



Brighton Council

ATTACHMENTS

ORDINARY COUNCIL MEETING

17 MARCH 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, 17 FEBRUARY 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) and Ms A Turvey
(Manager Community Development & Engagement)

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 20th January 2026 are submitted for confirmation.

RECOMMENDATION:

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

DECISION:

Cr De La Torre moved, Cr Geard seconded that the Minutes of the previous Ordinary Council Meeting held on 20th January 2026, 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.

Cr Aaron De La Torre:

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

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

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

1. Indicative capital costs to construct a public swimming pool suitable for a municipality of Brighton's size, noting the recent construction of the Oatlands Aquatic Centre by Southern Midlands Council could be referenced as a valid comparison.
2. Ongoing annual financial implications, including:
 - *Operating and maintenance costs*
 - *Staffing requirements and estimated staffing costs*
 - *Utilities expenses (including electricity and water)*
 - *Asset depreciation and long-term renewal obligations, as required under the Local Government (Management Indicators) Order, and*
 - *Estimated revenue recovered through customer usage and fees, as well as the entrance fees that these calculations have been made on.*
3. Indicative impact on rates, including:
 - *The estimated additional cost per rateable property, per year, required to fund the ongoing operation of such a facility, and*
 - *Any implications for Council's capacity to fund existing services or planned capital works.*
4. Funding considerations, including:
 - *The impact of potential external grant funding for construction on the ongoing annual costs to ratepayers, and*
 - *Council's exposure to ongoing operational costs and depreciation obligations once any grant funding is exhausted.*

Response from Director, Corporate Services to Question on Notice:

Q1. Indicative capital costs

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

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

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

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

Q2. Ongoing annual financial implications:**Operating and maintenance costs**

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

Oatlands - \$774,911

Scottsdale \$603,310

Staffing requirements & estimated staffing costs

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

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

Utility expenses

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

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

Asset depreciation & long-term renewal obligations

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

Estimated Revenue

Oatlands - \$270,000

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

Q3. Estimated impact on rates:**Estimated additional cost per rateable property, per year, required to fund the ongoing operation of such a facility**

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

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

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

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

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

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

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

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

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

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

Q4. Funding considerations, including:

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

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

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

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

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

8.2 Councillor Questions without Notice

In accordance with Regulation 34 of the *Local Government (Meeting Procedures) Regulations 2025*, a councillor at a meeting may ask a question without notice. The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question. The chairperson may require a councillor to put a question without notice in writing.

9. REPORTS FROM COUNCIL

9.1 Mayor's Communications

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

RECOMMENDATION:

That the Mayor's communications be received.

DECISION:

Cr Owen moved, Cr De La Torre 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 Owen and Cr Irons attended the Citizenship ceremony.

RECOMMENDATION:

That the reports from Council representatives be received.

DECISION:

Cr McMaster moved, Cr Whelan 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

Nil.

11. NOTIFICATION OF COUNCIL WORKSHOPS

In accordance with the requirements of Regulation 10(3) of the Local Government (Meeting Procedures) Regulations 2025, the agenda is to make provision for the date and purpose of any council workshop held since the last meeting.

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

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

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

Apologies: Nil.

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

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

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

12. NOTICES OF MOTION

Nil.

13. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

In accordance with the requirements of Regulation 10(7) of the *Local Government (Meeting Procedures) Regulations 2025*, the Council, by absolute majority may decide to deal with a matter that is not specifically listed on the agenda if:-

- (a) the general manager has reported the reason for which it was not possible to include the matter on the agenda; and
- (b) the general manager has reported that the matter is urgent; and
- (c) the general manager has certified under Section 65 of the *Local Government Act 1993* that the advice has been obtained and taken into account in providing general advice to the council.

There were no supplementary agenda items.

14. REPORTS FROM COMMITTEES

Nil.

15. PETITIONS

Nil.

16. COUNCIL ACTING AS A PLANNING AUTHORITY

Under the provisions of the *Land Use Planning and Approvals Act 1993* and in accordance with Regulation 29 of the *Local Government (Meeting Procedures) Regulations 2025*, the Chairperson is to advise the meeting that Council will act as a planning authority in respect to those matters appearing under Item 16 on this agenda, inclusive of any supplementary items.

Nil.

17. OFFICERS REPORTS

17.1 Donation Request - Southern Open Vineyards Banners

Author: Manager Community Development & Engagement (A Turvey)

Authorised: Chief Executive Officer (J Dryburgh)

Background

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



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

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

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

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

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

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

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

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

Consultation

CEO, SMT

Risk Implications

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

Financial Implications

Funds to be disbursed from the grants and donations budget.

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

Strategic Plan

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

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

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

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

Social Implications

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

Environmental or Climate Change Implications

Nil.

Economic Implications

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

Other Issues

Nil

Assessment

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

Options

1. As per recommendation.
2. Other.

RECOMMENDATION:

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

DECISION:

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

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 an interest in the following item and left the meeting at 5.44pm.

17.2 Request for Kennel Licence - 147 William Street, Brighton

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

Background

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

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

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

Consultation

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

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

A kennel licence is currently located adjacent to this property.

Risk Implications

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

Financial Implications

Nil.

Strategic Plan

Not applicable.

Social Implications

Nil.

Environmental or Climate Change Implications

Nil.

Economic Implications

Nil.

Other Issues

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

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

Assessment

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

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

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



Internal pens.



External run

Options

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

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

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

DECISION:

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

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

- 7. *The condition of the premises shall not create a nuisance at any time.*
- 8. *Each dog is to be registered annually and microchipped in accordance with the Dog Control Act 2000. Council to be notified of each microchip number.*

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 5.48pm.

17.3 Brighton Fighting and Fitness Boxing Club - Reduction of Fees

Author: Admin and Facilities Management Officer (I Singh)

Authorised: Director, Asset Services (C Pearce-Rasmussen)

Background

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

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

Consultation

Director, Corporate Services

Risk Implications

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

Financial Implications

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

Strategic Plan

This request aligns with Councils Strategic Goals: -

Goal 1.1 – Engage with and enable our community

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

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

Social Implications

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

Environmental or Climate Change Implications

N/A

Economic Implications

N/A

Other Issues

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

Assessment

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

Options

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

RECOMMENDATION:

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

DECISION:

Cr De La Torre moved, Cr Whelan seconded that Council adopt a flat fee for Brighton Fighting and Fitness club of \$80.00 per week backdated to the beginning of the financial year and this amount to be increased annually by Hobart March CPI. The outstanding amount to be amended by \$1,102 to reflect this change. The difference in the fees will be noted in the grants and donations public in the annual report each year. Finance reports to be provided annually.

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	

17.4 Quilters Easter Showcase - Free use for the Civic Centre

Author: Admin & Facilities Management Officer (I Singh)

Authorised: Director, Corporate Services (G Browne)

Background

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

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

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

Consultation

Pam Harvey (Quilters Showcase Organiser), Director Corporate Services

Risk Implications

Risks are low from waiving the Civic Centre hire fees.

Financial Implications

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

Strategic Plan

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

S1.1: engage with and enable our community.

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

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

Social Implications

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

Assessment

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

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

Options

1. As per the recommendation.

2. Council approves the 50% discount for the use of the Civic Centre with insurance coverage.

RECOMMENDATION:

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

DECISION:

Cr De La Torre moved, Cr Curran seconded that Council approves free use of the Civic Centre annually for the Easter Quilters showcase and waive the casual hirer public liability insurance coverage fee as required during this period provided profits are returned to the Brighton community. This will be recorded in Councils annual report as a donation.

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	

17.5 Sale of Surplus Land - 21 Melissa Street, Brighton

Author: Executive Officer Property & Risk (M Braslin)

Authorised by: Director Corporate Services (G Browne)

Background

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

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

21 Melissa Street was purchased by Council in 2013 for \$83,000 with the idea for it to be held as part of the strategic plan for Brighton’s open space network until such time as 85 Andrew Street is developed, so the land could potentially become a small park with an access linkage through it. However, Council also own a nearby parcel of Public Open

Space land at Lot 102 Phemie Court, Brighton (see figure 1) at the end of a cul-de-sac that backs on to 85 Andrew Street, Brighton.

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



Figure 1 – Lot 102 Phemie Court



Figure 2 – 21 Melissa street

Consultation

SMT, Executive Officer, Manager Planning, Senior Strategic Planner, Senior Technical Officer.

Risk Implications

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

Financial Implications

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

Strategic Plan

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

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

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

Social Implications

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

Environmental or Climate Change Implications

Nil

Economic Implications

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

Other Issues

N/A

Assessment

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

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

Options

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

RECOMMENDATION:

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

DECISION:

Cr Owen moved, Cr Geard seconded that Council resolves to sell 21 Melissa Street, Brighton on the open market in accordance with section 178 of the Local Government Act 1993.

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	

17.6 Policy Review - Financial Hardship Assistance Policy

Author: Director Corporate Services (G Browne)

Background

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

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

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

Consultation

SMT

Risk Implications

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

Financial Implications

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

Strategic Plan

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

S4.4: Ensure financial and risk sustainability.

Social Implications

Nil

Environmental or Climate Change Implications

Nil

Economic Implications

Nil

Assessment

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

Options

1. As per the recommendation.
2. Other.

RECOMMENDATION:

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

DECISION:

Cr De La Torre moved, Cr McMaster seconded that Council adopted the updated Financial Hardship Assistance Policy (Policy 1.3) with the removal of the second paragraph under Section 1.2 - Scope.

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	

17.7 Geoneon Mapping Reports for the Greening Brighton Strategy

Author: Sustainability and Climate Project Officer (M Burgess)

Authorised: Director, Development Services (A Woodward)

Background

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

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

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

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

Consultation

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

Risk implications

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

Financial Implications

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

Strategic Plan

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

S1.3 Build resilience and opportunity

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

S2.3 Demonstrate strong environmental stewardship and leadership

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

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

Social implications

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

Economic implications

Street trees have a known positive impact on property values.

Environmental or climate change implications

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

Other Issues

There are no other issues.

Assessment

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

Options

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

RECOMMENDATION:

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

DECISION:

Cr Geard moved, Cr Irons seconded that Council endorses and publishes the 2025 Brighton Urban Forest Canopy Monitoring Report and the 2025 Brighton Residential Heat Risk 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 Murtagh left the meeting at 6.19pm and returned 6.21pm.

17.8 Policy Review - Public Open Space Policy

Author: Manager Planning (J Blackwell)
Authorised: Director, Development Services (A Woodward)

Background

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

Subsequent to this policy review, the Full Court of the Tasmanian Supreme Court¹ (the “2025 Dourias decision”) has upheld a previous Supreme Court decision² relating to the

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

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

calculation of public open space contributions. The 2025 *Dourias* decision provided clarity regarding the application of the *Local Government (Building and Miscellaneous Provisions) Act 1993* (“LGBMP”) as to how public open space contributions are to be calculated, and the date at when valuation should be undertaken including:

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

Consultation

SMT

Risk Implications

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

Financial Implications

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

Strategic Plan

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

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

Social Implications

Nil

Environmental or Climate Change Implications

Nil

Economic Implications

Nil

Assessment

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

Options

1. As per the recommendation.
2. Other.

RECOMMENDATION:

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

DECISION:

Cr De La Torre moved, Cr Owen seconded that Council adopts the updated Public Open Space Policy (Policy 6.6) and further discussions be workshopped in relation to various zones.

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	

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

Author: Development Services Officer (K Clifton)
Authorised: Manager Planning (J Blackwell) / Director, Development Services (A Woodward)

Background

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

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

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

The Tasmanian Place Naming Guidelines (the Guidelines) are provided for under the Act and are to be used by all naming authorities to assist in the selection of a conforming

name, as well as providing the public and community with the principals that apply to the selection of a name.

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

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

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

Consultation

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

Risk Implications

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

Financial Implications

Nil

Strategic Plan

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

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

Social Implications

Nil

Environmental or Climate Change Implications

Nil

Economic Implications

Nil

Other Issues

Nil

Assessment

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

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

Options

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

RECOMMENDATION:

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

DECISION:

Cr Geard moved, Cr Irons seconded that Council endorse the road name for 110 Cove Hill Road, Bridgewater.

CARRIED

VOTING RECORD

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

17.10 Submission on the Draft Southern Tasmanian Regional Land Use Strategy

Author: Director, Development Services (A Woodward)

Background

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

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

The STRLUS directly affects:

- Rezoning and structure plan justification
- Housing supply and sequencing
- Infrastructure funding alignment (State/Commonwealth)

- Appeal risk at TPC or Tribunal level

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

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

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

Consultation

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

Risk Implications

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

Financial Implications

Nil

Strategic Plan

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

S4.2 Be well-governed, providing quality service and accountability

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

Social Implications

As below

Environmental or Climate Change Implications

Nil

Economic Implications

As below.

Other Issues

Nil

Assessment

Officers are of the view that the release of the Draft is a positive step forward for our area and the region. There are a number of items within the document that are broader issues which affect the region. Officers are aware have been raised by other parties, and as such,

the focus of the review by Officers has been specific to the Brighton municipality. The key issues identified is the Draft STRLUS activity centre hierarchy and the proposed reclassification of Brighton (Suburb).

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

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

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

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

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

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

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

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

Options

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

RECOMMENDATION:

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

DECISION:

Cr De La Torre moved, Cr McMaster seconded that Council make a submission to the State Planning Office on the Draft Southern Tasmanian Regional Land Use Strategy (STRLUS) as per Attachment 3.

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	

17.11 Annual Plan 2025-26 - Progress Update

Author: Chief Executive Officer (J Dryburgh)

Background

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

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

Consultation

Senior Management Team and relevant staff.

Risk Implications

None.

Financial Implications

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

Strategic Plan

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

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

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

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

S4.4: Ensure Financial & Risk Sustainability

Social Implications

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

Environmental or Climate Change Implications

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

Economic Implications

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

Other Issues

Nil.

Assessment

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

Options

1. As per the recommendation.
2. Other.

RECOMMENDATION:

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

DECISION:

Cr De La Torre moved, Cr Curran seconded that Council receive the 2025/26 Annual Plan Progress Update.

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: 7.14pm

Confirmed: _____
(Mayor)

Date: 17th March 2026



2 March 2026

**ATTACHMENT
AGENDA ITEM 10**

The Hon Madeleine Ogilvie MP
Minister for Environment
madeleine.ogilvie@parliament.tas.gov.au

Dear Minister

URGENT NEED TO MAINTAIN STATE FUNDING FOR THE DERWENT ESTUARY PROGRAM

Brighton Council urgently calls on the State Government to maintain current funding for the Derwent Estuary Program (DEP). Any reduction in support would directly and significantly undermine Council's ability to manage rapid growth, protect public health and maintain the environmental integrity of the upper Derwent estuary and Jordan River.

The DEP provides essential scientific, technical and operational services that are not replaceable by Council. These include:

- Independent, expert monitoring of estuary-wide metals, nutrients, pathogens and threatened species.
- Real-time water quality monitoring of the upper estuary and Jordan River—data Brighton relies on to manage sediment and nutrient impacts from urban expansion.
- Authoritative stormwater, WSUD and erosion control guidance that underpins Council's planning and development decisions.
- Improvement of the Bridgewater and Old Beach foreshores, including invasive species monitoring and community interpretation.
- Public health and safety initiatives such as seafood contamination signage and community-facing Beach Watch support.
- State of the Derwent reporting and international program links including to the Minamata global mercury contamination management program which ensures all partners are up to date with the latest global science and remediation information.

Should State funding be withdrawn, all of these services - core to protecting our foreshore, informing land-use decisions and safeguarding public health could cease.

Brighton is one of the fastest-growing municipalities in Tasmania. This is precisely the moment when stronger environmental oversight is required - not its removal. The loss of the DEP would leave the State's fastest-growing estuary-side community without the evidence, science and coordination needed to manage growth responsibly.

For these reasons, Brighton Council strongly urges the Government to confirm continued funding for the Derwent Estuary Program at current levels. We request that this be treated as a priority matter and welcome further discussion at your earliest convenience.

Yours sincerely



James Dryburgh
CHIEF EXECUTIVE OFFICER

cc The Hon Jeremy Rockliff MP, Premier
jeremy.rockliff@parliament.tas.gov.au

The Hon Eric Abetz MP, Treasurer
eric.abetz@parliament.tas.gov.au

The Hon Bridget Archer MP, Minister for Health
bridget.archer@parliament.tas.gov.au

From: Adeyemi Mudasiru
Sent: Tuesday, 17 February 2026 9:23 AM
To: Ishita Singh <Ishita.Singh@brighton.tas.gov.au>
Cc: Jack Jankus <Jack.Jankus@brighton.tas.gov.au>
Subject: Re: Certificate of Currency

Good morning Ishita,

My apologies for sending this response late, I was actually waiting to meet with the church council to discuss the matter with them.

From the church council, I am asked to plead with the persons in charge of the Hall, the Civic Centre Hall, to kindly consider us for \$50/hr instead \$75 hourly rate. We really love the hall and we have been trying to do everything possible to abide by the rule of the hall. In addition, the Civic Centre hall has more safety measures for the vulnerables who desire to come to church, either children or people with disabilities or the senior/elderly citizens. It is with these considerations we are trying to make a plea for \$50/hr for us to keep using the Civic Centre.

Thanks in advance, even as we look forward to your response on this.

Kind regards.

Adeyemi.

On Tue, 3 Feb 2026, 2:11 pm Ishita Singh, <Ishita.Singh@brighton.tas.gov.au> wrote:

Good Afternoon Adeyemi,

Thank you for sending through the insurance certificate—I confirm it has been received.

Please note that use of the Civic Centre is only a temporary arrangement for the cricket season, and hire charges are higher for this venue. The applicable hourly rate is \$75. If you are happy to proceed at this rate and pay the additional difference, we can accommodate your request.

Please let me know how you would like to proceed.

Kind Regards

Ishita Singh

Facilities Co-ordinator & Admin Officer

From: Adeyemi Mudasiru <
Sent: Tuesday, 3 February 2026 8:19 AM
To: Ishita Singh <Ishita.Singh@brighton.tas.gov.au>
Subject: Certificate of Currency

Please be aware that this message originated from an external source.

Exercise extreme caution with links and attachments.

Hi Ishita,

As per the subject matter, I am just double checking if you did receive the document yesterday?

In addition, all the church members really love our current place of meeting (Civic Centre) and we will not all mind if we can keep using the place going forward, please let us know your thoughts about this.

