 - f. Final ACS.
14. The Brighton (S) Activity Centre (Brighton AC) currently provides a diverse mix of services including commercial, health, retail and education (Figure 1).
15. The Centre is a street-based Activity Centre and includes retail uses on either side of Brighton Road. The Centre is relatively dispersed but includes a commercial core (zoned General Business Zone) around the intersection of Brighton Road and Andrew Street (Figure 1).

² At the time of preparation of these Principles, the Tasmanian Planning Policies (TPPs) were in draft form.

16. Notably, major tenancies have recently located in the Brighton Activity Centre including an IGA supermarket and Banjos Bakery within the Brighton Shopping Centre development.
17. Other recent investment in the area includes expansion of recreation facilities at the Ted Jeffries Memorial Park and improved open space through the plaza development in front of the IGA.
18. The Tasmanian Government has also delivered projects in Brighton (S) including opening the new Brighton High School, significant investment by TasWater in infrastructure upgrades to service the South Brighton market. Homes Tasmania has also gained approval for a 100 lot subdivision adjacent to the new High School. The first lots are expected to be available for sale in early 2027.

Figure 1. Brighton Activity Centre Context Plan



3.2 Brighton Activity Centre – Development & Economic Context

19. Engagement feedback received during preparation of the ACS suggests that the Brighton Activity Centre is a popular and highly frequented centre and there is interest for this centre to continue to grow and provide a more diverse range of services and land uses.
20. The Brighton Activity Centre continues to perform as a regional service centre (consistent with its classification within the existing STRLUS (2010 – 2035)). Its role extends from servicing the immediate Brighton (S) community to providing employment and service provision to a broader

regional catchment including parts of Central Highlands, Glenorchy and Southern Midlands.

21. With respect to population growth, Brighton (M) actual population growth has consistently surpassed official forecasts. Brighton (S) is expected to be the largest suburb in Brighton (M) by population size, growing from a population of about 3,000 in 2011 to over 8,000 in 2045 (as per Geografia analysis).
22. This population growth is expected to increase demand for retail provision, employment and business-related activity.
23. To meet anticipated population growth, there is considerable new housing anticipated in Brighton (S), including the zoned and ready to develop South Brighton Market development (expected to unlock about 565 new dwellings).
24. As part of the development of the draft STRLUS two areas within Brighton (S) are proposed for inclusion within the Urban Growth Boundary that together could accommodate approximately 800 new homes.
25. In summary:
 - a. There are major tenancies that have established in the Brighton AC (such as IGA) signalling that it is a desirable location for investment.
 - b. Recent Council investment in Brighton (S) includes improvements to the recreation and open space network.
 - c. The Tasmanian Government has delivered a number of recent projects in Brighton (S), including the Brighton High School, significant sewer infrastructure investment from TasWater for the South Brighton Market development and the recent Homes Tasmania 100 lot subdivision.
 - d. Community and business sentiment is positive about the future of the Brighton Activity Centre and there is a desire to see it improve and offer additional services.
 - e. The Brighton Activity Centre continues to service a community beyond the immediate suburb of Brighton, this regional service role extends into neighbouring municipalities.
 - f. There is significant forecast population growth for the Brighton (S), increasing demand for retail, employment and business related services.
 - g. There is a considerable forward pipeline of new housing proposed in Brighton (S), including the South Brighton Market development which is zoned and ready for development (about 565 new homes) and there are two areas that have been included within the UGB which will be subject to a future strategic planning process (about 800 new homes).
26. In response to these contextual findings, the ACS provides recommendations for floorspace needs and the Brighton AC positioning in the Activity Centre Hierarchy, as outlined below.

3.3 ACS – Key Findings

27. Having regard to the contextual findings above, the ACS makes a number of recommendations for the Brighton AC.
- a. Brighton can support additional retail floorspace and commercial floorspace demand, which should be allocated within the Commercial Core to support a vibrant Activity Centre heart. This includes allocation for a local grocer by 2028 and a half-line supermarket by 2038 (note this is in addition to the existing IGA).
 - b. Having regard to historic and anticipated population growth, and the role of the Centre servicing a regional catchment and its strategic location within the settlement hierarchy, the ACS recommends that Brighton be designated as an aspirational Major Activity Centre under the existing STRLUS (2010 – 2035) hierarchy. The Centre is aspirational in the sense that the demand for additional retail and commercial floorspace is expected to grow in alignment with forecast population growth and housing supply over time.
 - c. The ACS recommends further strategic work should be completed for the Brighton AC in the form of a Structure Plan to guide its elevation as a Major Activity Centre. This work will establish a land use framework for allocation of the additional anticipated retail and commercial floorspace needs and identification of other opportunities to enhance the centre through delivery of diverse housing, public realm improvements, public transport and investment. Council has commenced this recommendation and demonstrated implementation of the ACS through engagement of Mesh to prepare a Local Area Plan (LAP) for the Brighton and Pontville Activity Centre which demonstrated a recommendation of the ACS is in the process of being implemented.
28. Following completion of the ACS, the draft STRLUS was released and introduced an Activity Centre Hierarchy that replaced the hierarchy in the existing STRLUS (2010 – 2035). Within this hierarchy “District Centre” is the equivalent of the former “Major Activity Centre” classification.
29. However, rather than reflecting the recommendations of the ACS to designate the Brighton Activity Centre as a future or aspirational “District Activity Centre” the draft STRLUS has identified the Brighton AC as a lower order “Neighbourhood Centre”.

4 DRAFT STRLUS (NOVEMBER, 2025)

4.1 Local and State Policy Alignment

30. Preparation of the draft STRLUS presents a timely opportunity to align evidence based local planning strategies with the overarching state prepared regional strategy.
31. Alignment between local and state policy provides a more robust decision-making framework and sends positive signals to investors and developers.
32. This alignment is also critical for the community to understand and be clear about what level of investment and change is expected in their local area.
33. Council has commenced a process to implement the findings of the ACS, to set a framework for the Brighton AC as a District Centre through preparation of the Brighton & Pontville Local Area Plan (LAP).
34. Mesh has been engaged to prepare the LAP, which is seeking to identify opportunities for delivery of diverse housing, public realm improvements, better active transport and to encourage further investment in the Centre. The objective of the LAP is to set a Framework for Brighton to achieve

District Centre status.

35. The LAP not only implements the ACS recommendations, it responds to the Tasmanian Planning Policies (TPPs) as a strategy grounded in urban design principles (Strategies 1.6.1), it seeks to maximise the benefits of existing infrastructure (Strategies 1.3), it provides opportunities for higher density housing (Strategies 1.5.3) and ensures sufficient commercial activity and retail services (Strategy 4.7.3).
36. The ACS and LAP establish a strong strategic and evidence-based foundation for Brighton to grow into a District Centre and present a timely opportunity for the State to positively recognise the robust strategic work the Council has completed by inclusion of the recommendations of the ACS within the draft STRLUS.

4.2 Key findings – Settlement and Activity Centre Hierarchy

37. From a Settlement perspective, the draft STRLUS identifies Brighton (S) as part of the Metropolitan Urban Growth Boundary as a “Priority Growth Area”.
38. According to the draft STRLUS, a Priority Growth Area is a location where growth and consolidation, including net residential density, should be prioritised. Accordingly, the STRLUS has identified areas for additional housing development within Brighton (S) in the form of an expansion to the existing UGB.
39. The STRLUS has reflected the aspirational and forecast population and housing growth in how Brighton (S) has been reflected with respect to the Settlement hierarchy however it has not taken this same approach with respect the Activity Centre hierarchy.
40. Table 1 below identifies the components of a District Centre as defined by the draft STRLUS and how the Brighton AC aligns with this definition.

Table 1. District Centre Components & Response

DISTRICT CENTRE COMPONENT (AS PER DRAFT STRLUS)	RESPONSE
<p>Employment</p> <p><i>Serves as an employment hub for the local government area, primarily in retail, supported by a variety of office-based jobs, mainly in professional and personal services.</i></p>	<p>The Brighton (S) includes a diverse range of employment generating activities in retail, professional services, hospitality and also includes major employment generators in the form of the Brighton Racecourse and three government schools.</p>
<p>Commercial and retail activity</p> <p><i>Includes at least one major supermarket, a variety of specialty shops, and secondary retail outlets. It may also feature a small department store. Office spaces are limited to small-scale professional services such as finance, banking, insurance, and real estate.</i></p>	<p>The IGA supermarket is an existing half-line supermarket. Forecast retail demand is for an additional local grocer and a second half-line supermarket or extension to a full-line supermarket. There is demand for commercial floor space within the Brighton AC and the LAP document is exploring opportunities to allocate this.</p>

Commercial facilities and social infrastructure

Small-scale community facilities such as a community hall and public open space. Health care services, including medical centres and allied health care consulting rooms. Some Tasmanian or Australian Government social services such as Service Tasmania or Centrelink may be available. The activity centre should serve as the hub for services within the local government area if there is no primary or principal centre.

Considerable community facilities are present within the Brighton AC and further planning for these uses is occurring through the LAP. This includes three government schools, a health precinct, CFA, SES and upgrades to the recreation facilities at the Ted Jeffries memorial park.

Residential

Shop-top housing, medium density and more diverse residential are facilitated within approximately 400 metres of the centre.

Subdivision of existing larger lots around the Brighton Commercial core area has already occurred, signalling medium density housing is a viable and in-demand housing outcome. The LAP is providing guidance on opportunities for shop-top housing and greater housing diversity. Homes Tasmania has also got approval for a 100 lot subdivision, providing social and affordable housing opportunities for the Brighton (S) community.