Kind regards

Adeyemi

Megan Braslin

Subject: Joanne Gallagher - Cr Request 2026/20

From: technobeat.dance@bigpond.com <technobeat.dance@bigpond.com>

Sent: Thursday, 12 February 2026 8:18 PM

To: Gray, Leigh (Mayor) <cr.gray@brighton.tas.gov.au>

Subject: Joanne Gallagher

Please be aware that this message originated from an external source.
Exercise extreme caution with links and attachments.

Dear Councillors / Board Members,

I am writing to formally request the renewal of the lease for Technobeat Dance Studio at Weily Park Sports Ground.

Technobeat Dance Studio is a long-standing community-based program dedicated to providing accessible dance, cheer, and movement opportunities for children, youth, seniors, and families within our local area. Prior to securing the lease, I operated by hiring the hall through St John Ambulance, running programs from Saturday through Thursday and building strong community participation.

In early 2021, I was involved in a serious car accident that resulted in multiple surgeries, ongoing medical procedures, PTSD, and the loss of my employment within the disability sector. During this time, I was unable to drive and faced significant physical and emotional challenges. Despite these circumstances, I remained committed to maintaining the studio and continued to meet my lease obligations while working toward recovery.

As part of rebuilding both my health and the program, I volunteered at JRLF – Herdsmen Cove, delivering dance and movement sessions to kindergarten students and supporting early childhood motor skill development at our local daycare centre. These programs focused on coordination, confidence-building, teamwork, and physical literacy in a safe and inclusive environment.

In October 2024, I officially reopened Technobeat with Under 8s classes. Since then, the studio has steadily expanded and now offers:

Movement to Music & Skills programs

Dance classes

Cheer classes

Skill development clinics

Low-impact Seniors Zumba (commencing soon)

Zumba for broader community participation (planned for 2026)

Parent showcase displays

Monthly community performances (commencing March 2026)

Creative craft workshops supporting competition culture and community connection

Hair and make-up preparation workshops

A free PCYC Dance & Skills program for local youth

The PCYC partnership is particularly significant, providing free access to structured physical activity for young people in a safe, supervised studio environment. This supports youth engagement, health outcomes, social inclusion, and positive community pathways.

A secure lease is essential to the sustainability of Technobeat. Due to ongoing physical limitations resulting from my accident, operating under a casual hire arrangement is not viable. Transporting, assembling, and dismantling cheer flooring and equipment multiple times per week would place significant strain on my health and lead to rapid deterioration of essential equipment.

Without a permanent leased space, Technobeat would be forced to close permanently.

The loss of the studio would mean:

Reduced access to affordable physical activity programs for local families

Loss of structured youth engagement initiatives

Reduced opportunities for regional representation in dance and cheer

Loss of a safe, inclusive environment that supports wellbeing and community connection

Technobeat athletes have represented our community across Tasmania, Melbourne, Townsville, NSW, and the Gold Coast. I have personally represented Tasmania internationally in the United States for Cheer and have twice received the Community Coach Award for school involvement. Students from our studio have achieved scholarships, perpetual trophies, sportsmanship awards, medals, and state representation bids.

I have lived in this community for nearly 52 years and began dancing at five years old. I am deeply committed to ensuring programs remain financially accessible so that all children, regardless of background, have the opportunity to participate and thrive.

Beyond competitions and achievements, Technobeat contributes to broader council objectives by:

Encouraging active lifestyles

Supporting youth development and resilience

Creating safe recreational spaces

Strengthening community identity

Fostering social connection across age groups

The studio provides a permanent, safe training environment with appropriate flooring, equipment storage, a family waiting area, and facilities that allow us to operate professionally and safely. It is not just a training space—it is a community hub.

With lease renewal support from Council/the Board, I am confident Technobeat will continue to grow sustainably, expand community programs, and strengthen its contribution to local wellbeing and participation outcomes.

I respectfully request your consideration of this lease renewal and would welcome the opportunity to present further information or meet to discuss future growth and community impact.

Thank you for your time and consideration.

Kind regards,

Joanne (Jo) Gallagher
Owner & Head Coach
Technobeat Dance Studio
0418 990 691

Megan Braslin

From: technobeat.dance@bigpond.com
Sent: Friday, 6 March 2026 9:34 AM
To: Megan Braslin
Subject: Re: FW: Joanne Gallagher - Cr Request 2026/20 -Request for Further information

Please be aware that this message originated from an external source.
Exercise extreme caution with links and attachments.

Dear Board Members and Councillors,

I would like to provide an update on the progress of our community Cheer and Dance program and highlight the positive impact it is already beginning to have across the Brighton municipality.

On 28 February 2026, we held our Registration Day, which included a two-hour introductory session allowing participants to experience Cheer and Dance skills in a fun and welcoming environment. The event was very well received and demonstrated strong interest from local young people and their families.

At our first official session on Monday, 2 March 2026, we welcomed 12 participants to the Cheer program and 11 to Dance. Since then, several additional young people have expressed interest and are expected to attend our next session. Based on this interest, we anticipate participation increasing to approximately 16 Cheer and 14 Dance participants in the coming weeks.

At present, we have eight registered members, noting that families have a three-week period to finalise memberships. Based on current trial participation and enquiries, we expect membership numbers to continue growing over the coming weeks.

One of the most encouraging outcomes so far has been the diversity of participation across the Brighton region. Young people attending sessions have travelled from Bridgewater, Herdsmans Cove, Gagebrook, Brighton, Old Beach and New Norfolk, with both girls and boys actively involved. This demonstrates the program's role in providing accessible and inclusive opportunities for young people across multiple communities.

We are continuing to promote the program through local schools and social media to ensure more families are aware of the opportunity and that young people have access to safe, structured activities within their community.

A key focus of the program is maintaining affordability and accessibility for local families. We are working to keep participation costs as low as possible by sharing resources, encouraging community support and minimising unnecessary expenses. Our aim is to ensure financial barriers do not prevent young people from engaging in positive and healthy activities.

Our current weekly program includes:

- Mondays (3:15 pm – 7:00 pm, followed by clean-up)
- Solos and Duos practice (Starting soon)
 - Cheer group training

- Dance group training
- Additional Solos/Duos development (Starting soon)

Tuesdays (3:15 pm – 6:15 pm, followed by clean-up)

- Solos/Duos practice (Starting soon)
- Free PCYC youth session

Thursdays (currently in planning)

- Low-impact Zumba classes for seniors, designed to encourage gentle physical activity and social connection for older residents.

Weekends (currently in planning)

- Tiny Tots movement-to-music sessions
- Practice sessions for our monthly community performance at Dining with Friends
- Ongoing coach development and training to ensure our team remains up-to-date with Cheer and Dance skills, safety requirements and competition rules.

We are also planning additional Skill Clinics and Craft Days, which will provide further opportunities for skill development, creativity and community engagement.

As part of our commitment to maintaining the facility, every session includes a clean-up period of 30–90 minutes to ensure the venue remains safe and well presented. This includes packing away equipment, sweeping and vacuuming mats, washing floors, checking and cleaning toilets, and ensuring the facility is left secure and presentable.

We have already begun contributing to other community initiatives. Recently, our group provided a mini performance at the Dining with Friends event held at the Brighton Civic Centre. This helped bring an additional 17 attendees to the event and created a positive outcome for both the organisers and our young performers — a genuine community partnership that benefited everyone involved.

The program is already demonstrating strong potential to:

- Encourage youth participation in healthy physical activity
- Provide positive after-school engagement
- Strengthen community connections across multiple suburbs
- Support intergenerational activities, including planned senior programs
- Contribute to local community events

With continued support, we believe this initiative can grow into a valuable and ongoing community program for the Brighton area, providing opportunities for young people to build confidence, teamwork and skills while strengthening community participation.

By allowing Technobeat Dance Studio to continue leasing the facility, Council is directly supporting a low-cost, community-driven program that provides accessible recreational opportunities for young people and families across the Brighton municipality. Continued access to the space enables us to keep participation costs affordable, expand youth engagement and deliver programs that contribute positively to community wellbeing, social connection and active lifestyles for residents of all ages.

Kind regards,

Joanne (Jo) Gallagher
Owner & Head Coach

From: HGA Manager
Sent: Wednesday, 4 March 2026 3:02 PM
To: Megan Braslin <Megan.Braslin@brighton.tas.gov.au>
Subject: HGA Rent reduction submission (March 2026 OCM)

Hello Megan,

The Board of Hobart Gymnastics Academy would like to request some financial assistance in the form of a continuation of the 50% rent reduction for our gym at Hurst St. Bridgewater. Our most recent audited accounts for 2024 are attached for you information.

Kind Regards

Aaron Drinkwater

President Hobart Gymnastics Academy Inc.



**Hobart Gymnastics
Academy** (Mon, Wed,
Thurs, Fri)

Ph.: 03 6263 3460

Email: Manager@hga.org.au

Web: www.hga.org.au

www.hobartgymnasticsacademy.com

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Risk Appetite Statements

Brighton Council
March 2024



1.6342

Contents

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Section 1

Executive Summary

Risk Appetite is an articulation of an organisation's willingness to take, retain or accept risk and, because it operates at Strategic and Operational levels, it is an integral part of any risk management capability. In order to influence strategies and objectives it should be considered and reviewed during Strategic Planning. Additionally, risk appetites are a key influence, along with the cost/benefit of mitigation considerations, when determining the Target Risk Ratings of specific risks. Understanding and applying effective Risk Appetite considerations is highly beneficial in managing risk.

Brighton Council ("Council") has articulated its appetite for taking, retaining or accepting risk through qualitative Risk Appetite Statements that are based on nominated Risk Categories. Council has chosen to identify its risks within 10 Risk Categories that contain primary and secondary positions of Risk Appetites.

Through a workshop exercise involving the Councillors, the Executive Team and Directors, Risk Appetite levels have been determined for each of Council's Risk Categories. The Risk Appetite levels produced are based on an ordinal scale of four levels: **Avoid**; **Resistant**; **Accept**; and **Receptive**. In this order, the levels provide an indication of an increasing willingness to take, retain or accept risk, where Avoid and Resistant are considered more conservative, and Accept and Receptive are considered more risk-taking.

Council has a Primary Risk Appetite position that is considered moderately conservative. Of the ten Risk Categories, there are none with a primary risk appetite of Receptive and only two with a Primary Risk Appetite of Accept (20%). The remaining eight Risk Categories have a Primary Risk Appetite level of Resistant (60%) and Avoid (20%).

Seven of the ten Risk Categories have a Secondary Risk Appetite distributed across three of the four risk appetite levels (the exception being the Resistant level). **Six out of seven Risk Categories which had a Secondary position, shifted towards a less conservative appetite (Accept or Receptive) while a single risk had a more conservative Secondary Appetite (Resistant to Avoid).**

The three Risk Categories without a secondary position were Health and Safety, Environment, Heritage and Sustainability and Governance Legal & Compliance. Council did not require a Secondary Risk Appetite Statement for the aforementioned, as the primary rating reflected Council's position at all times towards mitigating threats towards these Risk Categories.

The distributions of Primary and Secondary levels of Risk Appetite for Council are illustrated in Diagrams 1 and 2.

Risk Appetite Statements provide guidance on Council's appetite for risk with regard to certain Risk Categories and should be used in conjunction with other variables during decision making, when taking, retaining or accepting risk.

Risk Appetite Distribution

Diagram 1 – Primary Risk Appetite distribution for Brighton Council

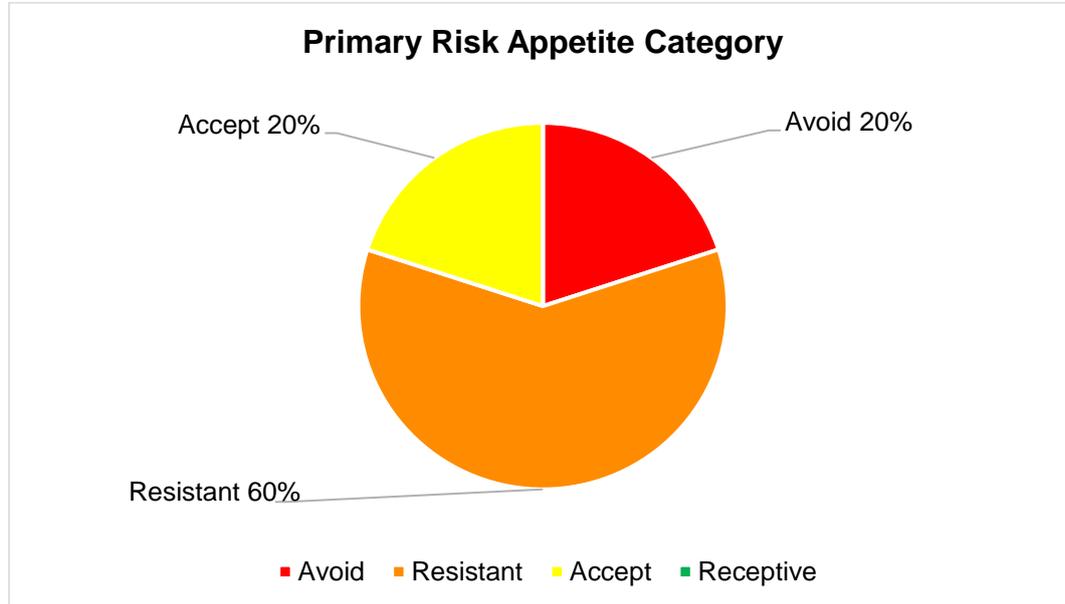
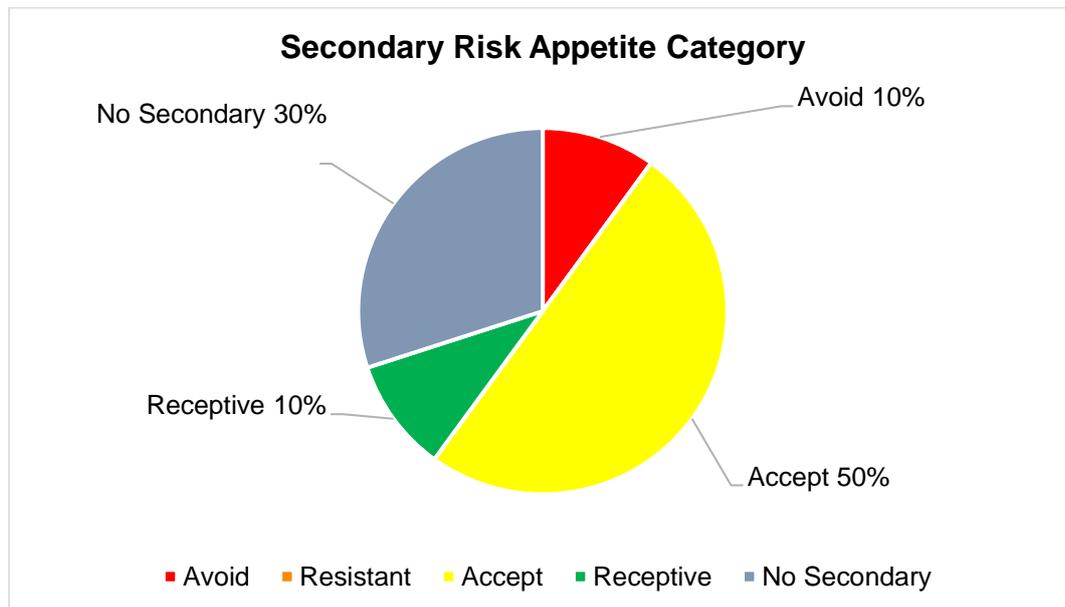


Diagram 2 – Secondary Risk Appetite distribution for Brighton Council



An important caveat to well-articulated qualitative Risk Appetite Statements is that they are, by their nature, not readily measurable (quantitative). In order to fully operationalise the concept of Risk Appetite, the development of several representative Risk Tolerance Metrics for each Risk Category is required. These tolerances will provide an adjustable and ongoing ability to measure whether Council continues to operate within its stated Risk Appetites.

Section 2

Risk Appetite Summary

The Risk Appetite Statements for Brighton Council are based on the amount of risk that the Council is willing to take, retain or accept in pursuit of its objectives over the life of the current Council Plan period. Appetites for risk can vary across the different operations in pursuit of Strategic Objectives. Therefore, Council’s Risk Appetite Statements have been developed against each of Council’s Risk Categories. These Statements use a four-level ordinal scale to indicate the amount of risk Council is willing to take, retain or accept for each category. Table 1 illustrates the four-level ordinal scale, with a definition for each.

Table 1 – Risk Appetite Levels and Definitions

AVOID	RESISTANT	ACCEPT	RECEPTIVE
(little-to-no appetite)	(small appetite)	(medium appetite)	(larger appetite)
Avoidance of adverse exposure to risks even when outcome benefits are higher	A general preference for safer options with only small amounts of adverse exposure	Options selected based on outcome delivery with a reasonable degree of protection	Engagement with risks based more on outcome benefits than potential exposure

Table 2, provides a summary of Council’s Risk Appetite positions across its identified Risk Categories. Each category has one coloured cell, which represents the Primary Appetite position and one ‘greyed’ cell, which represents the Secondary Appetite position for those categories with an identified Secondary Appetite.

These positions are defined as follows:

Primary Appetite: indicates a general appetite for taking, retaining or accepting risk for the given risk category.

Secondary Appetite: indicates an appetite-by-exception position for taking, retaining or accepting risk in specific circumstances. It is not necessary for all risk categories to have a Secondary Appetite position.

Table 2 – Summary of Council’s Risk Appetite Positions

Risk Category	Avoid	Resistant	Accept	Receptive
Financial Management		Primary	Secondary	
People & Culture		Primary	Secondary	
Health & Safety	Primary			
Reputational		Primary	Secondary	
Environment, Heritage & Sustainability			Primary	
Governance, Legal & Compliance	Primary			
IT & Cybersecurity	Secondary	Primary		
Infrastructure & Asset Management		Primary	Secondary	
Business & Service Delivery		Primary	Secondary	
Strategic Projects			Primary	Secondary

Section 3

Risk Appetite Statements

The tables below contain the Primary and Secondary Risk Appetite Statements for each Risk Category of Brighton Council. These statements are qualitative in nature and designed to provide an indication of Council’s general position when deciding to take, retain or accept risk, in pursuit of its Strategic Objectives.

▲ ▲ ▲ ▲ ▲ - Indicates the Secondary Risk Appetite

Financial Management

	Level	Risk Appetite Statement
	Resistant	<p>To achieve its objectives, Council is Resistant to risk relating to its Financial Management activities and obligations. Council prefers safer options with only small amounts of adverse exposure.</p> <p>▲ However, in certain circumstances, Council will Accept options based on outcome delivery where there remains a reasonable degree of protection.</p>

People & Culture

	Level	Risk Appetite Statement
	Resistant	<p>To achieve its objectives, Council is Resistant to risk relating to its People & Culture. Council has a general preference for safer options with only small amounts of adverse exposure.</p> <p>▲ However, in certain circumstances, Council will Accept options based on outcome delivery where there remains a reasonable degree of protection.</p>

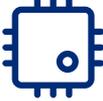
Health & Safety		
	Level	Risk Appetite Statement
	Avoid	<p>In respect to outcomes relating to Health & Safety, Council will Avoid risk where possible. Council maintains an avoidance of adverse exposure to risks, even when outcome benefits are higher.</p> <p>▲ Council does not feel that a Secondary Risk Appetite is necessary for this Risk Category.</p>

Reputational		
	Level	Risk Appetite Statement
	Resistant	<p>Council is Resistant to risk relating to its Reputational objectives. Council has a general preference for safer options with only small amounts of adverse exposure to the reputation of its people and organisation.</p> <p>▲ However, in certain circumstances, Council will Accept options based on outcome delivery where there remains a reasonable degree of protection.</p>

Environment, Heritage & Sustainability		
	Level	Risk Appetite Statement
	Accept	<p>Regarding Environment, Heritage & Sustainability, Council has a medium appetite for risk in achieving its objectives, and will Accept exposures, based on outcome delivery with a reasonable degree of protection.</p> <p>▲ Council does not feel that a Secondary Risk Appetite is necessary for this Risk Category.</p>

Governance, Legal & Compliance		
	Level	Risk Appetite Statement
	Avoid	<p>Council will Avoid risk where possible for matters relating to its obligations across Governance, Legal & Compliance. Council maintains an avoidance of adverse exposure to risks, even when outcome benefits are higher.</p> <p>▲ Council does not feel that a Secondary Risk Appetite is necessary for this Risk Category.</p>

IT & Cybersecurity

	Level	Risk Appetite Statement
	Resistant	<p>Council is Resistant to risk relating to its IT & Cybersecurity objectives. Council has a general preference for safer options with only small amounts of adverse exposure to its systems.</p> <p> However, in certain circumstances, Council will Avoid exposure to risk as much as practicable, to its IT & Cybersecurity systems.</p>

Infrastructure & Asset Management

	Level	Risk Appetite Statement
	Resistant	<p>Council is Resistant to risk relating to its Infrastructure & Asset Management. Council has a general preference for safer options with only small amounts of adverse exposure.</p> <p> However, in certain circumstances, Council will Accept options based on outcome delivery where there remains a reasonable degree of protection.</p>

Business & Service Delivery

	Level	Risk Appetite Statement
	Resistant	<p>Council is Resistant to risk relating to its Business & Service Delivery objectives. Council has a general preference for safer options with only small amounts of adverse exposure.</p> <p> However, in certain circumstances, Council will Accept options based on outcome delivery where there remains a reasonable degree of protection.</p>

Strategic Projects

	Level	Risk Appetite Statement
	Accept	<p>Regarding objectives associated with Strategic Projects, Council will generally Accept risks, where there remains a reasonable degree of protection.</p> <p>▲ However, in carefully evaluated circumstances, Council will be Receptive towards some risks, based more on outcome benefits than potential exposure.</p>

Conclusion

The Risk Appetites expressed in this document will provide guidance to decision-makers as to where Council's general position is with regard to the level of risk it is willing to take, retain or accept in pursuit of its objectives over the life of the current Council Plan period. The statements should be considered and reviewed during Strategic Planning and can be used as an influence when determining whether to increase or decrease control activity on specific risks, or whether to pursue opportunities.

Additionally, it is better practice to review the Risk Appetite Statements thoroughly at least on a semi-annual basis and also every time there is a substantial shift in Brighton Council's operating environment.

The development of Risk Appetite Statements will help Council to continue an upward trajectory towards risk management maturity, and ultimately facilitate a capability for robust, repeatable and consistent quality decision-making.

Next Steps

If more robust guidance is required, then Council should implement quantifiable Risk Tolerances for each of its Risk Categories. These tolerances will provide guidance on whether the Risk Appetite levels are set appropriately as well as provide indicative measures of whether Council is operating within its expressed appetite level for taking risks.

Contacts

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POLICY NAME: GENERAL RATE WAIVER - FIRST HOME OWNER NEW BUILD

POLICY No: 1.10

PURPOSE:

The purpose of this policy is to support first home ownership and housing development within the municipal area by providing a temporary financial concession on the General Rate. Eligible first home owners who construct a new residence will have the General Rate waived for the first 12 months.

SCOPE:

This policy applies to newly constructed residential dwellings where the applicant is a first home owner and has received approval for the Tasmanian Government First Home Owner Grant (FHOG) scheme.

DEFINITIONS:

First Home Owner Grant (FHOG) – A grant available to first home owners who build a new residence in Tasmania.

First Home Owner – an individual who qualifies as a first home owner under the FHOG scheme and has received approval for a FHOG payment.

General Rate – the General Rate levied by Council on rateable land under the Local Government Act 1993, excluding any service charges, fees, levies, penalties or other charges.

New Residential Dwelling – a newly constructed residential dwelling that has not previously been occupied.

Service Charges – charges levied by Council for specific services such as waste management service charges and fire service rates charges

Waiver period – 12 month period from the date the property is rated as a dwelling.

POLICY:

Council will waive the **General Rate** on eligible properties for a period of 12 months from the date the property becomes rateable (date of occupancy), subject to the eligibility criteria being met.

Eligibility Criteria

To be eligible for the General Rate Waiver, all of the following criteria **must** be met:

- The property must be a newly constructed residential dwelling.
- The applicant must be a first home owner.
- The applicant must provide evidence of approval for the FHOG payment.
- The application must relate solely to the General Rate component of Council rates.
- The property must be rated as a dwelling and be issued with an occupancy certificate.

Exclusions

This policy does not apply to:

- Existing dwellings or renovations.
- Investment properties.
- Applications not supported by proof of FHOG payment approval.
- Service charges, fees, levies or any other rates other than the General Rate.

Commencement and Duration

The General Rate waiver will apply for a maximum period of 12 months from the date the property first becomes rateable as a dwelling.

Application Process

- Applicants seeking the General Rate Waiver must apply to Council's Chief Executive Officer with all supporting documentation as outlined in the 'Eligibility Criteria' section above.
- Council may request additional information where required to confirm eligibility under this policy.
- Late or retrospective applications will not be accepted unless otherwise determined by the Chief Executive Officer.
- The Chief Executive Officer will have the authority to assess and approve all applications submitted under this policy.

Change in Circumstances

Applicants must notify Council, if the following occurs during the waiver period:

- The property is sold or transferred.
- The applicant ceases to occupy the property as their principal place of residence.
- The FHOG approval is withdrawn or cancelled.

Where eligibility ceases, Council may revoke the waiver and reinstate the General Rate from the date eligibility changed.

Compliance and Review

Council reserves the right to review eligibility at any time.

If an application is found to contain false or misleading information, Council may recover any rates waived under this policy.

REFERENCES:

Local Government Act 1993

First Home Owner Grant – State Revenue Office of Tasmania

ADMINISTRATIVE DETAILS:

Policy compiled: March 2026

Adopted by Council:

To be reviewed: March 2027

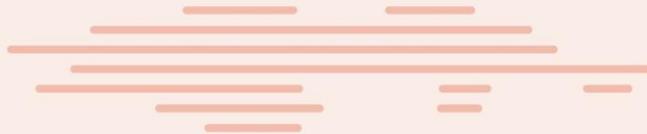


Brighton Council

Corporate Emissions Reduction Plan

Prepared by Milly Burgess
March 2026





We acknowledge the traditional owners who once walked this country: the Mumirimina people.

The Mumirimina belonged to the Oyster Bay tribe. This was the largest tribe in Tasmania and covered 8000 square kilometres. kotalayna levee in Brighton was a significant meeting place where hundreds of generations of Aboriginal families hunted, gathered, corroboreed, camped and traded.

In the course of colonisation, dispossession of the Mumirimina was early, rapid and extensive.

We acknowledge the Tasmanian Aboriginal Community today as the continuing custodians of this land, and pay our respects to Elders past and present.

Through our words and actions we strive to build a community that reflects and respects the history and hopes for all the people of Brighton.



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Purpose of Emissions Reduction Plan

An emissions reduction plan is necessary to:

1. Map a path to 85% emissions reduction by 2030 on 2021 levels and net zero emissions by 2035
2. Map a path to 100% renewable electricity by 2030
3. Understand the cost involved in emissions reduction activities and plan for this expense
4. Understand how emissions reduction activities fit into the 10-year plan
4. Plan for future assets and their management

Alignment to Brighton Council Strategy

This document is directly aligned with the Brighton Council Strategy 2023-2033. It specifically relates to the following strategies:

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

- 1.2 Build resilience and opportunity

GOAL 2: Ensure a sustainable environment

- 2.1 Acknowledge and respond to the climate change and biodiversity emergency
- 2.4 Ensure strategic planning and management of assets has a long-term sustainability and evidence-based approach

GOAL 3: Manage infrastructure and growth effectively

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

GOAL 4: Ensure a progressing and Caring Council

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

Definitions

Carbon dioxide equivalent (CO₂-e): Is a way to measure and compare the warming effect of different greenhouse gases (GHGs) relative to carbon dioxide (CO₂). It expresses the warming potential of other GHGs in terms of the amount of CO₂ that would cause the same amount of warming. This allows for a standardised way to track and compare emissions from various sources, even though they may contain different GHGs.

Carbon offsets: Carbon offsets are used by a company or organisation to compensate for what they are emitting and thereby decrease their net emissions. Offsetting involves purchasing carbon credits. Typically, one credit permits the emission of one tonne of carbon dioxide equivalent.

Emissions factor: A coefficient that quantifies the amount of greenhouse gas released into the atmosphere for a specific activity or process.

GHG Protocol: The world's most widely used greenhouse gas accounting standards and guidance.

Methane commitment method: Estimates the total methane that will be produced over the entire lifespan of waste placed in a landfill, regardless of when it is emitted.

Net zero emissions: An overall balance between greenhouse gas emissions produced and greenhouse gas emissions taken out of the atmosphere, allowing for the offsetting of emissions through carbon removal or credits.

Power purchase agreement: electricity buyers agree to buy power and/or Large Generation Certificates from a renewable energy project (currently solar or wind farms) at a fixed price over a longer-term.

Real zero emissions: Zero emissions are created or released.

Renewable electricity: Electricity produced using natural resources that are abundant and able to be constantly renewed, including the sun, wind, and water.

Virtual solar sharing: Allows a business with multiple locations to share excess solar energy with other sites within the organisation. Virtual solar sharing can reduce energy costs by offsetting energy consumption from the grid across a business.

Virtual power plant: A network of interconnected distributed energy resources, like solar panels and batteries, that can be remotely managed and coordinated to act as a single, larger power plant. This allows for the collective management of renewable energy and offers benefits to both the grid and individual participants.

Where are we headed?

Targets

The corporate emissions reduction and renewable electricity targets outlined in Brighton's Climate and Resilience Strategy 2023 include:

- An 85% reduction of corporate greenhouse gas emissions on 2021 levels by 2030;
- Net zero corporate greenhouse gas emissions by 2035; and
- 100% corporate renewable electricity by 2030.

Defining targets

Corporate emissions

Brighton Council's corporate emissions as measured in the baseline year of 2021 include all Scope 1 and 2 emissions and one source of Scope 3 emissions.

- Scope 1 emissions are known as direct emissions from sources controlled or owned by Brighton Council. This includes the gas used in Council owned buildings and the petrol and diesel used for the vehicle fleet and plant.
- Scope 2 emissions are known as indirect emissions, which are associated with the purchase of electricity. This includes metered electricity used by Council owned assets and unmetered electricity used for municipal street lighting.
- Scope 3 emissions include all other indirect emissions generated through the purchase or provision of goods and services. For the purposes of Brighton Council's corporate emissions, the single source of scope 3 emissions included is from municipal waste managed by Council.

To meet the target of net zero emissions by 2035, Council must not produce more corporate greenhouse gas emissions than are taken out of the atmosphere. This will require Council to focus on genuine emissions reductions at the source and only use carbon offsets as a last resort.

Renewable electricity

To meet the target of 100% renewable electricity, Council must be producing and/or purchasing renewable energy equivalent to the amount of energy used by mains electricity and street lighting each year.

Where did we come from?

Baseline data

The baseline year for Brighton's corporate emissions is FY2020/21 (referred to as 2021). A baseline year is crucial for emissions assessment as it provides a reference point against which future emissions reductions can be measured.

All emissions

Brighton Council's total corporate greenhouse gas emissions for 2021 was 11,670 tonnes of carbon dioxide equivalent (tCO₂-e). Emissions are most significantly from landfilled waste (96%), followed by fleet fuel (3%), electricity (1%), organic waste and gas (<1%) (Table 1).

Table 1. Breakdown of emission sources and their contribution to overall emissions

Emissions Source	Emissions (tCO ₂ -e)	% of total emissions
Gas	0	0%
Fleet Fuel	309	3%
Scope 1 total	309	3%
Electricity	108	1%
Scope 2 total	108	1%
Landfilled waste	11,252	96%
Organic waste	1	<0%
Scope 3 total	11,252	96%
Total emissions	11,670	100%

To reach the 85% emissions reduction target by 2030, Council's total emissions should be no more than 1,750 tCO₂-e.

Scope 1 & 2 emissions

Considering the equation without Scope 3 emissions from waste, total emissions from the baseline year would be 417 tCO₂-e.

To reach the 85% emissions reduction target by 2030, total emissions should be no more than 63 tCO₂-e.

How are we doing?

All emissions

The results of the most recent emissions inventory from 2024/25 show that there has been a 43% reduction in emissions since 2021, which equates to a reduction of 5,036 tCO₂-e. Most of the emissions reductions have come from waste and can be attributed to the addition of FOGO kerbside collection and a change of landfill supplier that utilises gas capture.

Table 2. Comparison of Scope 1, 2 & 3 emissions from 2021 (baseline) to 2025 (current)

Emissions Source	2020/2021 (baseline)		2024/2025 (current)		Change from baseline	
	Emissions (tCO ₂ -e)	% of total emissions	Emissions (tCO ₂ -e)	% of total emissions	Emissions (tCO ₂ -e)	Emissions change (%)
Gas	0	0%	22	<1%	+22	N/A
Fleet Fuel	309	3%	260	4%	-49	-16%
Scope 1 total	309	3%	282	4%	-27	-9%
Electricity	108	1%	82	1%	-26	-24%
Scope 2 total	108	1%	82	1%	-26	-24%
Landfilled waste	11,252	96%	6,211	94%	-5,041	-45%
Organic waste	1	0%	59	1%	+58	5800%
Scope 3 total	11,253	96%	6,270	95%	-4,983	-44%
TOTAL	11,670	100%	6,634	100%	-5,036	-43%

To reach the 85% emissions reduction target by 2030, total emissions would need to be reduced by an additional 4,884 tCO₂-e. This would require further significant efforts to reduce emissions, particularly from waste. Our targ

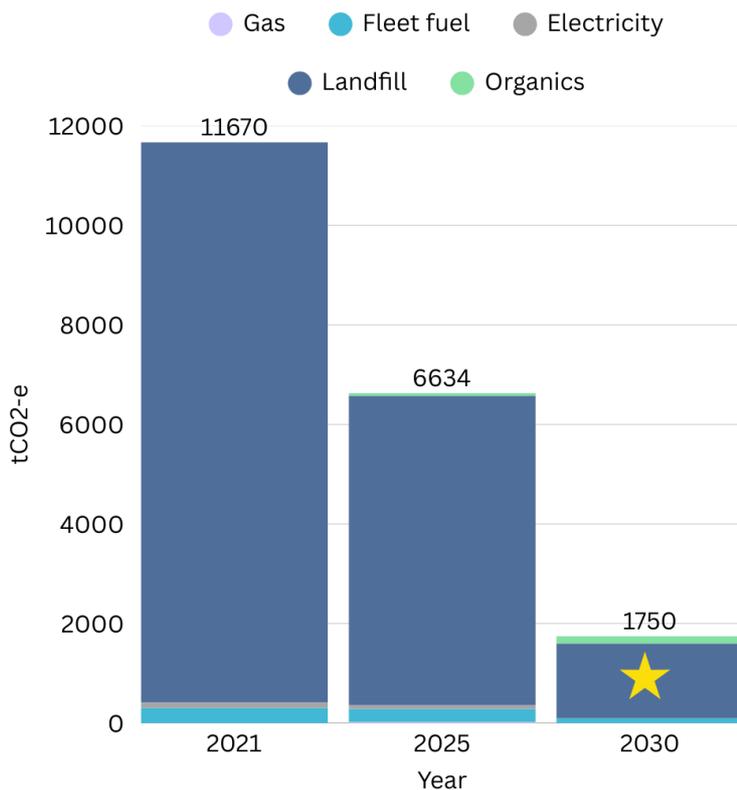


Figure 1. Scope 1, 2 & 3 emissions over time

Scope 1 & 2 emissions

When considering only Scope 1 and 2 emissions, there has been a 13% reduction in emissions since 2021, which equates to a reduction of 53 tCO₂-e. This has resulted from a combination of reductions in fleet fuel and electricity emissions.

Table 3. Comparison of Scope 1 & 2 emissions from 2021 (baseline) to 2025 (current)

Emissions Source	2020/2021 (baseline)		2024/2025 (current)		Change from baseline	
	Emissions (tCO ₂ -e)	% of total emissions	Emissions (tCO ₂ -e)	% of total emissions	Emissions (tCO ₂ -e)	Emissions change (%)
Gas	0	0%	22	6%	+22	N/A
Fleet Fuel	309	74%	260	71%	-49	-16%
Scope 1 total	309	74%	282	77%	-27	-9%
Electricity	108	26%	82	23%	-26	-24%
Scope 2 total	108	26%	82	23%	-26	-24%
TOTAL	417	100%	364	100%	-53	-13%

To reach the 85% emissions reduction target by 2030, total emission would need to be reduced by a further 301 tCO₂-e. This would require eliminating emissions from gas and electricity, as well as significant emissions reductions from fleet fuel.