Entertainment and recreation

Includes some night-time activities, primarily centred around dining, and may be some venues for cultural activities for the catchment area, such as public art galleries or public hall and theatres.

Recreation facilities include the Brighton Racecourse and sporting facilities. The LAP is looking at opportunities for an expanded offer in this space, including night-time activities. There is strong demand from residents for more of a night time economy.

Catchment

Supports Hobart CBD and Principal Centres. Generally, an local government area wide catchment, although may attract people from adjacent local government areas

The catchment for the Brighton AC extends beyond the suburb of Brighton and serves a broader regional catchment including surrounding rural municipalities, as demonstrated through the ACS.

5 RECOMMENDATIONS

41. It is recommended that the draft STRLUS be amended to reclassify Brighton from a “Neighbourhood Centre” to a “District Centre”, reflecting its established regional service centre role, forecast population growth, and demonstrated capacity to accommodate higher-order retail and other land uses and services.

42. Alternatively, if immediate reclassification is not supported, it is recommended that the draft STRLUS identify Brighton as a “Future District Centre”, recognising its forecast population growth and service role and also acknowledgement that Brighton Council has commenced a strategic planning processes through preparation of the LAP to set a framework to guide this transition.
43. Such an approach would provide clarity within the regional activity centre hierarchy, ensure alignment between regional and local strategic planning frameworks, and support informed commercial and private sector investment decisions, by allowing Brighton’s classification to evolve in response to population growth, service demand, and market capacity, consistent with the principles underpinning the Draft STRLUS activity centre framework.

If you require any further information with respect to this submission I can be reached at emily@meshplanning.com.au.

Yours faithfully,



Emily Killin
Principal – Strategic Policy & Infrastructure Advisory

By Email

12 February 2026

Peer Review of Draft 2025 Southern Tasmania Regional Land Use Strategy (STRLUS)

1. I am Dr Shashi Karunanethy, Chief Economist at Geografia Pty Ltd, an Australian economic and spatial analytics consultancy. I have worked in economic development and strategic planning since 2010. Further details of my professional qualifications and experience are provided in the Curriculum Vitae attached to this letter.
2. I have been instructed by Brighton Council to undertake a peer review of the Draft 2025 Southern Tasmania Regional Land Use Strategy (STRLUS, hereafter Draft 2025 STRLUS), with particular regard to the proposed activity centre hierarchy and the classification of Brighton within the regional framework.
3. The review is informed by my involvement in the preparation of the Brighton Activity Centre Strategy, as well as broader experience in activity centre planning, employment and retail needs assessment, and regional land use strategy across Tasmania and other Australian jurisdictions.
4. This review is limited to matters relating to the classification and role of the Brighton, including activity centre hierarchy, growth recognition, and alignment between regional and local strategic planning frameworks as they apply to Brighton Council.
5. Jane Wong, Senior Analyst and Strategic Planner at Geografia Pty Ltd, assisted me in the preparation and drafting of this peer review statement under my direction.

Summary of Effective Changes in the Draft STRLUS (2025)

6. The Draft 2025 STRLUS introduces a revised activity centre hierarchy, replacing the hierarchy established under 2010–2035 Southern Tasmania Regional Land Use Strategy, hereafter 2010–2035 STRLUS.
7. Within the revised hierarchy, District Centres represent the closest functional equivalent to the former Major Activity Centre classification.
8. Under the Draft 2025 STRLUS, Brighton is proposed to be reclassified from a Rural Services Centre to a Neighbourhood Centre. This represents a substantive change in designation from its previous status.
9. Further, this deviates substantially from previous evidence-based assessments, undertaken as part of the Brighton Activity Centre Strategy (2025), which identifies and recommends Brighton to a Major Activity Centre status designation (the closest functional equivalent to a District Centre under the Draft 2025 STRLUS).
10. Accordingly, proposed changes under the Draft 2025 STRLUS warrants an evidence-based assessment of whether a Neighbourhood Centre classification appropriately reflects Brighton's growth outlook and its established rural servicing role.

METROPOLITAN URBAN BOUNDARY AND PRIORITY GROWTH AREA CONTEXT

11. In determining activity centre classification, the Draft 2025 STRLUS places emphasis on a centre's location relative to the Metropolitan Urban Boundary (MUB) and Priority Growth Area status.
12. Table 1 summarises each centre's location relative to the MUB, Priority Growth Area designation, and activity centre classification under both the current STRLUS and the Draft STRLUS.
13. The Draft 2025 STRLUS hierarchy indicates that:
 - i. District Centres are described as supporting the Hobart CBD and Principal Centre, having "a local government area wide catchment" and "may service rural communities where located near the fringe of the Metropolitan Urban Boundary".
 - ii. Service Hubs are located outside the Metropolitan Urban Boundary and have a "local government area wide catchment"; and
 - iii. Neighbourhood Centres "serve a number of suburbs but may attract people from a wider LGA catchment on an occasional basis". Importantly, Neighbourhood Centres do not have an identified and explicit rural servicing function or role.

Centre	Location Relative to the Metropolitan Urban Boundary (MUB)	Priority Growth Area Status	Current STRLUS Activity Centre Hierarchy	Draft STRLUS Activity Centre Hierarchy
Moonah	Within MUB	Priority Growth Area	Major Activity Centre	District Centre
Bridgewater	Within MUB	Priority Growth Area	Major Activity Centre	District Centre
Sandy Bay	Within MUB	Priority Growth Area	None specified	District Centre
North Hobart	Within MUB	Priority Growth Area	None specified	District Centre
New Town	Within MUB	Priority Growth Area	None specified	District Centre
Sorell	Within MUB	Priority Growth Area	Rural Services Centre	District Centre
Brighton	Within MUB	Priority Growth Area	Rural Services Centre	Neighbourhood Centre
Huonville	Outside MUB	Not a Priority Growth Area	Rural Services Centre	Service Hub
New Norfolk	Outside MUB	Not a Priority Growth Area	Rural Services Centre	Service Hub
Oatlands	Outside MUB	Not a Priority Growth Area	Rural Services Centre	None specified

Table 1: Current STRLUS vs Draft STRLUS Activity Centre Hierarchy

Source: STRLUS 2010–2035 and DRAFT STRLUS

BRIGHTON'S ROLE AND ACTIVITY CENTRE DESIGNATION IN THE DRAFT 2025 STRLUS

14. Review identifies that Brighton is the only centre, previously classified as a Rural Services Centre under the 2010–2035 STRLUS, designated as a Neighbourhood Centre under the Draft 2025 STRLUS.
15. Further:
 - i. Within the MUB, remaining Rural Service Centres are classified as District Centres under the Draft 2025 STRLUS (for example, Sorell), thereby retaining its LGA-wide catchment and rural servicing functionalities;
 - ii. Outside the MUB, remaining Rural Service Centres have been classified as Service Hubs (for example, Huonville and New Norfolk), thereby retaining LGA-wide catchment and rural servicing functionalities.
 - iii. As Brighton is the only former Rural Services Centre that is not classified as either a District Centre or a Service Hub, its historical rural servicing and LGA-wide catchment is no longer explicitly recognised under its designations as a 'Neighbourhood Centre.'¹
16. This has implications for Brighton's ongoing role as a service centre for surrounding rural communities, which continue to rely on Brighton for core retail provision (including supermarkets) and other key services, such as secondary school education.
17. Accordingly, determining the appropriate activity centre designation for Brighton requires an evidence-based assessment of whether Brighton currently, or is expected to, function as a District Centre or a Neighbourhood Centre, having regard to its catchment reach, service role, and growth trajectory.
18. To that end, Brighton Council has undertaken an evidence-based assessment through the preparation and adoption of the Brighton Activity Centre Strategy (2025), which should be relied upon to inform the appropriate designation and status of Brighton under the Draft 2025 STRLUS.

Brighton Activity Centre Strategy (2025)

19. Geografia, in partnership with Mesh Planning, prepared the Brighton Activity Centre Strategy (2025) for Brighton Council in 2025. The Strategy was informed by an evidence-based assessment of retail, commercial, employment and activity centre needs, supported by policy review, demographic and economic analysis, land use needs forecasting, and community engagement.
20. The Strategy assessed the role and function of Brighton within both the municipal and regional activity centre hierarchy, having regard to the existing 2010–2035 STRLUS and other relevant State and local planning frameworks.
21. The Strategy found that Brighton performs, and is expected to continue to perform, a rural servicing function, consistent with its previous classification under the STRLUS as a Rural Services Centre. This role extends beyond servicing the immediate township population and includes provision of retail, services and employment to a larger rural and peri-urban catchment.

¹ With Oatlands Rural Services Centre remaining unspecified in the Draft 2025 STRLUS

22. The Strategy also noted the significant residential population growth in Brighton (as shown in Figure 1). Analysis undertaken as part of the Strategy indicated that Brighton is projected to become the largest suburb in the municipality.