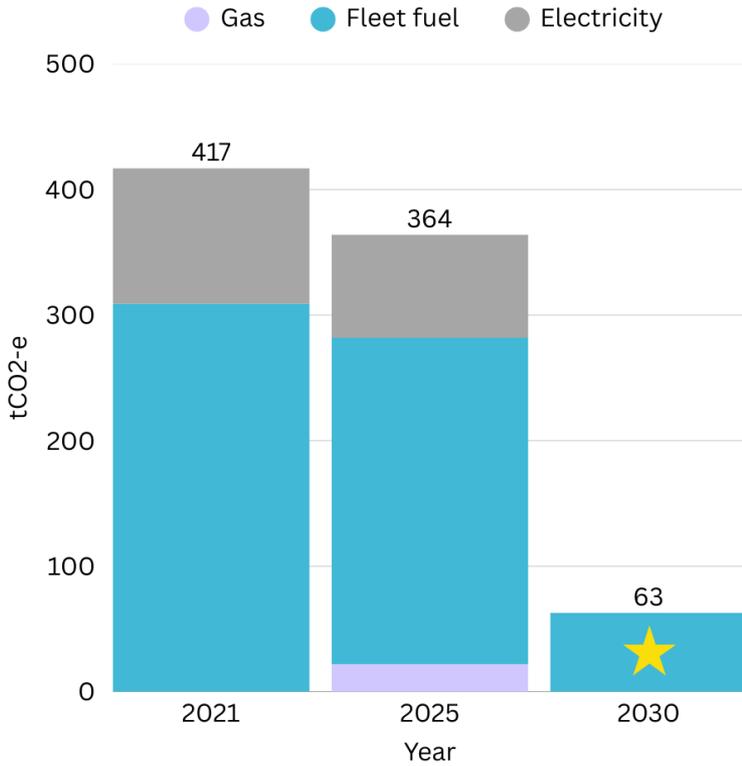


Figure 2. Scope 1 & 2 emissions over time

Sources of emissions

To understand where there are opportunities for emissions reductions, it is important to first understand the sources of emissions and how they are calculated. The following sources of emissions have been ordered from highest to lowest in their contribution to the overall emissions profile.

Landfilled waste

Emissions calculations

Landfilled waste is the greatest source of emissions for Brighton Council.

Emissions calculations for landfill include:

- All general waste that is managed by the council through kerbside collection services
- All general waste collected at the Waste Transfer Station

Emissions calculations for landfill exclude:

- Emissions associated with the transport of waste, and from the fuel or energy used at the treatment or disposal facility
- Emissions from hard waste collection
- Emissions from old landfill sites

Emissions from landfilled waste are calculated by using the methane commitment method. This involves multiplying the total tonnage of waste sent to landfill in one year by an emissions factor. Two further elements are then considered in this calculation if relevant to the landfill. These are: 1) the gas capture efficiency of the landfill; and 2) the percentage of carbon credits sold from the process of gas capture and combustion. The higher the gas capture efficiency, the lower the emissions. However, the higher the percent of carbon credits sold, the higher the emissions, as Council cannot claim the emissions reductions for carbon credits sold.

Reducing emissions

To reduce emissions from landfilled waste, there must be a reduction in the tonnage of waste taken to landfill. This involves considering the waste hierarchy to avoid, reduce, reuse, and recycle items rather than sending them to landfill. While educational campaigns could be used to target waste reduction at all levels of the hierarchy, it is likely that council would initially focus on the lowest rung of the hierarchy to ensure waste is separated into the correct stream (i.e., general waste, recycling, and FOGO) and there is minimal contamination of each stream. With greater resources and/or collaboration between councils and state government, more ambitious actions could be taken to move towards a more circular economy.

Understanding the current composition of landfill waste will help to inform targeted campaigns or education programs. A 2025 waste audit was conducted by MRA Consulting Group on ~130 household kerbside bins in the suburb of Brighton. The audit found that general waste bins contained 22% organic materials and 29% recyclable materials that could have been diverted to the FOGO or recycling bin. Eight other southern Tasmanian councils also participated in the audit, which found that on average the general waste bins

contained 37% organic materials and 29% recyclable materials. Together, the specific data for Brighton, and the average data across 9 suburbs of Southern Tasmania provide an indication of where there are opportunities to reduce landfilled waste through the diversion of recyclables and organics. A particular focus on removing food and garden organics from landfill will have the greatest impact on emissions. This is because when organic waste decomposes in a landfill, it produces methane, which is a far more potent greenhouse gas than carbon dioxide. Thus, diverting organic waste from landfill is a highly effective way to reduce emissions from waste.

Possible emissions reductions

An education campaign may have varying degrees of success in reducing recyclables and organics entering landfill. If a campaign resulted in a diversion of 5% of total landfilled waste from the 2024 tonnage, it would result in a reduction of 292 tCO₂-e. However, if a campaign could divert 33% of total landfilled waste from the 2024 tonnage, it would result in a reduction of 1,942 tCO₂-e. It is important to note that this is a very rudimentary estimate and does not include any increase to organic waste emissions as a result of diverting organics from landfill.

In addition to diverting materials away from landfill, it is also possible to investigate the role of carbon credits from gas capture in reaching zero emissions. Carbon credits are sold for the methane that is captured and used to generate electricity at Copping landfill. By purchasing these carbon credits another organisation can produce emissions to that amount or offset their own emissions by retiring the credits. To ensure the emissions savings from gas capture at Copping landfill is realised by Brighton Council, it would be necessary to purchase those credits or negotiate with Copping/Southern Waste Solutions to stop selling them. Possible emissions reductions from this action will depend on the amount of waste being sent to landfill after other actions have been implemented.

Actions to get to net-zero emissions

1. Develop a Waste Management Strategy for Brighton Council in line with state and federal waste strategies and emissions reduction plans
2. Conduct a more comprehensive audit on kerbside bins and analyse data by suburb to understand differences across the municipality
3. Develop a targeted waste campaign or education program to reduce recyclables and organics going to landfill that is monitored and evaluated for effectiveness
4. Collaborate with other southern councils on effective messaging around waste reduction and correct disposal
5. Discuss carbon credits from gas capture at Copping with Southern Waste Solutions and opportunities for purchasing them or reducing the sale of them over time
6. Create a dedicated Waste Officer role at Council to undertake or coordinate the above actions

Enablers and challenges

Enablers

- The increase of the Landfill Levy from 1 July 2024 provides financial incentive for the council to reduce waste sent to landfill.
- Brighton has a strong commitment to waste education, and this has been resourced.

- The proposed new Waste Transfer Station will help to reduce waste going to landfill (though this is still years away).

Challenges

- Waste is a source of emissions that is largely generated by the community and is not easily controlled by the council.
- Brighton has a growing population, which without intervention, will correspond with greater amounts of waste.
- Brighton currently does not have a Waste Management Strategy to inform or lead actions to reduce waste.

Fleet Fuel

Emissions calculations

Fleet fuel is the second largest source of emissions for Brighton Council.

Emissions calculations for fleet fuel include:

- All petrol and diesel purchased on a Brighton Council fleet fuel card

Emissions calculations for fleet fuel exclude:

- Any petrol or diesel not purchased with a fleet fuel card (i.e., Council credit card or personal card that is reimbursed)

Emissions from fleet fuel are calculated by multiplying the total litres of petrol and diesel by their respective emissions factor.

Reducing emissions

To reduce emissions from fleet fuel, there must be a reduction in the use of fuel being consumed by the fleet. Achieving this reduction should involve identifying opportunities to avoid or reduce fuel consumption (e.g., by meeting online rather than in-person or promoting efficient driving habits). Further reductions will also come from the electrification of fleet and plant where possible. It is important to note that most emissions from fleet fuel is generated by major plant and large trucks, so targeting these will have the greatest impact, though may be more difficult or costly than actions related to the commuter fleet. Additionally, while emissions from fleet fuel will decrease with the electrification of the fleet, emissions from electricity will increase unless Council is able to source 100% renewable electricity for vehicle charging.

Possible emissions reductions

Based on an internal analysis of fleet fuel use in the 2024/25 financial year, approximately 20% of fuel use is from Council Chambers vehicles alone. Therefore, roughly 20% of fleet fuel emissions could be reduced relatively easily and immediately through the electrification of these vehicles. For more robust modelling of possible emissions reductions from fleet fuel, a fleet transition plan is advised.

Actions to get to net-zero emissions

1. Identify opportunities to avoid or reduce fuel consumption
2. Provide fuel efficient driver training to staff who operate trucks and large vehicles
3. Set transition targets for the electrification of the fleet

4. Strengthen the vehicle procurement policy
5. Develop a fleet transition plan that includes large vehicles and plant, and identifies the necessary infrastructure for an electric fleet
6. Understand staff perceptions of electric vehicles and the barriers to uptake, then address these and socialise the use and benefit of electric vehicles

Enablers and challenges

Enablers

- Electric vehicles are becoming more affordable, and the travel range is increasing.
- Fleet vehicles are replaced every three years, providing a window of opportunity for change.
- Installing more and faster charging stations at the council offices for fleet charging will enable greater uptake.

Challenges

- Avoiding or reducing fuel consumption may require changing habits, which can be difficult to achieve.
- Negative staff perceptions of electric vehicles currently hinders their uptake, while poor charging facilities at Council Chambers reinforce these views.
- There may not be economically viable or physically feasible low or zero emissions options for all vehicles and plant currently.
- Infrastructure upgrades will be required to accommodate an electric fleet.

Electricity

Emissions calculations

Electricity is the third largest source of corporate emissions.

Emissions calculations for electricity include:

- Metered electricity used by Council assets
- Unmetered municipal street lighting

Emissions calculations for electricity exclude:

- Electricity charged to Council but paid for by a third party (generally because a Council owned building is being leased by that third party)
- Electricity used at home to charge electric vehicles

Emissions are calculated by multiplying the electricity use for all council owned assets and street lighting in kilowatt hours (kWh) by the state electricity coefficient for that year. This is known as the location-based method for calculating emissions and takes into account the average emissions intensity of the electricity grid in Tasmania for that year.

For solar power systems, the electricity generated and used on site is taken to have zero greenhouse gas emissions. The electricity that is used on site has replaced electricity from the grid and is “behind the meter”, so this electricity does not appear on the invoices from the retailer. However, according to the GHG Protocol Scope 2 Guidance avoided emissions from excess solar being exported to the grid “are not necessarily equivalent to global emissions reductions from additional projects and should therefore not be used to reduce a company’s footprint.”

Reducing emissions

Reducing emissions from electricity requires consideration of the energy hierarchy. The hierarchy involves first reducing the amount of energy used. Second, improving energy efficiency. Third, producing renewable energy onsite, and finally, purchasing renewable energy.

It would make most sense to consider the energy hierarchy for each council owned asset and to develop a tailored plan for each based on the use and electricity demand.

When it comes to street lighting, there could be a reduction in energy use by ensuring all lights have the most energy efficient bulbs, with the remaining electricity use powered by renewable energy.

Electricity consumption for all buildings plus streetlighting in 2024 was approximately 620,000 kWh. Additional solar generation exported to the grid was approximately 70,000kWh. If this solar generation could be capitalised via virtual solar sharing, Council would need to generate an additional 550,000kWh* of electricity per year or purchase renewable energy to that amount to reach zero emissions and a target of 100% renewable electricity.

*Note that this amount reflects electricity use in 2024 and does not account for: 1) any energy efficiency measures that could be taken to reduce consumption; 2) additional future assets; 3) the solar and battery that will be installed at the Pontville Pavilion; or 4) the expected growth in demand for electricity over time as the fleet transitions to electric.

Possible emissions reductions

After gains have been made to reduce energy use and increase energy efficiencies, it is possible to reach zero emissions by producing and/or purchasing renewable energy to the total amount of electricity consumed.

Actions to get to net-zero emissions

1. Conduct an energy audit on each council owned asset to identify opportunities to reduce energy use. This could be done all in one go or building by building from largest electricity consumer to the smallest.
2. Replace the final 10% of streetlights with LED and ensure all new streetlights are installed with the most energy-efficient technology.
3. Identify opportunities for solar and battery installations that result in the most economical abatement.
4. Consider implementing virtual solar sharing (if/when available) and investigate potential benefits of participating in a virtual power plant.
5. Produce and/or purchase renewable energy equivalent to the amount of all remaining electricity consumption after solar installations OR investigate the potential for a power purchase agreement (with other councils)
6. Ensure all new built assets include solar panels (and a battery where relevant).

Enablers and challenges

Enablers

- There are clear financial benefits to reducing energy consumption and generating electricity on-site.
- TasNetworks is replacing older technology with LED as the existing street lights fail, which over time will further reduce electricity use.

Challenges

- Reducing energy consumption may require behaviour change, which can be difficult to achieve.
- Council's energy provider does not currently offer virtual solar sharing or virtual power plants.
- As further housing developments are established, the number of streetlights in the municipality will increase, which will also increase energy use and emissions, though this is expected to be minor.

Organic waste

Emissions calculations

Organic waste is the second smallest source of emissions.

Emissions calculations for organic waste include:

- Municipal-wide kerbside FOGO collection
- Green waste collected at the Waste Transfer Station

Emissions calculations for organic waste exclude:

- Emissions associated with the transport of organic waste, and from the fuel or energy used at the treatment or disposal facility

Emissions from organic waste is calculated by multiplying the total tonnage of organic waste by an emissions factor. These emissions come from small amounts of methane and nitrous oxide generated in the composting process.

Reducing emissions

Unlike other sources, an increase in emissions from organic waste can be a good thing if it is a result of additional organic waste being diverted from landfill. This is because for every tonne of organic waste that is diverted from landfill, there is an emissions saving of around 1.5 tCO²-e.

As there are still high levels of food and organic waste going to landfill, there are opportunities to significantly reduce landfill emissions through education and behaviour change campaigns that improve FOGO use and decrease contamination. However, this would mean a small increase in emissions in the organic waste stream.

Reducing food waste is an additional way to reduce the total amount of organic waste that exists, regardless of which bin it enters. There are specific opportunities to reduce food waste through behaviour change campaigns such as 'The Great Unwaste'.

Possible emissions reductions

It is unlikely that this source of emissions will go down in the near future, and if other waste initiatives are successful, emissions from organics may increase. Therefore, the easiest way to achieve net-zero emissions from organic waste would be to purchase or produce carbon credits that offset this emissions source.

Actions to get to net-zero emissions

*Note that most actions from landfilled waste will also contribute to organic waste

1. Utilise The Great Unwaste campaign and promote it through the municipality
2. Purchase carbon credits to offset organic waste emissions

Enablers and challenges

Enablers

- There are resources and learnings that can be used from other councils who are further along their FOGO journey.
- Brighton has a strong commitment to waste education, and this has been resourced.
- “The Great Unwaste” national campaign to reduce food waste is a targeted and well-resourced campaign that can be used by the Council.

Challenges

- Contaminated loads of FOGO end up back in landfill, which again increases emissions.
- Brighton has a growing population, which without intervention, will correspond with greater amounts of waste.
- Brighton currently does not have a Waste Strategy to inform or lead actions to reduce waste.

Gas

Emissions calculations

Gas is the smallest source of Council’s emissions.

Emissions calculations for gas include:

- Gas used by Council assets that Council pays the bill for

Emissions calculations for gas exclude:

- Gas usage charged to Council but paid for by a third party (generally because a Council owned building is being leased by that third party)
- Specialty gases used by the Works Depot

For LPG, emissions are calculated by multiplying the litres used by an emissions factor.

Reducing emissions

Most of the council’s gas usage is connected to hot water systems used for change room showers. The best way to reduce emissions from this source is to eliminate the use of gas completely by electrifying all gas systems and ensuring no new assets are built with gas connections.

Possible emissions reductions

It is possible to eliminate almost all gas through electrification. However, there may still be a requirement for specialty gases used by the depot, though these are not currently included in the emissions calculations.

Actions to get to net-zero emissions

1. Electrify all gas connections where possible
2. Ensure that no new assets are built with gas connections

Enablers and challenges

Enablers

- There is a financial incentive to electrify due to the price of gas.
- There is already funding to electrify the hot water system at the Pontville Regional Sports Centre, which is the largest user of gas.

Challenges

- It may not be possible to eliminate all gas use if there are specialty gases required by the works team.

Cost estimates of action

This section of the plan aims to provide a rough idea of the cost of each action outlined above, where there is a cost involved. Note that some actions still require scoping, and further actions will come from some actions listed here (e.g., a fleet transition plan provides information to then act on).

Table 4. Cost estimates for emissions reduction actions

Landfilled waste		
Action	Cost	Notes
Develop Waste Management Strategy	To be scoped or staff time by Waste Officer	This action will provide strategic direction for waste reduction efforts in the Brighton municipality.
Comprehensive kerbside waste audit	To be scoped	Ongoing measurement and waste audits will be important for developing targeted campaigns and monitoring changes over time.
Targeted waste campaign or education program	To be scoped or staff time by Waste Officer	It would be ideal for this to be a collective effort by councils in the south of Tasmania, particularly around getting organics out of landfill (for those who offer FOGO) or improving recycling practices.
Creation of Waste Officer role	Up to \$150,000 per year	There is a lack of staffing for the coordination of waste management, yet there is also a great opportunity for waste reduction across the municipality. Waste reduction will lead to both financial and emissions savings. This role could also take on tasks, such as developing the Waste Management Strategy, that would otherwise be contracted to a consultant.
Fleet fuel		
Action	Total cost	Notes

Fuel efficient driver training	To be scoped	This action should be repeated every 1-2 years. Kingborough Council has previously had success reducing fuel use with a course like this. It is likely that the course would pay itself back with the litres of diesel saved.
Fleet transition plan	\$28,000 + GST	The fleet transition plan will identify the most economical and effective way to electrify the fleet. It will outline the costs and savings associated with electrification, the infrastructure required for an electric fleet, and provide actions that can be included in the long-term financial plan and asset management plan. A fleet transition plan will be completed in the first half of 2026.
Electricity		
Action	Total cost	Notes
Energy Audit	\$15,000 for top 6 energy consuming buildings	Energy audits will identify opportunities to reduce energy use, improve energy efficiencies, and consider the benefit of solar/battery installation at each site. The energy audits will provide the foundations for all future energy upgrades. An energy audit has been completed for the Council Chambers in 2025.
Upgrade final 10% of streetlighting	To be scoped	Need more information on the previous bulk light changeover and why not all were completed. May not be worth doing based on cost per tonne of abatement.
Virtual solar sharing	Not currently available with Aurora.	Allows businesses with multiple locations to share the benefits of solar energy generation across their different sites. If one location produces more solar energy than it uses, that excess can be used to offset the energy consumption of another location, reducing overall energy costs.
Solar installation	~\$484,000 to meet current demand	The current renewable energy gap of 550,000kWh is roughly the equivalent of an additional 440kW solar system. If the cost of solar installation is approximately \$1,100 per kW, it would cost \$484,000 to install the amount of solar required to generate enough electricity for council use. This is a quick estimate that does not account for the addition of battery storage and whether there is the physical space for this amount of solar.

Purchase accredited Green Power from Aurora	An additional 6.023 cents / kWh (inc GST) = \$33,000 per year for current usage	For 550,000kWh, that would be an additional \$33,000 per year. However, this would only be used to bridge any gap between generation and consumption after all other actions are taken so the cost would be much lower. The price of Green Power may vary over time but is hopefully trending downwards.
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Organic Waste

Action	Total cost	Notes
Purchase carbon credits to offset all emissions	~\$40/tonne CO ₂ -e = \$4,000 per year	If we can divert a further 900 tonnes of organic material, or 16% of current landfilled waste, to the organic waste stream, emissions will increase to 100 tCO ₂ -e annually.

Gas

Action	Total cost	Notes
Electrify hot water system at Pontville Pavilion	\$152,000 (+GST)	Almost two thirds (63%) of all gas used by Council is at the Pontville Pavilion, both from the hot water system and the kitchen. This action has already been budgeted for and will go a long way to reduce emissions from gas.
Electrify Fergusson changerooms	To be scoped	Approximately a quarter of all gas used by Council is from the Fergusson Oval changerooms.
Electrify Gunn Oval changerooms	To be scoped	Just less than 10% of all gas used by Council is from the Gunn Oval changerooms.
Electrify Veterans Memorial Hall kitchen	To be scoped	This is currently not included in Council's emissions as the gas is used and paid for by the lessee of the hall. However, it accounts for a very small amount (<2%) of gas used at Council facilities.
Remove gas connections at Welly Park Sports Ground and Thompson Oval Changeroom	To be scoped	No gas bills for either of these sites during FY2023/24 but are listed on Supagas invoice as having a 210kg LPG bottle.

What is possible?

Based on current emissions, it is useful to consider what might be feasible in the next five years and what will be left to do to reach net zero by 2035. This section presents a likely scenario for Brighton Council based on some rudimentary calculations. The actual outcome in 2030 is highly dependent on many different factors and could easily be under- or over-achieved based on the willingness to invest in emissions reductions and the level of commitment from Council to take the required actions.

All emissions

To 2030

Table 5 below gives an indication of a possible scenario for Brighton Council by 2030. This includes eliminating all emissions from gas and electricity to meet the target of 100% renewable electricity by 2030. It also includes a 30% reduction in emissions from fleet fuel, largely from the electrification of the Council Chambers vehicles, as well as efficiency gains in some Depot vehicles and plant. Finally, it includes a 20% reduction in emissions from landfilled waste, largely from improved waste sorting practices that shift organics and recyclables from general waste bins to their dedicated bin. This will slightly increase organic waste emissions as a result. Importantly, this reduction in waste emissions is only likely to be realised if there is a dedicated staff member focused on waste management and reduction.

Table 5. Possible emissions reductions from 2025 to 2030 for Scope 1, 2 & 3 emissions

Emissions Source	2025 emissions (tCO ₂ -e)	2030 possible emissions (tCO ₂ -e)	Change from 2024 to 2030 (tCO ₂ -e)	% change from 2024 to 2030
Gas	22	0	-22	-100%
Fleet Fuel	260	182	-78	-30%
Scope 1 total	282	182	-100	-35%
Electricity	82	0	-82	-100%
Scope 2 total	82	0	-82	-100%
Landfilled waste	6,211	4,968	-1,242	-20%
Organic waste	59	100	+41	+72%
Scope 3 total	6,270	5,068	-1,201	-19%
Total emissions	6,634	5,250	-1,384	-21%

If total emissions in 2030 were 5,250 tCO₂-e, this would be a reduction of 6,420 tCO₂-e since 2021, equating to a 55% reduction in emissions. As can be seen in Figure 3 below, this would leave Brighton Council short of its 85% emissions reduction target by 3,500 tCO₂-e.

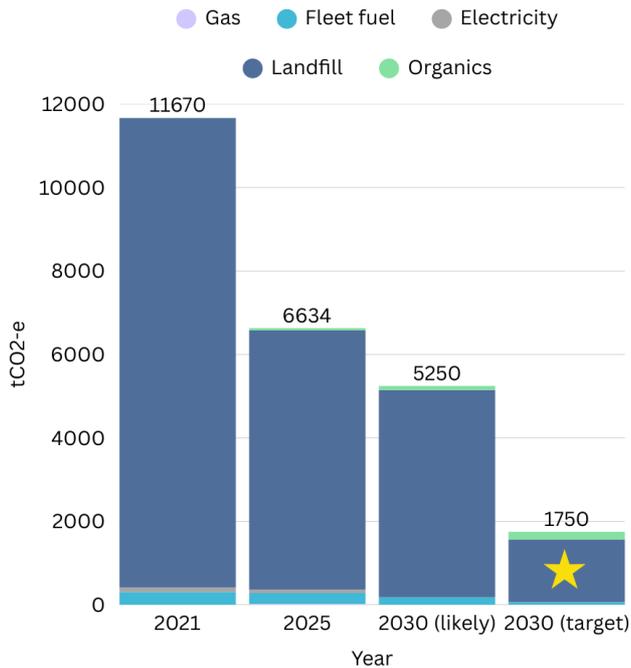


Figure 3. Scope 1, 2 & 3 emissions over time with likely and target emissions for 2030

Beyond 2030

In the likely scenario for 2030, the remaining emissions are largely from waste. To reach net zero by 2035 these would need to be eliminated. However, as waste is a source of emissions that is not easily controlled by the Council, it is difficult to see a path to net zero emissions without carbon offsets. At a price of approximately \$40 per Australian Carbon Credit Unit (equivalent to offsetting one tonne of carbon), this would be a significant cost to Council.

Scope 1 & 2 emissions

To 2030

It is possible that by 2030, fleet fuel will be the only remaining source of Council's Scope 1 and 2 emissions.

Table 6. Possible emissions reductions from 2025 to 2030 for Scope 1 & 2 emissions

Emissions Source	2024 emissions (tCO ₂ -e)	2030 possible emissions (tCO ₂ -e)	Change from 2024 to 2030 (tCO ₂ -e)	% change from 2024 to 2030
Gas	22	0	-22	-100%
Fleet Fuel	260	182	-78	-30%
Scope 1 total	282	182	-100	-35%
Electricity	82	0	-82	-100%
Scope 2 total	82	0	-82	-100%
Total emissions	364	182	-182	-50%

If Scope 1 and 2 emissions in 2030 were 182 tCO₂-e, this would be a reduction of 182 tCO₂-e since 2021, equating to a 50% reduction in emissions. As can be seen in Figure 4 below, this would leave Brighton Council short of its 85% emissions reduction target by 119 tCO₂-e.

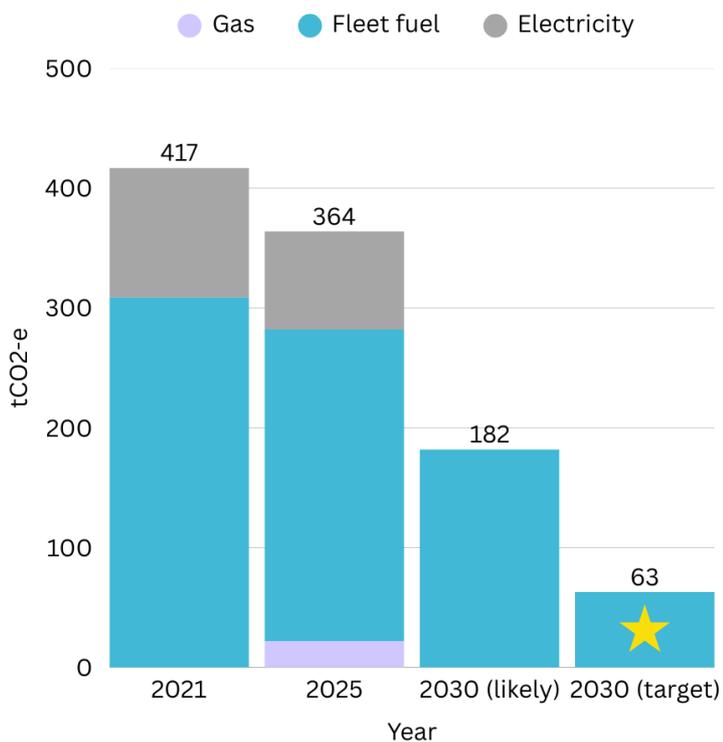


Figure 4. Scope 1 & 2 emissions over time with likely and target emissions for 2030

Beyond 2030

In the likely scenario for 2030, the remaining emissions are all from fleet fuel. A fleet transition plan will be able to determine whether it is possible to reach zero emissions by 2035, and at what cost. Importantly, the availability and cost of different electric vehicles, trucks, and plant is likely to change rapidly and require frequent review. While real zero emissions is preferred, carbon offsets may be a feasible option to reach net zero by 2035 for any remaining emissions from fleet fuel.

Timeline for actions

Emissions source	Action	Owner	Timeframe	Status	Progress summary
Landfilled Waste	Create a dedicated Waste Officer role at Council	CEO / Assets Director	2026	In progress	A role has been created, with the recruitment process underway
	Develop a Waste Management Strategy for Brighton Council	Assets Director / Waste Officer	2026-27	Not started	
	Conduct a more comprehensive audit on kerbside bins	Assets Director / Waste Officer	2027	Not started	
	Develop a targeted waste campaign or education program	Assets Director / Waste Officer	2027-28	Not started	
	Collaborate with other southern councils on effective messaging around waste reduction and correct disposal	Assets Director / Waste Officer	Ongoing	Not started	
	Discuss carbon credits from gas capture at Copping with Southern Waste Solutions and opportunities for purchasing them or reducing the sale of them over time	Assets Director / Waste Officer	When possible	Not started	
Fleet	Develop a fleet transition and infrastructure plan	Climate Officer	2026	In progress	A consultant has been engaged to do this work, with a plan to be complete by May 2026
	Set transition targets for the electrification of the fleet	CEO / Climate Officer	2026	Not started	Will likely follow the completion of the Fleet Transition Plan
	Strengthen the vehicle procurement policy	Corporate Services Director / Climate Officer	2026	Not started	Will likely follow the completion of the Fleet Transition Plan

	Identify opportunities to avoid or reduce fuel consumption	CEO / Directors / Climate Officer / Manager Works Services	Ongoing	Not started	
	Provide fuel efficient driver training to staff who operate trucks and large vehicles	Climate Officer / Manager Works Services	2026-27	Not started	
	Understand staff perceptions of electric vehicles and the barriers to uptake, then address these and socialise the use and benefit of electric vehicles	Climate Officer	2026-27	Not started	
Electricity	Conduct an energy audit on each major council owned asset and implement cost effective energy saving measures	Climate Officer	2025-29	In progress	Energy audit has been conducted for the Council Chambers building. The next energy audit should be for the Civic Centre.
	Replace the final 10% of streetlights with LED and ensure all new streetlights are installed with the most energy-efficient technology.	Climate Officer / TasNetworks	By 2030	Not started	
	Identify opportunities for solar and battery installations that result in the most economical abatement.	Climate Officer	Ongoing	In progress	
	Consider implementing virtual solar sharing and investigate potential benefits of participating in a virtual power plant.	Climate Officer / Corporate Services Director	If/when available	Not started	
	Produce and/or purchase renewable energy equivalent to the amount of all remaining electricity consumption after solar installations OR investigate	Climate Officer / Corporate Services Director	By 2030	Not started	

	the potential for a power purchase agreement (with other councils)				
	Ensure all new built assets include solar panels (and a battery where relevant).	Climate Officer / Assets Director	Ongoing	Not started	
Organic Waste	Utilise The Great Unwaste campaign and promote it through the municipality	Climate Officer	2026	Not started	
	Purchase carbon credits to offset organic waste emissions	Climate Officer	2035	Not started	
Gas	Electrify all gas connections where possible	Climate Officer / Assets Director	By 2030	In progress	Electrification of hot water system at Pontville Sports Complex is due to be completed by the end of 2026
	Ensure that no new assets are built with gas connections	Climate Officer / Assets Director	Ongoing	Ongoing	



Pontville Park Master Plan

February 2026



**Brighton
Council**

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Executive summary

Introduction

Pontville Park is a well-used sport and recreation precinct. It is the home of a range of sporting and community clubs providing opportunities in AFL, cricket, football, equestrian sports, boxing, karate, dog sports, rabbit and cavy shows and community activities. Between them, these clubs are home to more than 800 members with activity undertaken across the year.

In addition to the formal sporting opportunities, the Park also includes Brighton's municipal hall, (that is home to a range of community groups), hosts the Annual Show and monthly markets, and provides for hobby groups such as poultry and dog shows. The Park includes a restaurant in the Regional Sports Pavilion and a small overnight RV area.

With a number of the existing assets becoming aged, and potential for new user groups to be attracted to the site, there is scope to re-think the existing layout and arrangements within the Park.

Existing situation

The 27.75ha Council-owned and -managed facility is located centrally within Pontville (directly north-east of Brighton). The Park is primarily zoned Recreation with a small section adjoining the Jordan River zoned Open Space (Tasmania Planning Scheme).

The Park rises from the south to the central portion before falling sharply to its northern border. The venue is heavily embellished:

- two lit ovals (one with synthetic cricket wicket, one with a turf cricket wicket block)
- unlit oval (with turf cricket wicket block)
- cricket practice facility (with two synthetic wicket nets and separate turf wicket nets)
- sand arena, grass arena, cross country course, day yards
- overnight camping area
- range of ancillary buildings - equestrian club rooms and storage, Gunn Oval amenities and canteen, Regional Sports Pavilion (with adjoining amenities and gym building), Ferguson Oval club rooms, covered grandstand, Municipal Memorial Hall, amenities building, Bob Scott Pavilion and dog sports pavilion)
- semi-sealed and gravel car parking.

Demand for upgrade

Demand for upgrades to the Park has been established through consultation with Council, user groups and peak bodies and with consideration of existing opportunities. Key directions include:

- sport
 - opportunities for enhanced use of existing facilities and spaces
 - demand for netball, poultry and equestrian facilities
- recreation
 - opportunity to establish a community play node within the Park
 - opportunity to provide more attractive surrounds (and move from vehicle-centric to people-centric focus)
 - opportunity to construct tennis and basketball recreation facilities.

Over-arching design principles

Preparation of the Master Plan reflects efforts to:

- seek innovative yet sustainable infrastructure development
- develop multi-use facilities that reflect the level of training and competition the Park attracts
- establish the Park as the key site for recreation and community activity (in addition to sport) in the Brighton-Pontville area.



2

Introduction

Project overview

ROSS Planning was commissioned by Brighton Council to develop a master plan for Pontville Park. The site is a home for formal sport and community recreation for Brighton-Pontville also includes the area's municipal hall.

This Master Plan represents an opportunity to build upon the existing uses and to provide a clear strategic (and sustainable) vision for the Park.

What is a master plan?

A master plan provides a vision for a site, identifying what it should look like and how it should function into the future. It establishes a strong and consistent direction by providing a framework for ongoing improvement. It considers the interrelationship between:

- current character and functionality
- public expectations and needs
- emerging issues and trends
- the realities of the economic, social, environmental and legislative context of the time.

The result is a plan that balances needs across a range of often-conflicting interests. The master plan does not necessarily suggest that all elements should proceed immediately, or that Council or the user groups should be responsible for all capital costs, in respect of those items that are progressed.

It is important to note that the intent of a master plan is to provide a framework for future development of the Park over an extended period of time so that ad hoc improvements are avoided, and community use and long-term viability are maximised. To ensure this intent is achieved, a master plan should be monitored regularly to ensure the outcomes continue to meet community needs in the best possible way.

Hierarchy of planning and processes

It is important to note that the master plan provides a preferred strategic concept for the site. However, further detailed investigation and design is required prior to construction of the individual elements identified. These investigations may include:

- topographic surveys
- geotechnical investigations
- required planning approvals
- detailed design and construction drawings
- bill of quantities
- tenders and procurement processes.

Engagement of professionals with appropriate qualifications will be essential for these tasks.