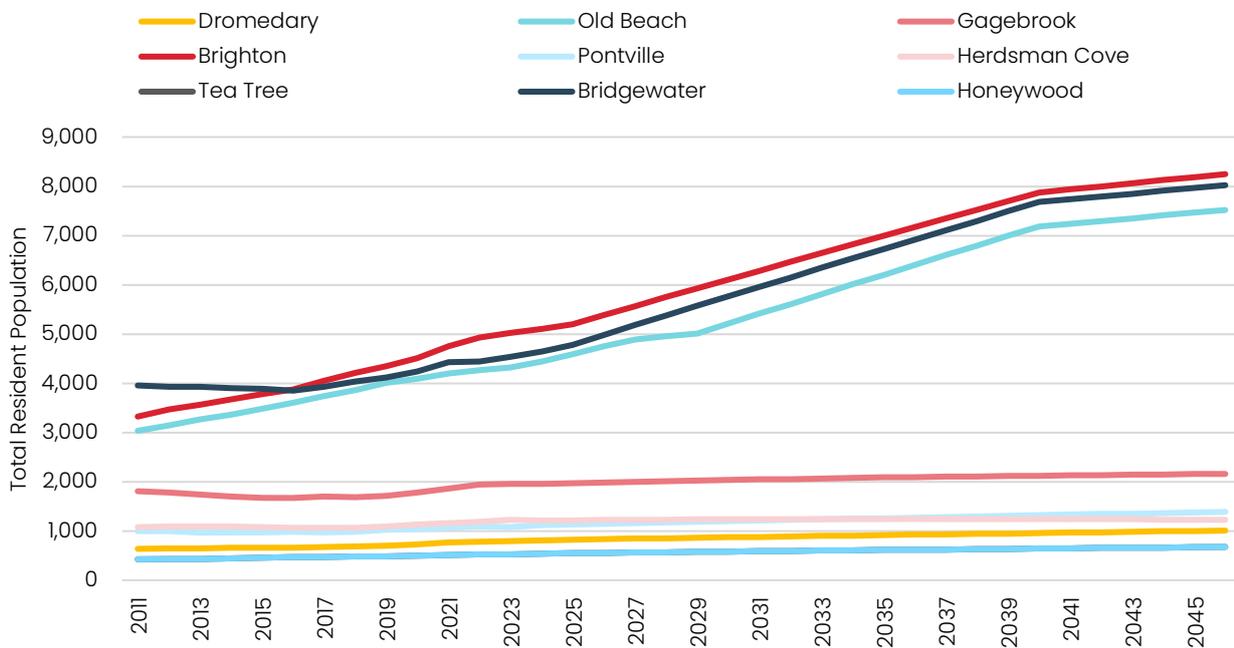


Figure 1: Population Forecasts by Suburb

Source: Brighton Activity Centre Strategy (2025), forecast compiled and estimated by Geografia (2025) at the suburb-level using REMPLAN (2025) population forecasts data.

- 23. This level of population growth is expected to increase demand for retail, commercial, community, and employment-generating uses within Brighton Activity Centre. Further, this level of population growth (with Brighton expected to be the largest suburb in the municipality) suggest that the centre should function at a greater capacity than its current designation as a Rural Services Centre.
- 24. Having regard to Brighton’s existing rural servicing function, its strategic location within the regional settlement pattern, and the scale of current and forecast growth, the Strategy recommended that Brighton be designated as a Major Activity Centre under the 2010-2035 STRLUS hierarchy.
- 25. This recommendation was intended to reflect Brighton’s evolving role within the regional network of centres, to provide an appropriate strategic framework for accommodating growth in a coordinated and sustainable manner, while recognising and preserving its rural servicing functionalities.
- 26. The recommendation was based on retail and commercial modelling undertaken as part of the Strategy. Recommendations accounted for continued patronage of residents to other Major Activity Centres within the regional hierarchy (including Bridgewater, Moonah,

etc.), and higher-order centres (including Hobart, Glenorchy, etc.). This is outlined further in points (32) to (37).

27. As such, the proposed elevation to a Major Activity Centre designation is therefore considered consistent with maintaining a coherent and stable activity centre hierarchy, while enabling Brighton to accommodate forecast demand without adverse regional impacts.

ACTIVITY CENTRE DESIGNATION UNDER THE DRAFT 2025 STRLUS

28. Consistent with Draft 2025 STRLUS definitions, an assessment of activity centre classification requires consideration of an activity centre's actual and forecast catchment, including the scale and nature of the population and activities it serves.
29. The assessments undertaken in the Brighton Activity Centre Strategy (2025) uses evidence-based approach via Spendmapp, a bank transaction based dataset for identifying real consumer spending patterns and catchments to inform activity centre planning. Analysis of the data found that Brighton has a retail catchment that is:
 - i. LGA-wide in reach – the catchment covers most of the Brighton LGA (depicted in Figure 1)
 - ii. Rural servicing – northern rural areas beyond Brighton LGA, including Southern Midlands and Central Highlands LGAs, also fall within its catchment (Figure 1)

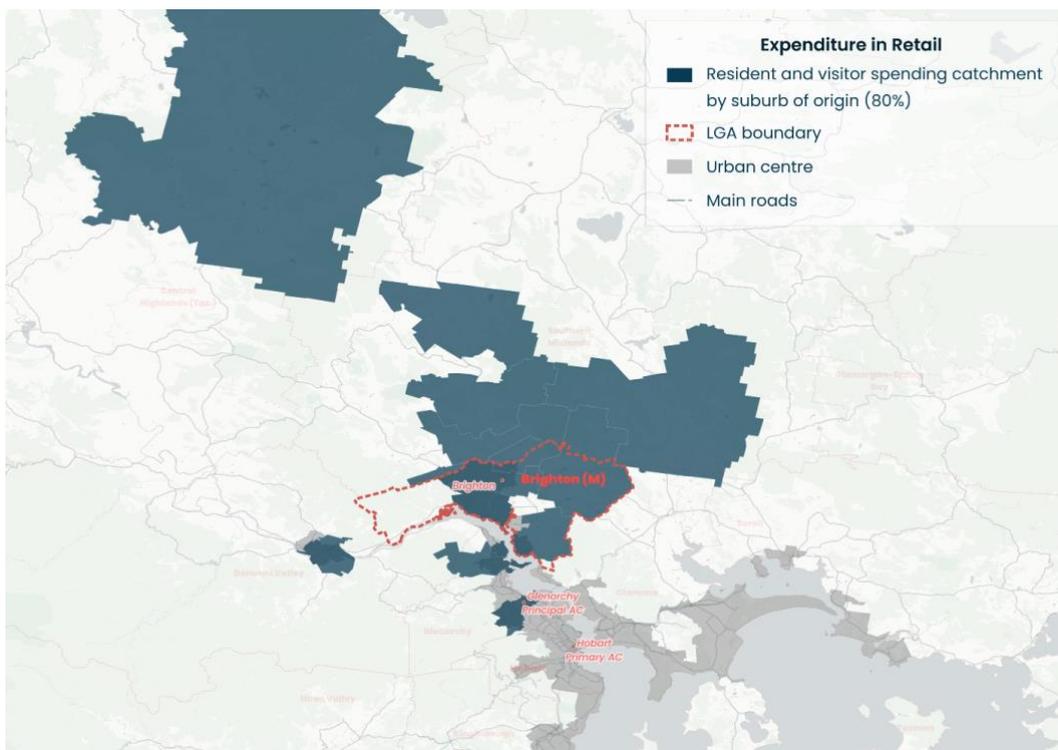


Figure 2: Resident and Visitor Spending Catchment to Brighton Suburb (Designated Neighbourhood Centre in the Draft STRLUS)

Source: Brighton Activity Centre Strategy (2025) using Spendmapp by Geografia (2025) data for FY2025.

30. Furthermore, in comparison to other centres identified as District Centres under the Draft 2025 STRLUS, such as Sorell:
 - i. 2021 Census data show that Brighton already has a larger population base, with 4,983 persons compared to 3,597 persons in Sorell.²
 - ii. This population differential is projected to widen over time, with Brighton forecast to grow from approximately 5,100 persons in 2025 to over 8,200 persons by 2046 (Figure 1) reinforcing Brighton's alignment with District Centre characteristics rather than those typically associated with a Neighbourhood Centre classification.³
31. The combination of these characteristics suggest that Brighton's current exhibits a servicing catchment and population growth trajectories more aligned to a District Centre rather than a Neighbourhood Centre.

BRIGHTON'S FUTURE CAPACITY AND IMPACT ON OTHER ACTIVITY CENTRES

32. The Brighton Activity Centre Strategy (2025) assessed whether elevating Brighton's activity centre role would result in retail trade redistribution from other centres, including Bridgewater, Glenorchy, and other higher-order activity centres.
33. After accounting for the continued allocation of spending to these centres, the Strategy found sufficient residual demand within Brighton's catchment to support additional retail growth over the medium to long term. This includes the capacity to support a local grocer by around 2028, followed by either a half-line supermarket by 2038 or an extension to a full-line supermarket by 2045 (Figure 3).
34. On this basis, the modelling indicates that accommodating additional retail development in Brighton would not displace the role or function of other District Centres or higher-order activity centres.
35. Furthermore, the Draft 2025 STRLUS defines a District Centre as including "at least one major supermarket". The retail modelling presented in Figure 3, after accounting for demand allocated to other centres, shows sufficient future demand within Brighton to support a full-line supermarket over the long term.
36. The scale and timing of this forecast demand is consistent with the functional role and service capacity associated with District Centres under the Draft STRLUS definitions, and exceeds the scale of activity typically associated with Neighbourhood Centres
37. Accordingly, the assessment indicates that the designation of Brighton as a District Centre aligns with its forecast retail capacity and functional role, while not adversely affecting the performance or role of other District Centres or higher-order activity centres.