Project objectives

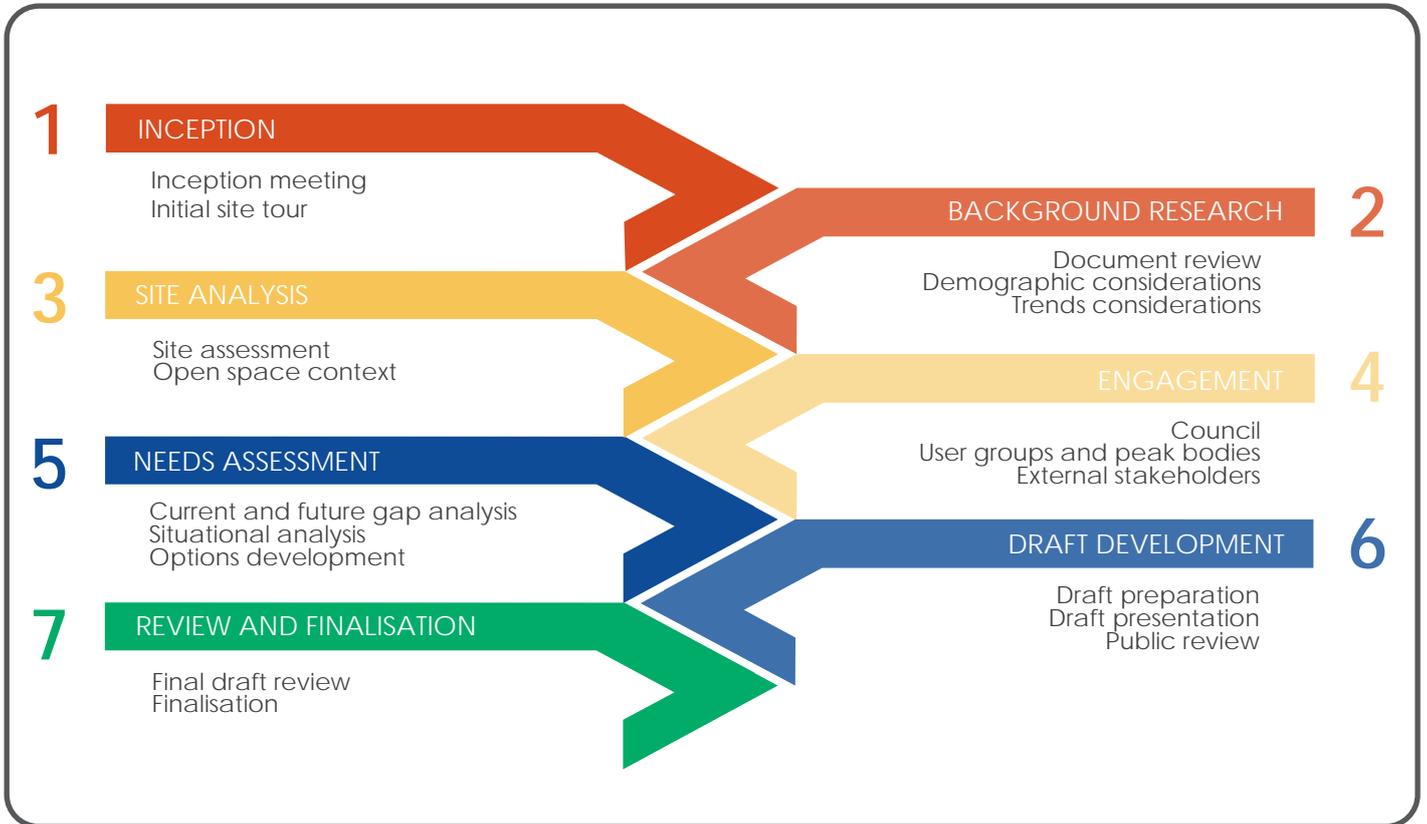
The Master Plan will provide a planning and design framework for the future development and enhancement of the Park. The Master Plan will guide the creation of sport, recreation and community facilities to cater for the needs of the community and user groups over the next 20 years. The Master Plan has the following objectives:

- ❑ to consider the diversity of sport and recreation opportunities while reflecting demand and resource realities
- ❑ to encourage informal recreation activities to be enjoyed by the general community
- ❑ to create safe access and integrated movement to, and through, the Park
- ❑ to promote sustainable development
- ❑ to foster partnerships for capital development and ongoing management of the Park.



Process

The project program spans across seven stages and has been delivered as follows:





CLASS OF

- | | |
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3

Strategic context

Literature review

In order to present a clear picture of the background issues and opportunities influencing the potential development of the Park, a literature review has been undertaken. Relevant policies and adopted strategies and plans have been reviewed and considered in preparation of the Master Plan.

Brighton Council 2050 Vision

This document articulates Council's overarching community vision, themes, sub-themes and identifies example actions. Key actions influencing the development of the Master Plan include:

- A good life at every stage
 - supporting opportunities for recreation and leisure for everyone at every stage of life
 - creating child-friendly environments including parks and playgrounds
- A comfortable home
 - ensuring an abundance of trees and open spaces in the urban areas
- A caring council
 - matching infrastructure and services as our population grows.

Clearly, these actions highlight the importance of this Master Plan and the need for demand-driven development and upgrade.

Brighton Social Infrastructure Plan¹

This Social Infrastructure Plan was prepared to ensure delivery of adequate and appropriate social infrastructure fundamental to achieving Council's commitment to lead change for better community liveability.

With regard to potential impacts at Pontville Park, the Plan highlights:

- no demand for additional community centres or bookable spaces (but existing demand for more youth-friendly spaces)
- current and projected oversupply of sports fields; projected demand for playspaces (at least 4), indoor courts (up to 3), outdoor courts (up to 3) and tennis courts (up to 10). However, provision of facilities in education settings may offset these demands to some extent
- prioritised projects: spaces for informal individualised fitness-based activities; diversity of play options; dog-friendly spaces; tennis facilities (if community demand is expressed); and access to indoor recreation
- update the Brighton Municipal Memorial Hall and undertake further development at the Park according to the Master Plan.

These elements have each been considered in development of the Master Plan.

¹ *Ethos Urban and the Community Collaborative, 2023*

Open Space Strategy 2025

The Strategy provides an analysis of the open space network in each urban area, and provides for clear priority actions to guide open space improvements for the next 10 years. It highlights that the Brighton-Pontville area is generally well-supplied with quality open space and that the existing Master Plan is due for review and update (and hence the demand for this project).

Pontville Sports Park Concept Master Plan²

This Master Plan was developed to assist Council, the Users Advisory Committee and individual sports clubs and recreation groups to plan, develop and manage the Park assets in the long-term.

Key actions identified in the Master Plan and status are included in the table below.

2019 Master Plan Action	2026 Status
High Priority (0-3 years)	
Development of multi-use clubroom facilities and amenities between Ferguson and Gunn Ovals	Construction of the large pavilion between Thompson and Ferguson Ovals has overridden demand for this action
Development of multi-use changeroom facilities and amenities between Ferguson and Thompson Ovals	Construction of the large pavilion between Thompson and Ferguson Ovals includes changerooms and amenities
Extension of Gunn Oval	Yet to commence
Medium Priority (4-10 years)	
Install a play area near Thompson Oval	Yet to commence
Formalise car parking arrangements	Parking on the eastern side of the facility has been semi-sealed with no line-marking
Fence the dog arena	Complete
Upgrade the horse day yards and provide power to the pony club shed	10 steel yards have been erected (50 timber yards in poor condition remain)
Investigate relocation of the RV overnight area	Yet to commence

While the intent of the 2026 Master Plan mirrors that of the 2019 Master Plan, the construction of the Regional Sports Pavilion in 2021, demand for change to meet existing user needs, and interest from potential new users will see notable changes from those proposed in 2019.

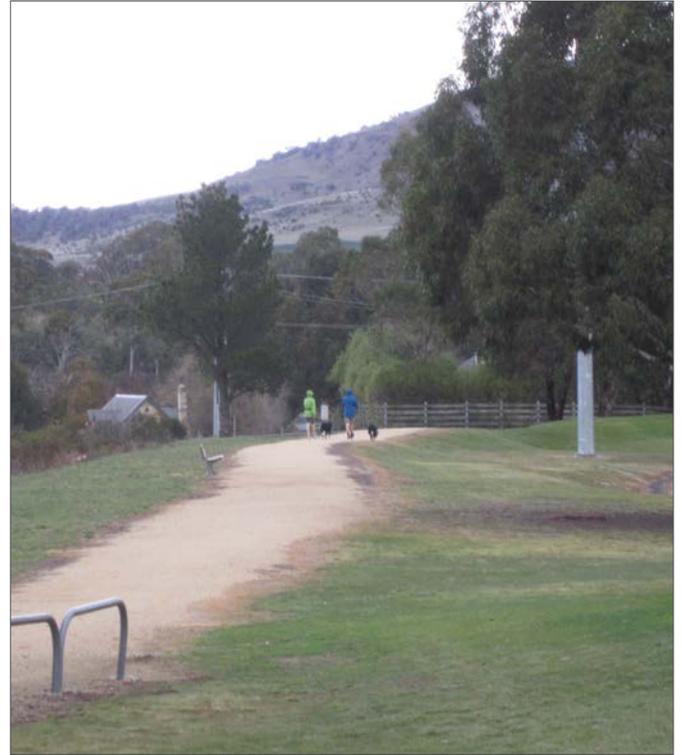
² *Inspiring Place, 2019*



STRATEGIES AND PLANS - KEY IMPLICATIONS

When considered together, the literature review highlights a number of key considerations:

- Council recognises the value of providing quality community infrastructure in order to enhance health and wellbeing
- Pontville Park is a highly-regarded asset within the sport, recreation and open space network
- A range of actions have previously been identified for Pontville Park.





4

Site analysis

Site context

Location

The 27.75ha site is located centrally within Pontville and directly north-east of Brighton. The Park shares boundaries with Brighton Road, Glen Lea Road, residences and the Jordan River.

Land

The Park rises from the south to the central portion before falling sharply to its northern border. It is comprised of five separate land parcels.



Planning considerations

In accordance with the Tasmania Planning Scheme (2025), the vast majority of the Park footprint is zoned Recreation with a small section running along the Jordan River zoned Open Space.

Tasmanian Planning Scheme 2025

28.0 RECREATION ZONE

28.1 The purpose of the Recreation Zone is:

- To provide for active and organised recreational use and development ranging from small community facilities to major sporting facilities.
- To provide for complementary uses that do not impact adversely on the recreational use of the land.
- To ensure that new major sporting facilities do not cause unreasonable impacts on adjacent sensitive uses.

29.0 OPEN SPACE ZONE

29.1 The purpose of the Open Space Zone is:

- To provide land for open space purposes including for passive recreation and natural or landscape amenity.
- To provide for use and development that supports the use of the land for open space purposes or for other compatible uses.

The proposed Master Plan will not alter the current uses at the Park. Rather, it will extend and enhance formal sport and recreation uses in a manner compatible with the Recreation and Open Space zone codes.

Existing site elements

Buildings and improvements

AFL facilities

- ❑ two full-size ovals lit to club competition standard and with perimeter fencing (in very good condition)
- ❑ small-sized oval unlit with perimeter fencing (in very good condition)
- ❑ large modern Regional Sports Pavilion (with canteen, restaurant, meeting rooms, storage, changerooms and amenities) and adjoining building with umpire changerooms and gym (all in very good condition)
- ❑ Ferguson Oval clubrooms (changers, amenities, small servery and covered area) (in good condition)
- ❑ timber grandstand and adjoining scorer's booth (in fair condition)
- ❑ Thompson Oval electronic scoreboard (in good condition)
- ❑ Thompson Oval coach and player interchange benches x 2 (in very good condition)
- ❑ Gunn Oval changerooms, amenities and viewing area (in very good condition)
- ❑ Gunn Oval servery (converted container) (in good condition)

Cricket facilities

- ❑ synthetic wicket on Thompson Oval, turf wicket blocks on Ferguson and Gunn Ovals
- ❑ Ferguson Oval clubrooms (changers, amenities, small servery and covered area) (in good condition)
- ❑ Gunn Oval changerooms and amenities (in very good condition)
- ❑ cricket practice facility unlit (with two synthetic wicket nets and separate turf wicket nets) (all in good condition)

Equestrian facilities

- ❑ 65m x 30m sand arena with rail perimeter fencing (in fair condition)
- ❑ 100m x 100m grass arena with chainmesh perimeter fencing (in good condition)
- ❑ cross country course with 26 fences (fences and surface in fair condition)
- ❑ storage and clubrooms (in poor condition)
- ❑ day yards - 10 steel (in very good condition) and 50 timber (in poor condition)
- ❑ washdown facility (in fair condition)
- ❑ 9-site powered camping area



Show and community facilities

- ❑ Bob Scott Pavilion - 750m² 'shed' with multiple sections and Show office. Includes boxing and poultry facilities and machinery storage (all in good condition)

Dog sport facilities

- ❑ Pavilion - 800m² 'shed' with covered awning. Incorporates indoor fly ball facility and office space (in very good condition)
- ❑ 68m x 27m grass arena with chainmesh perimeter fencing (in very good condition)
- ❑ storage container compound (in poor condition)

Brighton Municipal Memorial Hall

- ❑ large community space with stage, two activity rooms, kitchen and amenities (all aging but functional)

Additional buildings and improvements

- ❑ central amenities block and waste dump point (in good condition)
- ❑ picnic and barbecue area (with 9 uncovered picnic benches and 3 covered) (all in good condition)
- ❑ covered picnic setting overlooking Ferguson Oval (in good condition)
- ❑ Jordan River walking trail (shared gravel path) (in good condition)
- ❑ uncovered bench seat on walking trail (in fair condition)
- ❑ undeveloped grass area between the main entrance and Epsom House (in very good condition)
- ❑ open rubbish bin compound (in good condition)
- ❑ fenced area designated for overnight RV stop (no facilities)
- ❑ perimeter mass planting, windbreak adjoining the sand arena, dog arena and Gunn Oval perimeter planting.



Parking

There is currently semi-sealed car parking from the main Park entrance off Brighton Road. This parking extends past the Memorial Hall, through to the Regional Sports Pavilion, and wraps around the southern end of Thompson Oval.

A second unsealed entrance extends off Glen Lea Road. This internal drive leads to gravel car parking between the Bob Scott Pavilion and the Regional Sports Pavilion and continues through to unsealed parking near the clubrooms overlooking Ferguson Oval and up to Gunn Oval.

Combined, these areas provide ample space for car parking to meet parking demand for regular home games. However, the parking areas between Bob Scott Pavilion and the Regional Sports Pavilion limit safe pedestrian movement through this area.

Access, linkages and connectivity

Walk and cycle connections

The Park is within easy walking and cycling distance for many residents living within Brighton and Pontville. A sealed path along Brighton Road extends to the main entrance at Pontville Park providing safe connections. This path does not currently extend to the Jordan River walking path entrance on Brighton Road (although this work is planned in the short-term).

It should also be noted that there are no sealed walk-cycle paths within the Park itself. However, the very popular unsealed Jordan River walk trail forms the northern boundary of the Park

Improving pedestrian movement and connections has been a key focus of the Master Plan.

Vehicle entry and access

There are two main vehicle entries into the Park - off Brighton Road and Glen Lea Road. While the Brighton Road entry is considered the 'main' entry, it is far more common for vehicles to use the Glen Lea Road entry outside of AFL match days. The Glen Lea Road entry links to most areas within the Park (other than the Municipal Hall and the southern side of Thompson Oval).

Additional vehicle entries are located off Glen Lea Road. The far western entry is primarily used during the Show to allow patrons to access temporary parking on the cross country course on the northern side of the Park. The final entry provides access for camping associated with equestrian events.



Shade and shelter

While the Park is quite large and dominated by wide open cleared spaces, there are a number of both natural shade and covered areas for patrons.

The Regional Sports Pavilion provides covered viewing from within the second storey and from the covered breezeways at ground level. The covered grandstand on the south-west side of Thompson Oval also provides shaded viewing. Small areas of natural shade are also provided in the morning and afternoon from perimeter planting.

Awning extensions off the Ferguson Oval pavilion provide shade. While trees between Gunn and Ferguson Oval also shade spectators.

Dog arena users enjoy natural shade in the morning and have access to the awning extension throughout the day.

The sand arena is shaded by the line of windbreaks in the afternoon.

Additional shade tree planting has been proposed throughout the central pedestrian precinct (but designed not to unnecessarily impact existing uses).

Further, the proposed new equestrian and poultry shed would include an awning extension to provide cover for patrons.

Signage

Given its large footprint and the range of uses, there is very limited signage at the Park.

A small naming sign located near the corners of Brighton and Glen Lea Road is obscured by planting. There is no park entry signage at the heavily used Glen Lea Road entry. Rather, the only signage here is a regulatory sign regarding the overnight stay area.

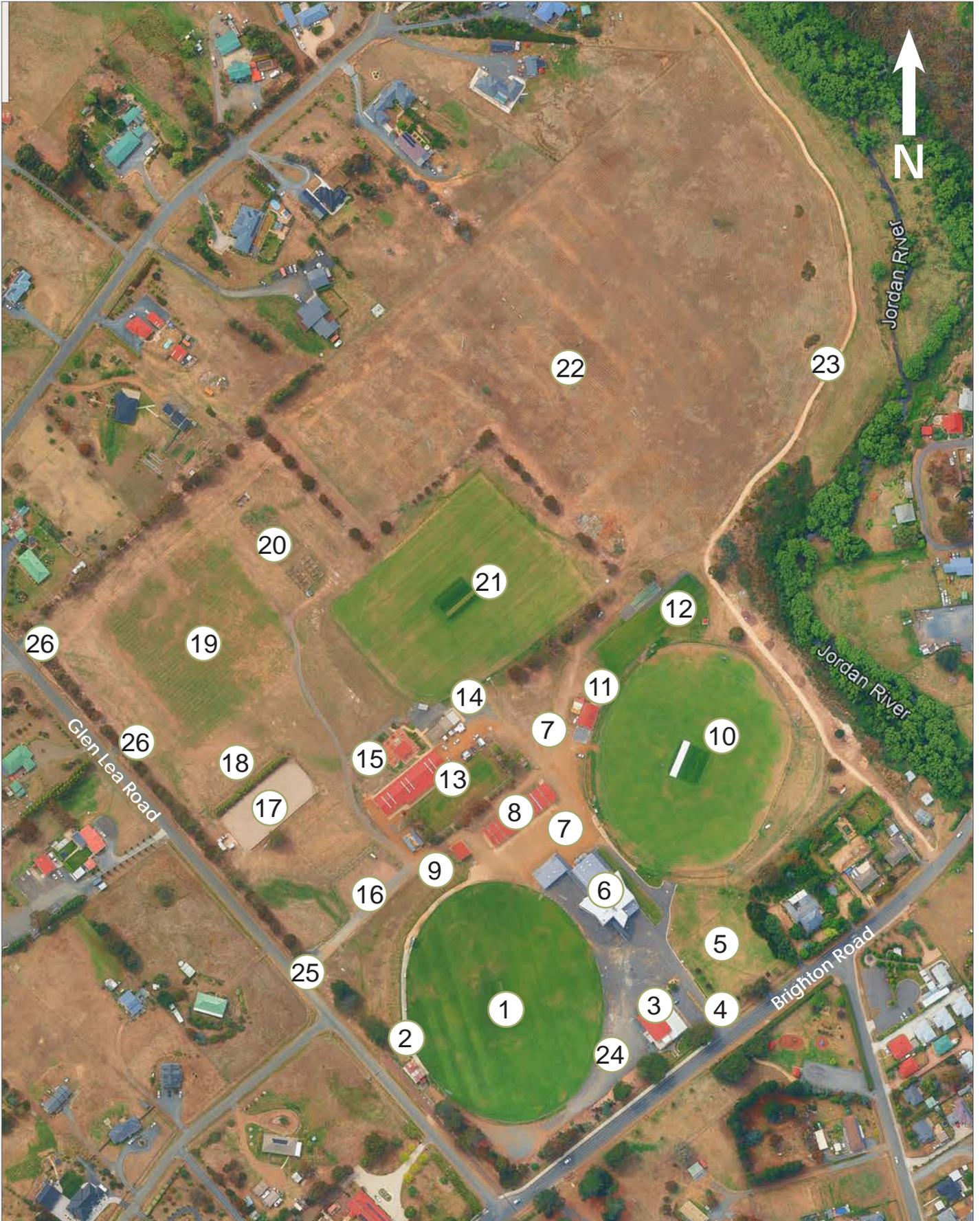
While the three ovals each have naming signs (with additional regulatory signage attached), there are no signs outlining the tenant clubs (contact details) and the programs they offer or encouraging people to use the facilities when they are not being used for formal sports training and competition.

Finally, there is no directional (map style) signage at arrival points to assist patrons and visitors to access the various sections of the Park.

Future signage requirements have been addressed by the Master Plan.



Facility snapshot



Existing key facilities

1. Thompson Oval (AFL and cricket - synthetic wicket)
2. Covered grandstand
3. Brighton Municipal Memorial Hall
4. Main entry
5. Grassed entry area
6. Regional Sports Pavilion
7. Unsealed car parking
8. Bob Scott Pavilion
9. Central amenities (and waste dump)
10. Ferguson Oval (AFL and cricket - turf wicket block)
11. Clubrooms
12. Cricket practice nets
13. Dog sports precinct (indoor facility and grass arena)
14. Gunn Oval changerooms and amenities
15. Picnic and barbecue area
16. Overnight stay area
17. Equestrian sand arena
18. Powered camping area
19. Equestrian grass arena
20. Day yards and washdown facility
21. Gunn Oval (AFL and cricket - turf wicket block)
22. Equestrian cross country course
23. Jordan River walking trail
24. Semi-sealed car parking
25. Second entry
26. Additional entries







Demand analysis

Community profile

The way in which a community participates in sport and recreation activities is influenced by age and demographic considerations. Understanding the spatial and demographic variations in communities, such as concentrations of older residents or youth, is fundamental to responding to, and planning for, the future provision of public open space.

In order to understand the make-up for the Park 'catchment', a snapshot of existing and future population and demographic characteristics has been undertaken.

Pontville Park is located within the Brighton-Pontville residential area, providing sport and recreation opportunities for a cross-section of the community. Given the range of opportunities available at the facility, the key catchment is considered to be the entire Council area. It is acknowledged that some participants will come from outside this area. Core participation (particularly from a recreation viewpoint), however, will come from the Brighton Council area.

Population considerations

Analysis of Brighton Council's population characteristics reveals:

- ❑ an estimated residential population of 19,998 in 2023¹. Notable population increases have been observed since 2011² (with more than 4,500 new residents in 2023)
- ❑ with a median age of 35 years², Brighton Council is a significantly 'younger' LGA - younger than Greater Hobart (39 years) and much younger than Tasmania (42 years)
- ❑ almost 9,500 residents aged between 5 and 40 years² (the peak age groups for formal sports participation)
- ❑ there are also clear projections for significant population growth¹ across the Brighton Council area. (In fact, the LGA is forecast to be the fastest growing LGA in the State). The LGA population of 19,998 in 2023 is projected to increase to just over 27,000 by 2053. While some of this increase will result from increases in life expectancy (of approximately 5 years), Brighton Council is expected to continue to be popular for young families.

COMMUNITY PROFILE - KEY IMPLICATIONS

In terms of impacts for the preparation of the Master Plan these demographic considerations suggest:

- ❑ demand for additional facilities is likely to continue to increase moving forward
- ❑ demand will continue for facilities (and opportunities) that are attractive across all ages
- ❑ some formal sporting clubs will need to carefully manage membership numbers, training and match processes in order to ensure that facilities are not used beyond capacity.

¹ Department of Treasury and Finance (Medium Series), 2024

² ABS Census Quick Stats

Trends in sport and recreation

Participation patterns in recreation are changing at a community level. Factors such as a move toward non-organised or social sport, increased outdoor nature-based recreation and increased use of technology have all had a significant impact on how people recreate and use public open space. Understanding these trends (and their impacts) is important as Council looks to develop a Master Plan that ensures the sustainability of existing groups whilst also encouraging people to further engage in activity in public open spaces.

Participation trends

Since 2015, Sport Australia has conducted a national sport and physical activity participation survey, *Ausplay*. The most recent results of the survey were released in November 2025³. In 2011-12 and 2013-14, a similar survey, the *Participation in Sport and Physical Recreation Survey* was conducted by the Australian Bureau of Statistics (ABS). Between 2001-2010, the *Exercise, Recreation and Sport Survey* (ERASS) was conducted by the Committee of Australia Sport and Recreation Officials (CASRO).

Overall, participation in physical activity has increased in the last two decades. More adults participate more frequently compared to 2001. Female participation (at least once a year) has remained on par with male participation throughout. However, more women have constantly participated more often.

Participation in sport-related activities has decreased, while non-sport physical activities have increased significantly (by more than 20 percent since 2001). Participation in recreation activities such as walking and fitness/gym have increased the most.

More children participate in organised (out-of-school) sport, than adults. The top activities children participate in changes as children age, with a focus on the life skill of swimming for infants and toddlers and running, fitness/gym, football and walking being the dominant activities by the time children reach the ages between 15 and 24 years old.

National participation rates in organised sport have been declining for a number of years as participants move toward more social (drop-in drop-out) sport and informal recreation. It will be important for Council to monitor participation trends into the future to ensure resources are allocated appropriately to support a broad range of both recreation and sport activities.

Formal sport trends

Busy lifestyles

Shift work, increases in part-time and casual employment and family commitments influence participation as:

- people do not have the time to commit as a regular participant or volunteer
- people seek facilities and participation opportunities with flexible hours.

If membership stagnation or decline became a concern for the user groups based at the Park, additional delivery models such as social fixtures or 'pay as you play' approaches may need to be considered.

Diversification of sport

Modified sports such as T20 cricket and pickleball are burgeoning. Changes are placing additional pressure on councils with regard to playing field capacity, facility flexibility and need to plan for additional demand.

Masters sport

There are indications that people may continue to engage in sport later into their old age. The Australian Sports Commission highlights that organisations may need to provide a wider range of products tailored to meet the needs of older Australians.

The development of the preferred layout at the site has clearly considered the need for formal and informal activities that are attractive across the ages.

³ After 2023 (and moving forward), a different methodology has been employed to collect AusPlay data. This has resulted in data being collected up to 2023 not being able to be compared with future data. However, a consistent methodology was used up until 2023 allowing for comparisons and trend determination.

Field and court quality

Facility providers face an increasing trend to develop and re-develop sporting fields and courts to a higher level in order to increase carrying capacity. Upgrades, such as lighting, and field irrigation and drainage, allow training and competition times to be extended and increases the ability of turf playing fields to cope with the resulting wear and tear. Further, to achieve ongoing field quality, fields need 'rest periods' (of up to four weeks) where necessary maintenance can be undertaken.

The replacement of turf fields with synthetic fields, however, can significantly increase carrying capacity by limiting maintenance-required field down time. A number of facility providers are moving toward the provision of synthetic fields (particularly for football and hockey where internationally certified surfaces are available). As a facility hosting AFL and cricket, synthetic is not considered an appropriate surface for Pontville Park. Indeed, the three field surfaces continue to be some of the higher quality playing fields in the Region.



Field and court sharing

With many sports extending the lengths of pre-season and season fixtures, sports are no longer classifying themselves as strictly summer or winter sports. This has led to the sharing of field space becoming more difficult. While providers strive to maximise the use of community resources (and State Government espouses field sharing), the reality is that shared use of ancillary facilities (e.g. pavilions, car parks) rather than fields will be more likely.

Fortunately, AFL and cricket (and occasional football) field sharing arrangements appear to work quite well. (Although there is increasing pressure from AFL for the removal of the synthetic cricket wicket at Thompson Oval). Further, the Master Plan recommends realigning and expanding Gunn Oval so that it can be activated more often at peak times when field use becomes an issue.

It is important to note that both Netball Australia and Tennis Australia recognise the potential for dual court marking - particularly where club memberships (and facility use) tend to be smaller.

Preparation of the Master Plan has included maximising shared use opportunities for pavilions and car parking - balanced against consideration of sustainable use of fields and courts through a mix of both sport-specific and shared opportunities.

Facility management

Councils across Australia employ various management structures over their sport and recreation facilities. Where resources allow, there is a growing trend towards councils taking on more responsibility for the overall management (and maintenance) of facilities. This involves users (tenant clubs) paying higher user fees, but being able to focus more on their core function of providing the relevant sport/activity, rather than face the burden of maintenance and asset management.

Council currently undertakes all of the sporting facility maintenance activities across Pontville Park, while the Brighton Football Club is responsible for the management of the Regional Sports Pavilion (and restaurant). Given the significant capital and operational investment Council has made at the Park, it is recommended that regular reviews are undertaken of management and tenure arrangements for all facilities and user groups.

Recreation trends

Park design

Parks play multiple roles in establishing and maintaining a community's quality of life; ensuring the health of residents and visitors and contributing to economic and environmental well-being. The design of a park is critical in ensuring that it is successfully utilised by the community. Public open spaces should include:

- ❑ a range of recreation nodes that comprise clustered activities such as picnic and play areas that are attractive and safe open areas with good lighting, seating, shade, shelters and areas for play
- ❑ well-lit, level and shaded walk/cycleways that provide links to open space, community, commercial areas, and public transport (where available)
- ❑ a range of infrastructure that supports all abilities participation.

There are currently picnic facilities provided at Pontville Park, while Ted Jeffries Memorial Park will continue to be developed as the flagship play park in the Brighton area. Regardless, the development of attractive community recreation opportunities has been a focus for Pontville Park.



Creating connections

Numerous studies highlight the need for trails linking residential areas with parks and other types of open spaces. Walking continues to be the preferred physical activity for both men and women. Parkrun has experienced unprecedented growth and is one of the largest running events in the world. There is, therefore, a recognised need for path systems that provide good connectivity between places of activity, are aesthetically appealing, provide safe links for users, and are easy to navigate.

With an existing walk/cycle connection linking the Park with Brighton, and the Jordan River walking trail proving so popular, the Master Plan has included opportunities for an internal network linking to the wider community paths and trails.

Ageing communities

As previously highlighted, Brighton is currently a young community. While this is not expected to change markedly, projections suggest a growing proportion of the local community will be over 65 years of age.

Older people in the community require:

- ❑ greater emphasis on low impact physical activity
- ❑ ability to compete in age-appropriate formal sport opportunities (e.g. masters)
- ❑ access to community infrastructure that requires wider paths, improved wheelchair/disabled access/parking, more lighting, shaded seats for resting along pathways
- ❑ places offering a sense of safety and serenity
- ❑ increased use of mobility scooters as a convenient method of transportation.

Access to sport fields for unstructured recreation such as walking and exercise activities, and modification of sports to allow participation by older people will become increasingly important in the LGA in coming years. Encouragingly, the Brighton Football Club already has a masters team, and the equestrian, poultry and dog sports are all popular for older adults.

Impacts of technology

In just one generation, there has been a dramatic shift in childhood activity from outdoors to indoors. This has been driven in part by increased use of technology. Technology remains one of the main contributors towards decreased physical activity and increased sedentary behaviour. However, active gaming is becoming a contemporary approach to exercise.

Increasing use of smart phones and apps allows people to obtain information, communicate with each other very quickly, and provide feedback on their recreation experience at any time of the day or night. Many people using parks, playgrounds, paths and trails make the decision on where to recreate based on the information available via the internet, blogs, forums and social media.



A typical 'Map My Ride' output from a mountain bike rider

A number of mobile phone apps are aiding the community in tracking, recording and mapping their activities including running and cycling. The apps allow participants to compete against themselves, as well as other app users. It can also be a useful tool for managing authorities in determining where the community is currently participating in activities (whether authorised or not).

There are also increasing expectations of technology within recreation areas including WiFi access in key parks, charging hubs, and digital tools for information and marketing on tracks and signage.

Increasing 'screen time' during leisure time

Time spent looking at a screen is somewhat unavoidable in many workplaces and schools. More of our leisure time is also being spent looking at screens, at the cost of active leisure activities including socialising, reading, writing, arts and crafts, sports, exercise and recreation⁴. Excessive screen time has been associated with negative health outcomes as people have less time available to participate in active pursuits such as play and physical activity.

⁴ Krause and Sawhill. *How free time became screen time*. 2016

TREND CONSIDERATIONS - KEY IMPLICATIONS

In terms of impacts for the future development of Pontville Park, these trend considerations suggest:

- ❑ social sport and modified games are becoming increasingly popular, and can increase participation in sport across all age groups, and particularly people over the age of 40
- ❑ traditional use and management of sport fields may require review and adjustment to meet the needs of users in the future, and to take advantage of technology (e.g. telemetry systems for lighting and irrigation)
- ❑ demand for higher standard facilities, including lighting, well-drained turf, and all-weather fields is increasing
- ❑ need for pathways to support walking, public access for individual and independent physical activity, and unstructured recreation.

Gap analysis

The supply and demand (gap analysis) has been prepared by considering a range of inputs. Consultation has been undertaken with Council officers, tenant sporting clubs (and their peak bodies), and additional stakeholders identified throughout the project (school sport providers, State Government officers etc). Further, the team has considered the range of open space available in the LGA and wide-ranging trends.

Council engagement

Council recognises the value of the Park to the community as a key community hub. Consultation with Council officers and Councillors identified the following issues and opportunities:

Issues

- some user groups can be domineering, while other users struggle 'to be heard'
- importance of data-driven (evidence-based) demand and transparent outcomes
- need to ensure 'responsible development' rather than creating unrealistic wish-lists
- drainage is poor on Thompson and Ferguson Ovals
- currently preparing turf wicket blocks for teams from outside the LGA.

Opportunities

- potential to re-think facilities and attract new user groups
- potential to relocate the overnight stay area to an alternate site if this land is important to future development at Pontville Park
- sharing of infrastructure needs to be a key consideration
- create a more pedestrian-friendly facility
- attract greater informal recreation use and consider opportunities to 'beautify' the site.

Existing user groups engagement

The Pontville Park Master Plan provides the opportunity to investigate and plan for the needs of existing user groups, as well as consider opportunities for additional Park users.



Brighton and Southern Midlands Pony Club

Membership

- ❑ 25 predominantly juniors (although new programs now allow adult membership)
- ❑ more than doubled in the last 7 years

Facility use

- ❑ the arena and cross country course are used by Club members for training weekly during the warmer months and up to fortnightly during the cooler months
- ❑ the Club conducts monthly rallies and also hosts the 1-day State Mounted Games attracting 60-70 riders



Development aspirations

- ❑ while the grass arena and cross country course are generally attractive to users, the support and ancillary facilities are poor (or non-existent). The timber yards are in poor condition and no longer considered safe for horses. Additionally, there is no storage nor amenities in this section of Pontville Park. Portable toilets are hired for the two largest events each year. Provision of an administration area near the arena would also assist conduct of events
- ❑ the cross country course would be further valued with upgrades to the water jump, replacing jumps beyond their useful life and strategic tree planting.

PONY CLUB TASMANIA INSIGHTS

- ❑ Brighton and Southern Midlands is a strong club that is starting to see high performing juniors moving through the ranks and competing at National events
- ❑ Pontville Park is a preferred venue for hosting the Mounted Games. This event attracts up to 70 riders from across the State. Competitors traveling from the north and north-west often camp both the night before the event and the night of the event. The Club does a great job hosting this event. However, access to amenities nearer to the equestrian facilities would be beneficial.

Southern Tasmania Quarter Horse Association

Membership

- ❑ the Association has been based at Pontville Park for more than 35 years
- ❑ the Association has 50 members and has enjoyed growth in recent years

Facility use

- ❑ during Spring and Summer, the Association hosts fortnightly arena and come and try events. The facility is used sparingly throughout the cooler seasons
- ❑ each year, the Association also hosts five 1-day clinics and up to five shows. Each show runs from Friday to Sunday night and attracts up to 300 entries - with many patrons camping on-site
- ❑ the Association is responsible for all maintenance of the sand arena, fencing and immediate surrounds



Development aspirations

- ❑ the Association is looking to expand its use of Pontville Park
- ❑ ideally, the sand arena would have a roof erected (and would then be booked for events every week) and the grassed area between the sand arena and overnight stay area could be incorporated within the Association lease to provide additional room for horses and floats during Association activities.

Tasmanian Pinto Society

Membership

- 80 members State-wide

Facility use

- the Society conducts two 1-day events at Pontville Park each year. These events attract up to 40 entrants and those that travel camp on-site



Development aspirations

- while the grass arena is considered an ideal surface for horse activities, the yards are in poor condition and the amenities are too far away from the equestrian precinct.

Southern Tasmania Poultry Club

Membership

- 60 and growing steadily in recent years

Facility use

- the Club has previously hosted two shows each year. In 2026, three shows are planned
- the Club also conducts two Amnesty and Re-homing Days each year (where poultry are surrendered)
- the State Poultry Show will also be hosted by the Club again in 2030. This event attracts over 1,000 entries

Development aspirations

- the Club has 680 show pens stored in the Bob Scott Pavilion. During the Annual Show, these pens are moved into containers on-site (a very onerous task)
- the Club is keen to have access to a new facility with large open storage space, amenities and office/meeting area. The Club would be more than happy to share the facility with a suitable tenant/s such as the existing equestrian groups.



Country Women's Association (Brighton Branch)

Membership

- ❑ 21 members
- ❑ membership steady in recent years

Facility use

- ❑ the Association uses the CWA 'room' within the Hall three times each month for group activities
- ❑ the main hall is also used twice each year to host fundraising morning teas
- ❑ the CWA room is also used for a range of additional community activities such as gardening groups (almost weekly)

Development aspirations

- ❑ while the group is pleased with the existing facilities, a few minor changes would further enhance the facility - provision of smoke alarms, defibrillator and blinds (in lieu of curtains)
- ❑ closer communication with Council staff would also allow for discussion of key development initiatives (and understanding of key dates and scheduled maintenance).



Rabbit Breeders Association of Tasmania

Considerations

- ❑ the Association uses the Memorial Hall monthly to host rabbit shows
- ❑ the facility meets the needs of the Association well.