² Population figures sourced from ABS 2021 Census for Suburbs and Localities boundaries

³ Population figures sourced from modelling undertaken as part of the Brighton Activity Centre Strategy (2025)

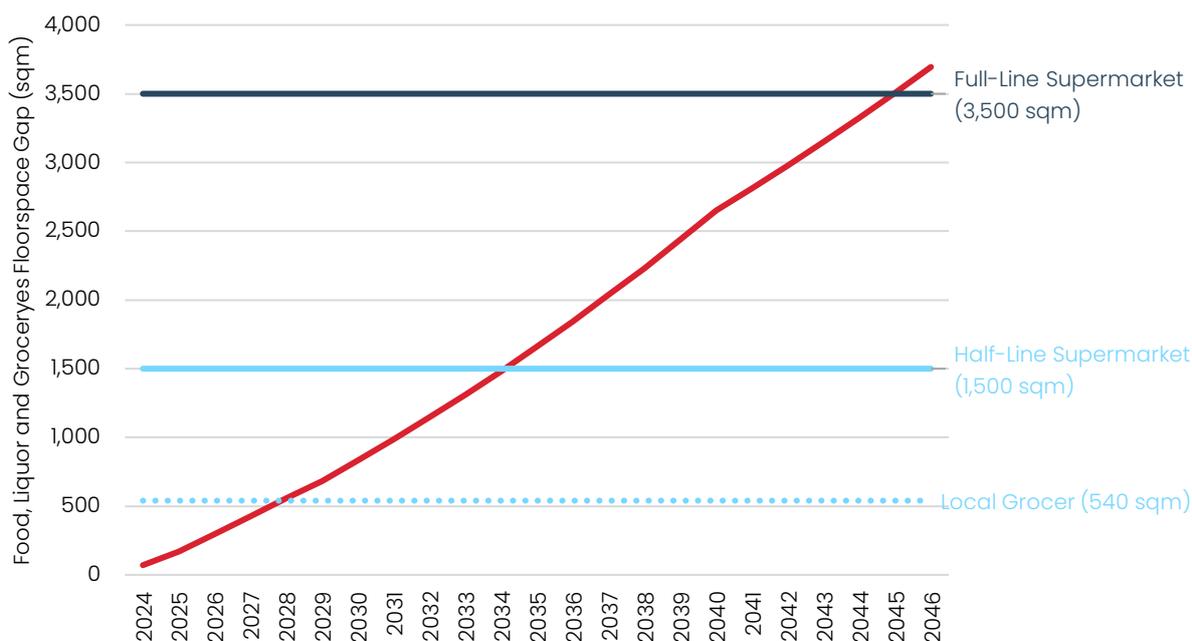


Figure 3: Supermarkets, Grocery Outlets and Liquor Floorspace Gap Forecast, Brighton
 Source: Spendmapp by Geografia, 2024

Conclusions

38. The peer review and supporting strategic evidence demonstrate that Brighton performs an LGA-wide and rural servicing function that extends beyond a local neighbourhood catchment. This role has been historically recognised and remains relevant given Brighton’s location, accessibility, and function within the regional settlement pattern.
39. Brighton is identified in the Draft STRLUS as a Priority Growth Area and is also recognised in the Brighton Activity Centre Strategy as the fastest-growing suburb within the municipality, with population growth exceeding earlier forecasts and continuing over the Strategy horizon.
40. Retail and commercial modelling undertaken as part of the Brighton Activity Centre Strategy accounts for the continued attraction of spending to Bridgewater and higher-order activity centres, including Glenorchy and Hobart. Despite this, the modelling identifies sufficient residual demand within Brighton’s catchment to support additional retail provision over time at a scale consistent with District Centre functions, including supermarket-based provision.
41. Taken together, this evidence indicates that the proposed Neighbourhood Centre classification does not adequately reflect Brighton’s functional role, catchment reach, or growth trajectory.
42. In particular, a Neighbourhood Centre designation does not explicitly recognise or provide for the continuation of Brighton’s established rural servicing function.

43. This has implications for Brighton's long-term capacity to continue functioning as a service centre for surrounding rural communities, which rely on Brighton for core retail provision (including supermarkets) and key services, including secondary school education.
44. A Neighbourhood Centre designation may reduce the clarity of strategic and investment signals required to support the ongoing provision of these functions and may adversely affect commercial investment decisions and asset values for businesses that have invested in Brighton on the basis of its established regional servicing role (whether it be as a Rural Services Centre or proposed Major Activity Centre under the 2010–2035 STRLUS).

Recommendations

45. It is recommended that the Draft 2025 STRLUS be amended to reclassify Brighton as a District Centre. This will reflect its established rural servicing role, the forecast population growth, and demonstrated capacity to accommodate higher-order retail and services without adverse impacts on the wider activity centre hierarchy.
46. In the alternative, the Draft 2025 STRLUS should identify Brighton as a Future District Centre, recognising its forecast population growth and service demand while retaining and recognising its rural servicing role.
47. This approach would provide clarity within the regional activity centre hierarchy, ensure alignment between regional and local strategic planning frameworks, and support informed commercial and private sector investment decisions by allowing Brighton's classification to evolve in response to documented population growth, service demand, and market capacity, consistent with the principles underpinning the Draft STRLUS activity centre framework.



Dr Shashi Karunanethy
Chief Economist, Geografia

Curriculum Vitae

DR SHASHI KARUNANETHY

Chief Economist, Geografia



Shashi joined Geografia in 2014 and has been working in strategic planning and economic consulting since 2010. His expertise is in compiling and using extensive economic datasets to build spatial analytical and forecasting models.

Shashi has a thorough understanding of econometric and demand modelling and has run numerous projects for Geografia, including analysing activity centre growth potential, industrial and commercial land use demand modelling, health and court services, transport infrastructure, and other services.

Qualifications

PhD (Economics), MComm (Economics), BComm (Economics and Finance)

Affiliations

Member, Economic Development Australia

Selected Peer Review and Expert Evidence Experience

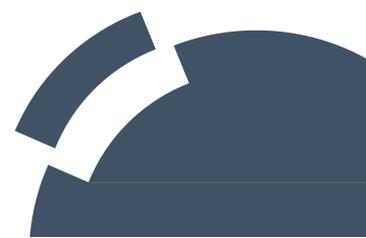
Economic expert evidence statement input preparation and peer review reports:

- Peer Review: Industrial Land Demand and Supply Analysis – Norke Skog Boyer (KPMG, June 2023)
- Department of Transport (VIC) Small Area Land Use Projections Audit and Peer Review Assessment
- (Reserve) Land Economics Expert for VPA Croskell Precinct Structure Plan
- Lauderdale Retail Centre Expert Evidence Statement for Tasmanian Planning Commission
- Proposed Business 3 Rezoning, Bacchus Marsh Road, Corio, Economic and Strategic Assessment
- Former Foy Gibson (Collingwood) Development Application – Independent Economics Review Expert Evidence Statement (Heritage Victoria)
- Former Yorkshire Brewery Development Application (Heritage Victoria) – Independent Economics Review
- Hotel Windsor Development Application – Independent Economics Review Expert Evidence Statement (Heritage Victoria)

Selected Retail and Activity Centre Strategy Experience

- Hobsons Bay Activity Centre Study (on-going)

- VPA National Innovation and Employment Land Use Needs Forecasts
- VPA Croskell Employment Land PSP Needs Assessment and Implementation Plan
- Brighton Activity Centre Strategy
- Winchelsea Town Centre Study
- Knox Activity Centre Strategy
- Nillumbik Activity Centre Strategy
- Nagambie Retail and Industrial Land Use Economic Analysis





12th February 2026

DRAFT

AGENDA ITEM 17.10
ATTACHMENT 3

Mr Anthony Reid
Director – State Planning Office
Department of State Growth
haveyoursay@stateplanning.tas.gov.au

Dear Anthony,

RE: BRIGHTON COUNCIL SUBMISSION – DRAFT SOUTHERN TASMANIAN REGIONAL LAND USE STRATEGY

Brighton Council officers provide this submission in relation to the Draft Southern Tasmanian Regional Land Use Strategy (Draft STRLUS) and the accompanying Background Report

The primary focus of this submission is the Draft STRLUS activity centre hierarchy and the proposed reclassification of **Brighton (S)**¹ from a *Rural Services Centre* under the current STRLUS to a *Neighbourhood Centre* under the Draft STRLUS.

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 (S) as a District Centre.

Following handover of the project to the State Planning Office, Brighton (S) 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.

Brighton Council commissioned the **Brighton Activity Centre Strategy (2025) ('BACS')** as a standalone strategic study intended to inform regional and local planning, including the STRLUS review, particularly in relation to activity centre roles, growth and future demand. The Strategy was prepared by Mesh Planning in partnership with Geografia and is supported by detailed, and best practice, demographic, economic and spatial analysis.

To support our submission, we provide expert statements from the co-authors of the BACS:

- **Dr Shashi Karunanethy**, Chief Economist, Geografia; and
- **Emily Killin**, Principal – Strategic Policy & Infrastructure Advisory, Mesh Planning.

¹ Brighton (S) in this submission refers to the suburb of Brighton. Brighton refers to the municipality.

Both expert statements draw directly on the BACS and its robust evidence base which recommend that Brighton (S) should be elevated in the regional activity centre hierarchy within the STRLUS.

Public links to the Strategy documents are provided below:

<https://www.brighton.tas.gov.au/wp-content/uploads/2025/08/Brighton-Activity-Centre-Strategy-Reduced-Size-HR.pdf>

https://www.brighton.tas.gov.au/wp-content/uploads/2025/08/Brighton_Activity_Centre_Strategy_Background_Report.pdf

https://www.brighton.tas.gov.au/wp-content/uploads/2025/08/Brighton_Activity_Centre_Strategy_Executive_Summary_Report.pdf

This submission also touches on matters related to industrial land that may impact Brighton Council.

We welcome the opportunity to discuss this submission further and would be pleased to participate in any public hearings or related forums.

1. Brighton's Activity Centre Classification - Summary of expert evidence

Brighton Council relies on the attached expert statements to address the appropriateness of Brighton's proposed classification within the Draft STRLUS activity centre hierarchy.

1.1. Planning evidence (Mesh Planning)

Emily Killin (Mesh Planning) provides a planning-based assessment of Brighton's role within the Draft STRLUS hierarchy, informed by the BACS, in support of recognition of Brighton as a District Centre.

The key points of the submission are:

- Strategic Planning for Activity Centres, such as through the development of an ACS ensures that the benefits of activity centres can be realised and strengthened in a way that balances growth and avoids unnecessary competition between centres;
- Effective Activity Centre planning should be informed by both planning and economic analysis to ensure land-use decisions are aligned and responsive to real market conditions and projected retail floor space demand;
- Brighton Council has proactively responded to historic and anticipated population growth by preparing the Brighton Activity Centre Strategy, which adopted a considered, rigorous and best-practice process;
- Brighton's population growth has consistently exceeded forecasts, with Brighton (S) projected to become the largest suburb in the municipality, increasing demand for retail, employment and service provision;

- To accommodate this growth, significant additional housing is planned and/or zoned in Brighton (S), including the South Brighton Market development, and recent additions to the Urban Growth Boundary;
- The BACS identifies that Brighton (S) can support additional retail and commercial floorspace within the commercial core, including provision for a local grocer and an additional supermarket over time;
- Brighton (S) performs a higher-order role than that contemplated by a Neighbourhood Centre classification in the Draft STRLUS, including provision of retail, services, employment and community infrastructure beyond a localised catchment;
- Recent State Government investment in Brighton (S), including education, infrastructure and housing delivery, demonstrates the strategic importance of the suburb and its emerging sub-regional role;
- When assessed against the Draft STRLUS activity centre definitions, Brighton clearly aligns with the characteristics of a District Centre, including catchment, service role and capacity for further development over time;
- While the Draft STRLUS recognises Brighton's (S) growth role in the settlement hierarchy (including identification as a Priority Growth Area), this is not reflected in the activity centre hierarchy;
- Council has commenced implementation of the Brighton Activity Centre Strategy, including the preparation of the **Brighton/ Pontville Local Area Plan**² to guide the Brighton's (S) future role and development consistent with a District Centre function; and
- The Mesh submission also identifies the option of recognising Brighton (S) as a 'Future District Centre' within the Draft STRLUS, should immediate reclassification not be supported.

The Mesh submission also considers alignment with the Tasmanian Planning Policies (TPPs) and identifies that the Brighton Activity Centre Strategy, together with the strategic work underway to implement it, supports key TPP outcomes and strategies, including those relating to:

- improving liveability through well-located services and activity centres;
- maximising the use of existing infrastructure;
- facilitating higher-density and more diverse housing in appropriate locations; and
- ensuring sufficient land is available to support employment, services and commercial activity.

² <https://haveyoursay.brighton.tas.gov.au/brighton-and-pontville-local-area-plan>

1.2. Peer review of the Draft STRLUS activity centre hierarchy (Geografia)

Dr Shashi Karunanethy (Geografia) provides an independent peer review of the Draft STRLUS activity centre hierarchy, with specific reference to the proposed classification of Brighton (S).

Dr. Karunanethy co-authored the BACS and prepared the Strategy's economic evidence base within the Background Report, together with Jane Wong (Geografia).

Dr. Karunanethy considers that the proposed change in classification of Brighton (S) under the Draft STRLUS warrants an evidence-based assessment of whether a Neighbourhood Centre classification appropriately reflects Brighton's growth outlook and its established rural servicing role.

The key points of the Geografia peer review are that:

- The Draft STRLUS introduces a revised activity centre hierarchy in which District Centres are the closest functional equivalent to the former Major Activity Centre classification under the 2010–2035 STRLUS;
- Brighton (S) is the only centre previously classified as a Rural Services Centre under the 2010–2035 STRLUS that has been reclassified as a Neighbourhood Centre under the Draft STRLUS;
- Other centres with comparable roles have either retained or been elevated to higher-order classifications, either as District Centres (where located within the Metropolitan Urban Boundary) or Service Hubs (where located outside it);
- The Draft STRLUS Neighbourhood Centre definition does not explicitly recognise a rural servicing or LGA-wide catchment role, resulting in removal of recognition of Brighton's (S) established function;
- Evidence from the BACS demonstrates that Brighton (S) performs, and is expected to continue to perform, a rural servicing function, consistent with its previous classification under the STRLUS as a Rural Services Centre. This role extends beyond servicing the immediate township population and includes provision of retail, services and employment to a larger rural and peri-urban catchment;
- Designating Brighton (S) as a Neighbourhood Centre under the Draft 2025 STRLUS has significant implications for Brighton's ongoing role as a service centre for surrounding rural communities, which continue to rely on Brighton for core retail provision (including supermarkets) and other key services, such as secondary school education;
- The reclassification of Brighton (S) from a Rural Services Centre under the previous STRLUS to a Neighbourhood Centre under the Draft STRLUS represents a significant change in designation and departs from previous evidence-based assessments, including the BACS, which identifies and recommends Brighton as a Major Activity Centre (the closest functional equivalent to a District Centre under the Draft STRLUS);

- Brighton (S) has experienced significant and sustained population growth, with growth consistently exceeding forecasts, and is projected to continue growing over the strategy period to become the largest suburb within the municipality;
- Retail and commercial modelling undertaken as part of the Brighton Activity Centre Strategy indicates that Brighton (S) has capacity to support additional retail and service provision over time at a scale consistent with a higher-order activity centre, including the potential to support a full-time supermarket;
- The modelling accounts for continued spending at other activity centres and demonstrates that recognising Brighton (S) as a higher-order centre **would not undermine the role or function of other District Centres or higher-order centres within the regional hierarchy**;
- On this basis, the peer review concludes that the proposed Neighbourhood Centre classification understates Brighton's (S) functional role, catchment and growth trajectory, is inconsistent with the treatment of comparable centres within the Draft STRLUS hierarchy, and may adversely affect investment certainty and longer-term delivery of services consistent with Brighton's established sub-regional role;
- The Geografia submission recommends that Brighton (S) be reclassified as a District Centre, or alternatively identified as a District Centre (Future);
- This approach would provide clarity within the regional activity centre hierarchy, ensure alignment between regional and local strategic planning frameworks, and support informed commercial and private sector investment decisions by allowing Brighton's classification to evolve in response to documented population growth, service demand, and market capacity, consistent with the principles underpinning the Draft STRLUS activity centre framework.

2. Industrial Land Matters

2.1. Statewide Industrial Study

Council officers note that the Statewide Industrial Study has been released late in the Draft STRLUS exhibition period, with limited opportunity for councils to consider its findings and implications in preparing submissions on the Draft STRLUS.

Council officers recommend that councils be provided with the opportunity to make separate submissions on the Statewide Industrial Study, or that the Draft STRLUS be subject to further review once the findings of the Study have been fully considered and tested.

2.2. Brighton Hub as a Specialist Centre in the STRLUS Activity Centre Hierarchy

Council Officers recommend that the Brighton Hub should be considered as a Specialist Centre under the STRLUS Activity Centre Hierarchy.

2.3. Support for Industrial Growth in Regionally Significant Industrial Precincts (RSIPs)

Council Officers support the Strategies in the Draft STRLUS under 3.4.2.5 (Industry, freight and logistics), particularly (b), which seeks to focus future growth and expansion of industrial land supply within RSIPs.

We recommend that the draft STRLUS also requires that any significant growth in industrial land in the region be accompanied by a structure plan or equivalent strategic planning process.

If you have any questions regarding this submission, please contact Brian White at 6268 7070 or via email at brian.white@brighton.tas.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to read 'James Dryburgh', written in a cursive style.

James Dryburgh
Chief Executive Officer

2025/26 Annual Plan – Progress Update



COMPLETED/ONGOING



IN PROGRESS/ON TRACK



TIMING OR PROJECT CHANGES

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

1.1 Engage with and enable our community

	Establish an overarching Community Development Action Plan, that incorporates a Youth Engagement Action Plan, that embeds place-based and Asset Based Community Development approaches into how we work alongside the community.	Community Development team planning day held off-site in November 2025 to facilitate the articulation of Community Development team’s values, vision, ways of working and projects/activities to be undertaken. This is currently being refined into a Community Development Manifesto.
	Implement and embed a new Community Engagement Strategy.	Council endorsed its Community Engagement Strategy in late 2025 and it is now used to guide our engagement and consultation.
	Continue to support Brighton Alive administration and coordination, including the Brighton Alive Youth Network, with a focus on education, training and personal/professional development.	Brighton Alive continues to be a place where people connect, share ideas, and raise concerns. But most importantly, it’s a place where those voices are translated into action through partnerships, trust, and collaboration. The network is committed to Asset Based Community Development or ABCD. Most recent training was the Ally Upstander training in November 2025 with Equality Tasmania.
	Support Council’s Youth Engagement Officer to build relationships with and empower our young people to be change makers now and into the future.	This year, the Youth Engagement Officer position has now been converted from a successful trial to a permanent role within Council’s Organisational Structure. This involves ongoing support of BYAG, Night Café, youth events, activities and partnerships with schools and community groups to support young people in any way that is needed.
	Continue to support and grow the Brighton Youth Action Group (BYAG).	BYAG continues to evolve as our young people move through different life stages and milestones but is still going strong, with a big focus on improving access to and reliability of public transport for our communities.
	Continue to work with the Youth Justice Reform Taskforce in the Department of Premier and Cabinet (DPAC) to support place-based community initiatives that assist with implementing the Youth Justice Blueprint 2024-2034 and prioritise the rights of young people, rehabilitation and breaking the cycle of offending.	Council is auspicing \$300k from DECYP in grant funds for place-based initiatives run by and for our communities to offer youth justice early intervention initiatives. The Night Café held as an informal drop-in for young people every Wednesday afternoon by a member of our BYAG is one of these, supported by the Community Development team.

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	Continue the publication of the Brighton Community News (BCN) and provision of information via Council's website and social media platforms.	Ongoing. Have introduced a dedicated sports section and NextGen section for young people in each edition of the BCN. Continue to grow followers on our social media channels – Facebook and LinkedIn.
	Continue to work with the Department for Education, Children & Young People (DECYP) and schools, including to seek opportunities for young people and to share social capital and infrastructure, including the development of the Community Creators Program in primary and secondary schools within our Brighton Council area.	Brighton Council has been awarded \$889,000 from the Tasmanian Community Fund (TCF) to fund the <i>Community Creators</i> program across Brighton schools for the next five years.
1.2 Build resilience and opportunity		
	Continue to progress Council's reconciliation work with our local Aboriginal communities.	Ongoing membership of the Reconciliation Tasmania Collective. Council working in partnership with the Tasmanian Aboriginal Legal Service (TALS) to develop dedicated youth hub/spaces in our area.
	Continue to roll-out our collaborative anti-racism campaign and foster strong and supportive relationships with our multicultural communities.	Several staff and councillors took part in the Big Tassie Walk this year to support an inclusive community. Brighton Council instigated and led the Greater Hobart anti-racism campaign (We Stand Together Against Racism – WeSTAR) which has been successful and lead to wider actions across agencies and business, as well as greater collaboration amongst the community development teams across the six participating councils.
	Consider community consultation conducted with the LGBTIQ+ community in order to develop an LGBTIQ+ Action Plan for Brighton.	Draft Action Plan in development based on community consultation. Will be provided for Council's review in first half of 2026.
	In partnership with the Tasmanian Aboriginal Legal Service (TALS) progress support for the establishment of a Community Youth Hub in Bridgewater for young people aged between 12-25, to deliver much needed justice diversion services and other wrap around services to be available for all young people in our communities.	Council officers have continued working with TALS to develop and progress this vision. The working group is currently exploring options for a trial youth hub in an existing building. This would provide for a sound evidence base on demand/usage, governance models and the case for a purpose-built facility.

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	Continue to advocate for and facilitate greater investment in local health services and long-term community health well-being solutions, including supporting the Federal Government to deliver on its commitment to a Mental Health Clinic in Brighton.	Council have offered support and facilitation for the Mental Health Clinic. However, there is no detailed information as yet. Council representatives have regular dialogue with both public and private health providers in the region and with government with regards to our community needs.
	Continue implementing recommendations from Council's Social Infrastructure Plan.	Council continue to work to this long-term plan. Action items addressed this year include the masterplan projects for Lennox Park, Tivoli Green and Pontville Park, as well as the work towards establishing a youth hub.
	Continue ongoing roll out of new access kerb ramps and continue improving accesses and aged appropriate community infrastructure more generally.	Kerb ramp updates have been completed in Guilford Crescent, Plymouth Road, Bond Place, Tottenham Road and Lamont Place.
	Engage with Government and sporting bodies to support the ongoing and increasing presence of sporting opportunities and infrastructure across the region.	There have been a range of activities against this action this year. New soccer clubrooms and grounds have been completed in Brighton. All relevant sporting codes have been engaged with via the Greater Hobart Regional Sporting Infrastructure Study, of which Brighton is part, and via the master planning process for Pontville Park. A number of engagement have also been made with relevant state ministers and federal members regarding greater support and investment in sporting facilities for our region.
	Conduct immunisation clinics, annual school immunisations and promote the need for immunisation.	Council has again provided community and school immunisation clinics.

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

	Complete Stage One and commence Stage 2 of the Seymour Street Precinct, which includes new soccer pitches and clubrooms, upgraded park and recreation spaces, car parking and street upgrades.	Stage One is 90 per cent complete. Stage Two has been submitted to the Commonwealth for their assessment and issuing of a deed. As soon as the grant deed is approved Stage Two works can commence.
	Begin implementing the key priorities within Council's recently updated Open Space Strategy.	Two new Masterplans have been completed for open spaces at Tivoli Green and Lennox Park. Stage 1 of the Seymour Street public open space

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		project has now been complete, with stage two to commence shortly.
	Complete the construction of the spine pathway and associated upgrades, including a basketball half-court in the Bridgewater Parkland.	This work is now complete other than for the basketball half court, which has had to be relocated due to the consultation process and the identification of an alternative location.
	Consider community feedback for additional sections of gravel walkway along the Old Beach Foreshore from Morrisby Road to Blackstone Drive, finalise design and begin construction.	Feedback back has been considered and amendments made to the project. Designs are nearing finalisation with works expected to commence this financial year.
	Renew the master plan for the Lennox Park precinct, Old Beach.	After an extensive process and several rounds of consultation, Council endorsed the Lennox Park Master Plan in November 2025.
	Prepare a master plan for a new playground in the open space area of Tivoli Green Estate, Old Beach.	After an extensive process and several rounds of consultation, Council endorsed the Tivoli Green Park Master Plan in December 2025.
	Complete the construction of a truck stop rest area and 'pocket park' in the Brighton Hub.	Agreement with service provider has been reached to install infrastructure in the gas easement. Construction can now move forward.
	Renew the master plan for Pontville Park, Pontville.	This project is well-progressed with extensive consultation having been conducted and councillor workshops held with the expert consultants. The consultants are currently preparing the draft master plan based on councillor feedback on the options initially presented.

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

	Continue implementing actions from Council's Public Art Strategy.	Working on a pilot program with Tas Networks to implement mural style artwork on the green Tas Networks substations. Restoration of "Jerry" Sculpture to be completed in first quarter of 2026. Working with DSG on a major installation as part of the new Bridgewater Bridge.
	Continue to support the Material Institute's community development work and community events, including at Bond Place, Gagebrook and Botanical, Eddington Stree, Bridgewater.	Ongoing support as part of the Brighton Alive network.
	Foster cultural, social, environmental and educative partnerships, activities and events.	Ongoing support as part of the Brighton Alive network.



COMPLETED/ONGOING



IN PROGRESS/ON TRACK



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Goal 2: Ensure a sustainable environment

2.1 Acknowledge and respond to the climate change and biodiversity emergency

	Continue to implement the Climate Resilience Strategy, including by completing the installation of solar and battery at Pontville Park and reducing the reliance on gas.	A grant agreement for the Community Energy Upgrade Fund was signed in August 2025 and work has commenced to find an appropriate service provider to install solar and a battery, plus electrify the hot water system at Pontville Pavilion.
	Continue progress towards Council's Climate Change targets: <ul style="list-style-type: none"> Corporate emissions reduction target of 85% below 2021 levels by 2030 on the pathway to zero emissions by 2035; and 100% corporate renewable electricity generation by 2030. Continue transitioning Council's vehicle fleet and plant to low emissions options, hybrid and electric.	An emissions profile report for FY23/24 and FY24/25 was delivered to Council in November 2025. Findings from these reports have informed a draft Emissions Reduction Plan, which outlines steps for Council to reach its net-zero and renewable electricity targets. Key actions in this draft ERP have been progressed, including the creation of a waste officer role at Council, the development of a fleet transition plan, and an energy audit of the Council Chambers building.
	Continue implementing Council's Weed Management Strategy, Natural Resource Management Strategy and the Brighton Council Foreshore Management Plan.	Ongoing works in conjunction with landholders to progress weed eradication program with council's 5 "Weed Zones". Progressing foreshore trail network and erosion controls. Establishment of significant community stakeholder relationships to form the basis for community led, strategic collaboration in the NRM space.
	Commence implementing key actions of the Brighton Council Climate Change Adaptation Plan 2024.	Ongoing planning for infrastructure upgrades to manage increased flood risk. Management of fuel loads and identification of areas requiring additional water storage in the event of bushfire.

2.2 Encourage respect and enjoyment of the natural environment

	Foster strategic partnerships with environmental and social organisations to enhance environmental management outcomes and build greater community engagement in local environmental and social activities.	The Kutalayna Community Cares for Country project has been a successful collaboration between Council, Derwent Catchment Project, Kutalayna Collective, and East Derwent Primary School, encouraging young people in our community to connect and care for Country in our municipality.
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TIMING OR PROJECT CHANGES

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	Begin implementing the renewed Greening Brighton Strategy including through opportunities to empower community to take action on private land.	A project proposal for a pilot greening program in a sub-section of Brighton is currently being developed. The purpose of the project is to test an engagement strategy with residents in the most heat risk area of Brighton to encourage them to plant their nature strips and on their property.
	Seek opportunities to educate the community about the region's significant natural values, such as interpretive signage, the BCN, online publications and other means.	The Kotalayna Community Cares for Country project has helped to educate young people from EDPS and the community about the significant natural values at Green Point Reserve. Delivery of the Connecting to Land and Sea project in conjunction with Luke Mabb and the Southcentral Workforce Network with the support of the Department of State Growth. This program provided valuable training in land management whilst also strengthening cultural knowledge and connection to country.
2.3 Demonstrate strong environmental stewardship and leadership		
	Continue Council's waste and sustainability education program and collaborate regionally and sector-wide when possible.	This program has been continued and Council have recently lobbied for a more regional and expanded approach to waste education.
	Continue Council's ongoing greening program in accordance with the updated Greening Brighton Strategy.	Geoneon were engaged to help Council track progress towards the target of 25% urban canopy cover as per the Greening Brighton Strategy. They established a baseline measure for ongoing monitoring of canopy cover and indicated priority areas for planting based on residential heat-risk. A project proposal for a pilot greening program in a sub-section of Brighton is currently being developed.
	Respond to, and make publicly available, the findings of the Brighton Derwent River Foreshore Coastal Hazards Project.	The findings of the Coastal Hazards project have been made publicly available on the Brighton Council website. A formal response to these findings was also endorsed by Council in July 2024. A result of this work has been a successful application to the Disaster Ready Fund in collaboration with other coastal councils in Tasmania. The project will support councils to better manage coastal challenges and improve community awareness and planning.



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Status	Actions & Initiatives	Progress Update
	<p>Commence implementation of the Bushfire Mitigation Strategy and Dromedary Bushfire Management Plan.</p>	<p>Bushfire Mitigation Plan has been forwarded to, and noted by, the Hobart Fire Management Area Committee. Council works practices during Total Fire Ban Period ensure compliance with TFB Notice. Vegetation management is conducted in accordance with State Government Guideline for roadside vegetation maintenance in a bushfire prone area. Council emergency management procedures consider critical council assets that have the potential for significant disruption to the community if impacted.</p>
	<p>Continue to support schools through collaboration and engagement, including with Council's waste, community development and sustainability education programs.</p>	<p>Council have continued their waste education program in schools, but have also partnered with local schools on a range of other new initiatives, including the Community Creators program and the Kutalayna Community Cares for Country project.</p>
<p>2.4 Ensure strategic planning and management of assets has a long-term sustainability and evidence-based approach</p>		
	<p>Finalise options for the long-term upgrading of council's waste management system and transfer station, with a focus on improving sustainability and reducing emissions, benefits to the community and financial outcomes.</p>	<p>Council held a workshop in January 2026 with experts consultants to look at the initial options and designs for a new waste transfer station in Brighton. Officers will now explore operational options and the potential for partnerships and co-funding.</p>
	<p>Promote opportunities for private and public investments within the region that align with our 2050 Vision and key strategies.</p>	<p>Council has significantly improved its advocacy efforts this year. Amongst other things, we have developed detailed and targeted advocacy plans for specific priorities, produced attractive and concise glossies for key projects and built key relationships. The success of this can now be seen by how well known some of our key priorities have become across government, wider stakeholders and across community. In the community development space, this approach has been particularly fruitful with the success in gaining a \$900k Tas Community Fund grant for the 5 year Community Creators program and \$300k for place-based community grants.</p>



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	<p>Continue targeted growth planning projects and align funding requests and investments from other tiers of government and utilities providers towards these strategies.</p>	<p>In the past few years, Council has attempted to ensure that all significant potential residential growth areas within the Urban Growth Boundary have been considered fully, and if merited master planned, rezoned and consulted upon. This work has lead to supportive federal grants totalling in excess on \$10mil and has unlocked private investment.</p> <p>The latest phase of these efforts includes the Boyer Road Specific Area Plan that is currently with the Tasmanian Planning Commission. This area is also subject to application for Federal funding under the UPPP grant program and the First Home Owner Support Program.</p>
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Goal 3: Manage infrastructure and growth effectively

3.1 Implement strategic long-term asset management plan aligned to long-term financial plan

	<p>Embed new Long-term Financial Plan (LTFP) and 10 Year Asset Plans into council decision making and keep budget processes and general rate increases consistent with these.</p>	<p>Management ensure that all of their actions and their recommendations to Council are consistent with our LTFP and our 10 Year Asset Plans. The 10 Year Plan was updated and endorsed in May 2025 and staff will present a new LTFP to councillors within this financial year.</p>
	<p>Pursue grant opportunities that clearly align with Council's 10 Year Infrastructure Plans and endorsed strategies.</p>	<p>Staff pursue all grant opportunity that align to our financial and capital plans. It is noted that the financial position of the State Government and the period of the election cycle federally mean that we expect fewer funding opportunities this year.</p>
	<p>Build strong relationships and shared understandings with key utilities providers and other tiers of government to encourage strong pipeline of strategic and co-ordinated infrastructure investment in our region.</p>	<p>Council officers have built excellent relationships and information sharing with key utilities providers. We now schedule a full briefing with senior staff at these organisations each year. We are seeing the benefits of this flow through, with our strategic priorities now being articulated within their plans, rapid and coordinated responses to issues and support for our grant applications and advocacy.</p>
	<p>Reconstruct sections of Briggs Road, Fouche Avenue, Seymour Street, Baskerville Road, Back Tea Tree Road, Munday Street/William</p>	<p>Works to reconstruct Fouche Ave, Seymour Street, Baskerville Road, Munday Street/William Street intersection and Ravensbourne Place intersection have been complete. Briggs Road</p>

Status	Actions & Initiatives	Progress Update
	Street intersection and Ravensbourne Place intersection.	Reconstruction is underway and tenders have been awarded for the next stage Back Tea Tree Road works. Preliminary design has been completed for East Derwent Highway end of Baskerville Road, with pavement design and detailed refinement progressing.
	Seal section of Fergusson Road.	Sealing of Fergusson Road has been completed.
	Construct infrastructure associated with the South Brighton Growth Precinct grant, including Dylan Street and the shared pathway linking Brighton High School through to the Brighton Hub.	Design complete for shared pathway link from High School through to Brighton Hub. Grant funding for South Brighton has been received and early discussions held with consultant to undertake design and project management for the works.
	Construct shared pathways connecting the East Derwent Highway with the Bridgewater Bridge precinct.	Final design complete. Project will be advertised for tender following receipt of crown consent.
	Commence upgrades to Council Offices to accommodate our growing workforce.	Council has recently signed a contract for architectural services to prepare the detailed design for the office renovation.
	Undertake strategic renewals across our infrastructure network, including kerb and channel, footpath and accessibility improvements, dig outs, drainage, guard rail and street lighting works.	Strategic renewals have been undertaken across council's drainage and transport infrastructure networks with significant undertakings in Gagebrook, Herdsman's Cove and Tea Tree. Works to renew streetlighting and upgrade drainage systems are ongoing.
3.2 Infrastructure development and service delivery are guided by strategic planning to cater for the needs of a growing and changing population		
	Continue implementing the priority actions from our key strategies.	Council staff are working towards the actions in all council-endorsed strategies. New or updated strategies that have, or will, become active this financial year include the Tivoli Master Plan, Lennox Park Master Plan, Pontville Park Master Plan, Brighton Local Area Plan and the Community Engagement Strategy.
	Continue optimising use of council land for community benefit and long-term council sustainability, including exploring potential sales and purchase.	Council's rental income is higher than it has ever been and 400 per cent higher than it was 5 years ago. All are aligned with council's strategies for community value and are appropriate to the location. Council are currently considering options for two sites that have become vacant in Dollery Court and Gunn Street as well as reviewing potential



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		development sites in accordance with our updated Open Space Strategy.
	Prepare a Local Area Plan for the Brighton township.	This project is well-progressed and on track, with several rounds of consultation having occurred.
	Collaborate with the other five Councils of Greater Hobart to prepare a Sport and Recreation Infrastructure Strategy for the region.	Council has been an active member of this project with the five other Greater Hobart Councils. A final report is expected this financial year.
	Integrate the master planning work for the Bridgewater Bridge precinct, the Sorell Street and Samuel Street area and the Boyer Road master plan into a broader vision for the combined area.	This work is ongoing with significant staff resources supporting these efforts. At present this action is pending hearings at the Tas Planning Commission and pending the determination of two potential federal funding grants.
	Continue implementing the recommendations of the Old Beach Zoning Review.	Project completed. Awaiting Highway Review work to be undertaken by Department State Growth prior to next steps being determined.
	Represent Brighton's interests at the regional level, including in the Regional Land Use Strategy process, within the Greater Hobart group and within government and the sector more widely.	Brighton is well-represented and proactive in all regional and statewide bodies for which it qualifies. We recently joined the newly formed Southern Tasmania Councils Network (STCN) which is administered by RDA and is a more contemporary replacement of the former STCA.
	Prepare a Structure Plan for Brighton Industrial Hub.	Work has commenced on the development of the Industrial Hub, following the appointment of Niche Studio as the lead consultant for this project. This project is due for completion mid-year.

3.3 Community facilities are safe, accessible and meet contemporary needs

	Continue footpath network improvements, with specific attention to access improvements for the elderly and people with a disability.	Footpath renewals have been undertaken across the pedestrian network with significant works being undertaken in Gagebrook and Herdsman's Cove this year.
	Continue upgrades and service levels of community parks, sporting and facilities.	Stage 1 of the Seymour Street Reserve works including new soccer clubrooms and mountain bike trail has been delivered. Spine Pathway to link Bridgewater Parklands and associated dog park is also now complete.
	Implement upgrades to the Pontville Memorial Park to convert it to a sensory park.	Works to identify suitable equipment for install at Pontville Memorial Park have commenced.



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Status	Actions & Initiatives	Progress Update
3.4 Advocate and facilitate investment in our region		
	Lobby and build relationships for a more holistic approach to public and affordable housing projects that have greater consideration and investment in design, quality, integration with surrounding infrastructure, community building and harmony and with a clear eye on the long-term legacy of single and collective projects.	Brighton has made several submissions to government and LGAT regarding this action during the year. We are also trying to lead by example with our own projects, including the approach taken in the Bridgewater West and Boyer Road projects, which have received the support of the Committee for Greater Hobart and the Planning Institute of Australia.
	Lobby for State, Federal and utilities providers to support the creation and implementation of a Master Plan for the growth precinct to the west of the new Bridgewater Bridge.	A huge amount of work has gone into this action over the past few months, culminating in a major submission being made to the state government with the goal of it receiving Federal funding via the State. This work has received the support of TasNetworks and TasWater and is now widely known about in both State and Federal Government.
	Lobby for State, Federal and utilities providers for investment in the infrastructure and services required to support the Brighton community and its continued growth.	Staff have briefed all of the key utilities providers regarding our community needs and our growth plans. We are now beginning to see this reflected within their strategies and to receive their written support of our grant/funding submissions.
	Lobby for and prepare grant applications for external funding for projects within Council's 10 Year Infrastructure Plans and key strategies.	Council's team have become highly skilled and very successful at achieving grant opportunities. All relevant grants have been applied for, including the major UPPP grant (not determined yet) and the TCF grant round in which we secured \$900k for the 5 year Community Creators program.
	Investigate mechanisms to minimise negative social and infrastructure impacts created by large numbers of multiple dwelling developments in close proximity, including lobbying for more equitable infrastructure and open space charging mechanisms.	Ongoing lobbying to address infrastructure charging mechanisms are ongoing. Submissions have been made to LGAT to lobby on behalf of Council's for improved Open Space legislation. Finally updates to Council's Open Space Policy have been implemented.
	Advocate for improved public and active transport, including bus, park and ride, active transport and ferry infrastructure and services.	Council has stepped up its advocacy in this space by preparing a proposal for solutions rather than just complaining about the status quo. We have briefed relevant ministers and officers on these. We are also hopeful that we can convince state and federal investment in a

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		<p>new park and ride facility near the new Bridgewater Bridge.</p> <p>We are also preparing a detailed advocacy plan for public transport to push this priority further.</p>
	Continue to advocate for the significant freight route between Brighton and Cambridge to be taken over as a State Road and upgraded accordingly to meet current and future needs for the State's economic growth.	Council has advocated strongly on this matter and submitted detailed input into the state government study that this advocacy has led to. Unfortunately, the draft study being released by the State is long overdue.
<p>Goal 4: Ensure a progressive, efficient and caring Council</p> <p>4.1 Be big picture, long-term and evidenced based in our thinking</p>		
	Continue implementing Brighton's 2050 Vision and Strategy 2023-2033.	Our 2050 vision continues to be the high-level vision that helps to frame all of our more detailed and specific strategies and plans.
	Continue to participate actively in regional and sectoral activities, including via the STCA, SCS, Committee for Greater Hobart, City Deal/Greater Hobart Committee activities, LGAT and the Office of Local Government.	<p>Brighton is well-represented and proactive in all regional and statewide bodies for which it qualifies. We recently joined the newly formed Southern Tasmania Councils Network (STCN) which is administered by RDA and is a more contemporary replacement of the former STCA.</p> <p>In addition to the regional sporting infrastructure strategy collaboration with the other five Greater Hobart councils, Brighton recently partnered with Clarence, Hobart and Derwent Valley to support additional homelessness services from the Salvation Army within our localities.</p>
<p>4.2 Be well governed, providing quality service and accountability to our community</p>		
	Continue to embed Council's endorsed values, strategies and policies at all levels throughout the organisation.	<p>In late 2025 Council commissioned a detailed and independent Organisational Culture and Values analysis which included a survey of all staff. Amongst other positive findings it concluded that: <i>"Organisational values are strongly aligned and consistently enacted."</i></p> <p><i>"Results indicate very strong alignment between the values staff consider important and how those values are perceived to be enacted at the organisational level. Importantly, perceptions of values enactment were consistently positive across organisational levels, lending credibility to Brighton Council's stated values and reinforcing</i></p>

Status	Actions & Initiatives	Progress Update
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		<p><i>their role as a meaningful guide for behaviour and decision-making.”</i></p> <p>The study also noted that perceptions of vision (enacted through our strategies and policies) were positive and aligned with organisational expectations.</p>
	Continue the smooth and successful running of the ‘Regional Jobs Hub’ (Southcentral Workforce Network) on behalf of the region and support its on-going expansion of services and programs.	SWN (the Jobs Hub) continues to operate successfully and to expand its services under the umbrella of Brighton Council.
	Continue to improve processes and efficiency to carry out Council’s statutory obligations such as planning, building, plumbing, animal control, environmental health and an increasing focus on improving compliance levels.	Council adopted the new Enforcement Policy in June 2025. This policy has been implemented since this time, and new internal procedures have been developed to ensure compliance whilst protecting workers against potentially unsafe situations. Recruitment has commenced for a Manager of Regulatory Services which will oversee the majority of Council compliance functions.
	Improve access to current information via Council’s website and broaden opportunities for community feedback and involvement.	<p>Council staff prepared a Community Engagement Strategy that Council endorsed in October 2025. This will help to guide and improve consultation and input opportunities. Staff also ensure the website is up to date, and that social media and the BCN are used for information sharing.</p> <p>We have also introduced a new software solution called PinPoint, which enables the public to much more easily make submissions and suggestions to projects.</p>

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

	Expand opportunities for community consultation and input into council activities, projects and strategies.	<p>Council staff prepared a Community Engagement Strategy that Council endorsed in October 2025. This will help to guide and improve consultation and input opportunities. Staff also ensure the website is up to date, and that social media and the BCN are used for information sharing.</p> <p>We have also introduced a new software solution called PinPoint, which enables the public to</p>
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Status	Actions & Initiatives	Progress Update
		much more easily make submissions and suggestions to projects.
	Seek to collaborate with Government to ensure best possible outcomes for our community.	This year we have expanded our efforts in advocacy and relationship building with government, and indeed across the new parliament. We have developed a more structured and targeted approach to this and have developed several key documents to help guide us in our consistency and effectiveness. As a result we are seeing stronger awareness of our local priorities, increase support and funding and greater alignment with Government positions.
	Continue to build relationships with critical infrastructure authorities such as TasWater, TasNetworks, TasGas, Metro Tas, etc. to deliver community outcomes.	Council's proactive efforts to establish and grow strong relationships with critical infrastructure authorities is paying dividends. We are seeing increased opportunities for funding and collaboration, other entities becoming aligned with and reflecting our strategies and supporting our reputation. Our team now schedule regular briefings for the senior teams at key organisations.
4.4 Ensure financial and risk sustainability		
	Closely monitor the local economic, environmental and social impacts of external circumstances and events.	Senior council staff always monitor and consider changes in our broader external environment and how they may impact Brighton and our council. For example, the financial troubles of the State Government and the new make up of the Tasmanian Parliament lead to adjustments in our expectations and our advocacy strategies. Broader national factors have an impact too, as do international matters, such as the changing risks due to AI and social media, and a more volatile economy and diplomatic environment.
	Ensure integrated and active risk management.	Each quarter we focus on a particular area's Risk Register last quarter was Animal Control and the one before was Jobs Hub this involves meeting with the Director/Manager and updating and/or adding Risks to the Risk Register, this next quarter the focus is on Roads, Reserves and Waste (Depot).



COMPLETED/ONGOING



IN PROGRESS/ON TRACK



TIMING OR PROJECT CHANGES

Status	Actions & Initiatives	Progress Update
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		<p>We purchased a K-9 cube loading system for the collection of stray dogs on to the ute to reduce the risk of dog attacks to officers.</p> <p>The new Annual staff survey included a range of risk and wellbeing questions and has provided some helpful information.</p> <p>Relevant plans, such as the Business Continuity Plan and Emergency Management Plan have been reviewed and we have booked in scenario testing Feb 2026.</p> <p>Brighton Council hosted a MAV insurance Best Practice Workshop for Southern Councils.</p> <p>We have created a new electronic form in the Safety Culture program for the Depot staff, which can now be done from their IPADs.</p>
	<p>Integrate climate change risks into key strategic documentation.</p>	<p>A sound level of work has been done to achieve this action. However, it is worth noting that relevant staff are participating on a 6-9 months program aimed at 'mainstreaming' climate change within the organisation. One Tasmanian and one New Zealand council were selected for this program. We expect that throughout this project we will identify other improvements.</p>
<p>4.5 Ensure Council is a desirable place to work with exceptional workplace culture, attracting and retaining high performing, committed and fulfilled staff</p>		
	<p>Continue exploring options for potential Council Chambers and Depot renovation and expansion.</p>	<p>In January, after a Council resolution, Council's CEO commissioned an architecture firm to prepare plans for a cost-effective renovation of the Council Chambers.</p>
	<p>Ensure Brighton remains a desirable place to work with a reputation for being a progressive, caring, fulfilling place to work with a strong culture.</p>	<p>Council continues to value and enjoy a strong work-place culture and a good reputation within the wider region. A recent check-in and investigation of improvements has been sought via a detailed and independent Organisational Culture and Values survey of all staff.</p> <p>As mentioned above, work has commenced to ensure the physical work environment is improved via timely renovations.</p> <p>Council will also be entering into EBA negotiations over the coming months.</p>

2025/26 Annual Plan – Progress Update



COMPLETED/ONGOING



IN PROGRESS/ON TRACK



TIMING OR PROJECT CHANGES

Status	Actions & Initiatives	Progress Update
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	<p>Provide relevant support, training and professional development to all staff.</p>	<p>During this financial year training and PD has included specific compliance training, CPR and first aid refreshers and the new traffic management in response to changes in the rules.</p> <p>We also provided the customer aggression and de-escalation training for key staff as well as ongoing training. Several staff have also completed the Cert IV in Government Investigations for permit authority side of things, providing greater coverage and resilience across this important function.</p> <p>We have also established a new digital employee training register to better plan and track appropriate training and professional development across our organisation.</p>
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