Hobart Cavy Club

Considerations

- ❑ the Club conducts monthly shows from the Memorial Hall
- ❑ while the facilities generally meet the needs of the Club, demand exists for additional tables and storage for regular users. Additionally, if the kitchen was fully fitted out with all necessary utensils and implements (pots, pans, knives etc) it would be a more attractive option for the Cavy Club (and additional hirers).

Lions Club of Brighton

Considerations

- ❑ the Club conducts monthly community markets using areas both inside and immediately outside the Hall. The large Christmas market also spreads across the entry road and onto the vacant grassed area
- ❑ the Hall kitchen is used during markets and, together, the facilities work well.



Tassie Flying Paws and Dogs Tasmania

Membership

- ❑ Tassie Flying Paws has 30 members with Dogs Tasmania having almost 980 members State-wide
- ❑ membership of both groups has been growing in recent years

Facility use

- ❑ Dogs Tasmania use the facility fortnightly as their southern headquarters and host dog shows once every 2-3 weeks
- ❑ Tassie Flying Paws use the site for club activities twice each week over the spring and summer months

Development aspirations

- ❑ the two groups require access to additional storage
- ❑ the safety of dog facility users is a concern given the speed and frequency of vehicles accessing the Bob Scott and Regional Sports Pavilions and Thompson Oval. Access to the central amenities block can be particularly difficult at peak times.



Brighton Show Society

Considerations

- ❑ the Annual Show is a 1-day event held on a Sunday in late October/early November. It attracts up to 30,000 patrons during a particularly successful event
- ❑ conducting the Show requires control of the entire footprint of Pontville Park for 10 days (one week of bump-in and 2 to 3 days for bump-out). All three ovals, the grass equestrian arena, all pavilions and the Memorial Hall are used for activities and exhibitions. Additionally, the cross country course is used for parking (accessed via the entry on the far western side of the Park)
- ❑ while the facility works well for the Show, the existing office within the Bob Scott Pavilion is too small. Ideally, the Show Society would like to see a new pavilion constructed on the western side of the Park to accommodate additional Show sections and a new Show Society office.



Brighton Football Club

Membership

- ❑ over 500 players (across 16 teams)
- ❑ membership has increased in recent years

Facility use

- ❑ pre-season training starts in November resulting in AFL being undertaken at Pontville Park almost year-round
- ❑ during the winter sporting season, the ovals are used most afternoons and evenings each week
- ❑ Pontville Park hosts AFL fixtures (for juniors, seniors and/or masters) across most weekends

Development aspirations

- ❑ from an AFL perspective, the facilities generally meet the needs of the Club well. Opportunity to light Gunn Oval would provide an additional training venue and potential to reduce some of the pressures on Thompson and Ferguson Ovals
- ❑ the Club has been a driving force behind the proposed court Sports Hub project at the Park (that would create a home for the Karana Netball Club and provide additional court-based community opportunities).



AFL TASMANIA INSIGHTS

- ❑ It has been identified that three additional ovals will be needed in the Southern Region of Tasmania by 2029 to cater for the expected continued growth of the sport. However, Pontville Park has not been identified as a potential location for expansion
- ❑ Preference for full-size ovals to provide more flexibility for scheduling fixtures (with some junior formats able to be conducted concurrently)
- ❑ Facility development opportunities identified as possible improvements to Pontville Park:
 - improved drainage and removal of the cricket pitch from Thompson Oval
 - competition standard lighting at Gunn Oval.



Brighton Fighting and Fitness Boxing Club

Membership

- ❑ the Club currently has 11 amateur and 3 professional boxers, with casual classes available through the payment of weekly/monthly fees
- ❑ membership has been steady in recent years

Facility use

- ❑ the site is used 2-3 evenings each week for training and kids' groups
- ❑ fight events are held at other venues across Hobart

Development aspirations

- ❑ improvements to the main ring are currently underway
- ❑ additional signage is required at the Park.



Ryukyu Shotokan Karate

With access to suitable space within both the Hall and the Regional Sports Pavilion for weekly classes, this user group was satisfied with the current arrangements (and felt it had no relevant additional input to the master planning process).



Karana Netball Club

Membership

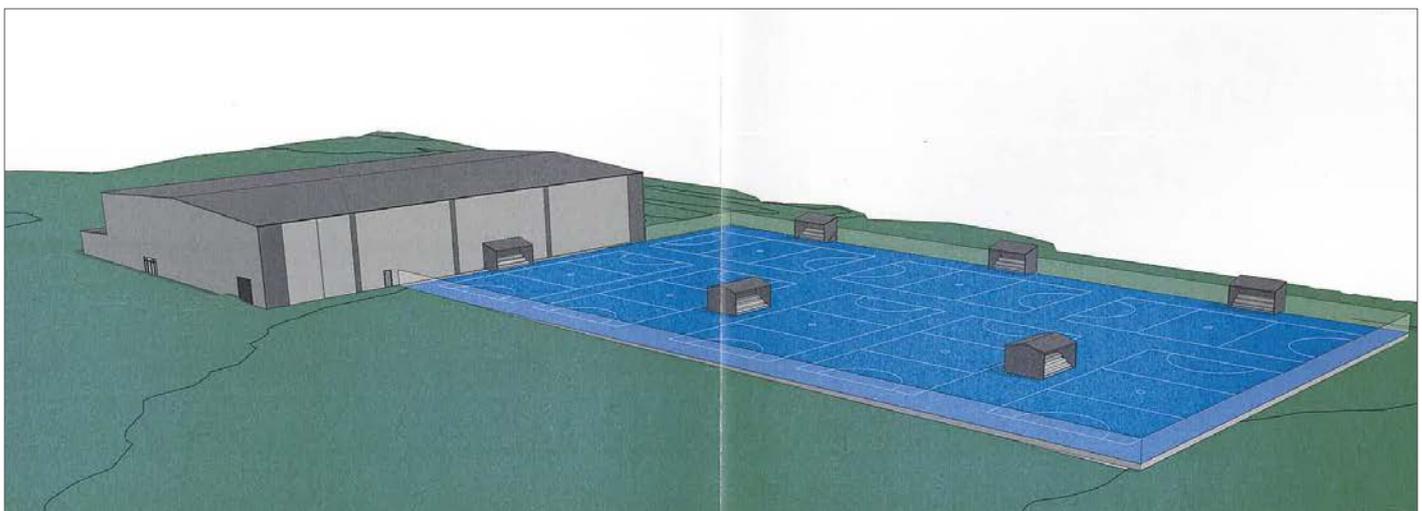
- ❑ 300 members (across 27 teams)
- ❑ the Club has maintained a steady membership base more recently after membership peaked approximately 10 years ago
- ❑ importantly, 40% of Club members reside in the Brighton LGA and nearby areas

Development aspirations

- ❑ the Club would like to establish a home at Pontville Park (moving from the large shared facility at the Hobart Netball and Sports Centre). Images of the proposed facility are included below
- ❑ ideally, a new facility would include both outdoor and indoor courts suitable for all levels of training and competition

NETBALL TASMANIA INSIGHTS

- ❑ given that Netball Tasmania has identified demand for additional court space across Greater Hobart, the organisation fully supports the development of any outdoor or indoor courts that meet necessary facility guidelines
- ❑ if Karana Netball Club were looking to host their Tasmanian Netball League matches at Pontville Park, an indoor court with suitable spectator opportunities would be required.



Southern Cricket Association

Considerations

- ❑ the Association provides a pathway for young players. Additionally, with all matches played on synthetic wickets, the Association provides an alternate cricket opportunity for senior players not seeking turf cricket wicket matches (coordinated by Cricket Tasmania)
- ❑ Pontville Park was formerly a very important venue for the Association - with a strong local club (that once hosted one of the larger junior programs with 9 teams) and the Association hosting its T20 competition at the Park under lights
- ❑ since the Regional Sports Pavilion was constructed, it is now too expensive for cricket users to play from Pontville Park (given the costs associated with access to the canteen and changerooms) and the facility is largely under-utilised from a cricket perspective across the summer sporting season
- ❑ Thompson Oval would be an ideal venue for both junior and Association First Grade matches if suitable access to facilities could be arranged.

CRICKET TASMANIA INSIGHTS

- ❑ Cricket Tasmania has identified a significant shortage of turf wicket fields across Greater Hobart
- ❑ while Thompson Oval only attracts occasional use for junior fixtures, Ferguson and Gunn Ovals are booked for Premier League games across the summer sporting season given. Additionally, Pontville Park is an important venue for Intra-State pathway matches held in school holidays
- ❑ while there is no 'home' club based at Pontville Park, the facility is an important second turf wicket facility for a number of clubs participating in the Greater Hobart Premier League. Further, the Glenorchy Cricket Club based at King George V Oval is looking to establish a junior program with Pontville Park as a base. Therefore, retaining access to a synthetic cricket wicket at the Park is particularly important
- ❑ a number of clubs (and the Southern Cricket Association) have noted difficulty gaining suitable (affordable) access to canteen and changeroom facilities at Pontville Park.



Additional stakeholder engagement

Southern Primary School Sports Association

- Pontville Park is not currently used to host any of the Southern Primary School Sports Association carnivals
- highest demand is for athletics venues (8-lane 400m, with suitable amenities and spectator facilities).

Sports Association of Tasmania Independent Schools (SATIS)

- Pontville Park previously held the Association's annual cross country event. However, since 2020, this event has been hosted at the Domain
- the Association continues to seek additional cricket fields with turf wicket blocks (where wickets can be prepared for Monday fixtures)
- provision of AFL fields is also problematic given difficulties accessing quality grounds after school mid-week (when fields are heavily used for club activities)
- Pontville Park would be an attractive venue for AFL and/or cricket if suitable school sport access arrangements were possible.

DEMAND ANALYSIS - SUMMARY

The demand analysis highlights that most of the existing facilities are well-regarded by existing user groups (and peak bodies) and are currently functioning quite well. There appears to be scope for additional use of both the equestrian facilities throughout the year and playing fields during the summer sporting season. A request has also been received by Council for development of a court precinct with both indoor and outdoor opportunities.

Over-arching all of this, Council has limited resources and requires a responsible approach to future development at the Park, that the Master Plan will need to carefully address.

Images from the 2019 SATIS cross country carnival held at Pontville Park



Directions

Key opportunities and constraints for the future development of Pontville Park are summarised below and provide the rationale and direction for change.

Opportunities and constraints

Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Movement		
Entry and signage	<ul style="list-style-type: none"> <input type="checkbox"/> While the Park has an obvious arrival point off Brighton Road, more Park users tend to use the Glen Lea Road entry and then drive to the various activity areas given that this entry point provides greater access across the Park <input type="checkbox"/> There is very little naming or directional signage within the site 	<ul style="list-style-type: none"> <input type="checkbox"/> Install a large naming sign near the corner of Glen Lea and Brighton Roads (remove the existing small sign) <input type="checkbox"/> Provide directional (map style) signage that includes contact details for the tenant clubs at the Brighton and Glen Lea Road entries and internal road intersections <input type="checkbox"/> Retain the formal entry off Brighton Road as the primary entry for access to the Hall and for restaurant patrons (and as a key access for oval users) <input type="checkbox"/> Develop entry gateway signage (and landscaping) for the second entry off Glen Lea Road <input type="checkbox"/> Provide simple signage at the event camping entry and Show parking entry (reflecting limited use)
Parking	<ul style="list-style-type: none"> <input type="checkbox"/> The Park has suitable area required for parking <input type="checkbox"/> Limiting vehicle and pedestrian encounters is a key consideration of the Master Plan <input type="checkbox"/> Providing a mix of sealed parking (for heavily used areas) and unsealed parking (for areas receiving limited use) will limit unnecessary impacts of hard surfaces 	<ul style="list-style-type: none"> <input type="checkbox"/> Seal and linemark car parking from the Brighton Road entry and around the southern side of Thompson Oval <input type="checkbox"/> Seal and linemark a new car park between Ferguson and Gunn Ovals <input type="checkbox"/> Seal and linemark a new car park between the proposed court sport precinct and event camping that adjoins the grass equestrian arena <input type="checkbox"/> Provide an unsealed overflow (short-term) and sealed (long-term) car park on the south-west side of the realigned Gunn Oval <input type="checkbox"/> Continue Show-related car parking on the equestrian cross country course and immediate surrounds
Vehicle movement	<ul style="list-style-type: none"> <input type="checkbox"/> There are currently a number of vehicle access points <input type="checkbox"/> Vehicle movement from the primary entry off Brighton Road is limited to the southern side of the Park <input type="checkbox"/> Vehicle movement from the Glen Lea Road entry and between the Bob Scott Pavilion and Regional Sports Pavilion limits pedestrian movement through this central zone of the Park 	<ul style="list-style-type: none"> <input type="checkbox"/> Seal the entry road from Glen Lea Road and extend across the northern side of Bob Scott Pavilion <input type="checkbox"/> Seal an access road from Glen Lea Road through to the new sealed and unsealed car parks servicing Gunn Oval, the dog pavilion, court and equestrian precincts <input type="checkbox"/> Provide an unsealed service road from the new car parks through to the new equestrian and poultry pavilion, day yards and sand arena <input type="checkbox"/> Provide an unsealed road from the Show entry along the Park boundary to the western corner of the equestrian cross country course
Pedestrian network	<ul style="list-style-type: none"> <input type="checkbox"/> No existing pedestrian network within the Park <input type="checkbox"/> Popular Jordan River walk forming the northern boundary of the Park 	<ul style="list-style-type: none"> <input type="checkbox"/> Create a pedestrian precinct between the Bob Scott Pavilion and Regional Sports Pavilion (retain infrequent vehicle access to the Bob Scott Pavilion). Include paved and grassed areas, shaded seating and gathering spaces <input type="checkbox"/> Create a pedestrian link from the new central pedestrian precinct across to the Jordan River walk <input type="checkbox"/> Create footpaths around the court precinct and dog sports precinct

Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Precincts		
AFL-Cricket	<ul style="list-style-type: none"> <input type="checkbox"/> Existing quality surfaces (although frequent drainage issues on Thompson and Ferguson Ovals) <input type="checkbox"/> Potential to realign, expand and light Gunn Oval (to increase use from both sports) <input type="checkbox"/> Thompson Oval timber grandstand in need of attention <input type="checkbox"/> Potential for greater summer sporting season use of all ovals 	<ul style="list-style-type: none"> <input type="checkbox"/> Upgrade drainage to both Thompson and Ferguson Ovals <input type="checkbox"/> Realign Gunn Oval (so that it is not positioned east-west) and expand the footprint where possible <input type="checkbox"/> Light Gunn Oval <input type="checkbox"/> Work with Cricket Tasmania and Southern Cricket Association to establish a home cricket club as a key tenant of the Park
Dog Sports	<ul style="list-style-type: none"> <input type="checkbox"/> Difficult for patrons to access the central amenities block with vehicles moving from the Glen Lea Road entry down toward the Regional Sports Pavilion <input type="checkbox"/> Demand for additional storage (and need to replace the unattractive container compound near the entry to the dog sports precinct) 	<ul style="list-style-type: none"> <input type="checkbox"/> Provide bollards to limit vehicles entering the new central pedestrian precinct <input type="checkbox"/> Provide a raised pedestrian crossing from the dog sports precinct across to the central amenities block (on the new sealed entry road) <input type="checkbox"/> Remove the existing container compound. Replace with a suitable storage shed on the immediate northern side of the dog sports pavilion
Equestrian Precinct	<ul style="list-style-type: none"> <input type="checkbox"/> While the sand arena, grass arena and cross country course are all in appropriate condition, the support facilities are poor <input type="checkbox"/> The equestrian camping area to the immediate north of the line of windbreaks is a key component for hosting equestrian events <input type="checkbox"/> Opportunity exists to upgrade the cross country course from both a function and visual amenity perspective 	<ul style="list-style-type: none"> <input type="checkbox"/> Relocate the sand arena toward the north-west boundary of the Park <input type="checkbox"/> Construct a new pavilion for equestrian and poultry activities (that incorporates storage, administration area, amenities and awning extension) toward the north-west boundary of the Park <input type="checkbox"/> Construct up to 50 new steel day yards <input type="checkbox"/> Retain the existing equestrian event camping area <input type="checkbox"/> Replace and upgrade aged cross country jumps (including the water jump). Plant trees across the course (without significantly impacting the function of the cross country course nor Show-related parking opportunities)
Show and community facilities	<ul style="list-style-type: none"> <input type="checkbox"/> Relocating the poultry show pens is an onerous task (that can also lead to damage to the pens) <input type="checkbox"/> Opportunities to reduce the current storage uses of the Bob Scott Pavilion could make the facility more attractive for community activities 	<ul style="list-style-type: none"> <input type="checkbox"/> Construct a new pavilion for equestrian and poultry activities (that incorporates storage, administration area, amenities and awning extension) toward the north-west boundary of the Park

Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Precincts (cont.)		
Memorial Hall	<ul style="list-style-type: none"> <input type="checkbox"/> The Memorial Hall functions quite well for the range of users that it attracts 	<ul style="list-style-type: none"> <input type="checkbox"/> Ensure the Hall includes all equipment to meet relevant codes (e.g. smoke alarms) <input type="checkbox"/> Investigate opportunities to provide additional storage within the Hall for user groups <input type="checkbox"/> Investigate the feasibility of providing a full suite of cooking equipment and utensils within the Hall kitchen
Court Precinct	<ul style="list-style-type: none"> <input type="checkbox"/> The Karana Netball Club would like to establish a home for training and matches at Pontville Park <input type="checkbox"/> Opportunity exists to provide additional court space for informal community use 	<ul style="list-style-type: none"> <input type="checkbox"/> Construct 2 lit outdoor netball courts and a 2-court multi sport indoor facility (with stack-away grandstand seating)¹ <input type="checkbox"/> Construct a lit tennis court (with linemarking for netball and pickleball) <input type="checkbox"/> Construct a lit basketball court (with linemarking for netball and pickleball)

1- The proposed design prepared and presented by the Brighton Football Club and Karana Netball Club far exceeds the preferred design outcome outlined. With a preferred provision rate for netball of 1 court to every 100 to 150 players, it was determined that the scale of the proposal was beyond the needs of the Karana Netball Club and community more widely. Additionally, the capital cost and ongoing maintenance costs associated with development of the scale proposed were considered well-beyond Council's resource realities. Finally, with 9 indoor courts set to be constructed across Greater Hobart in the short-term, demand for indoor courts at Pontville Park will need to be carefully considered moving forward.







Master Plan

Maintaining a current master plan is a key requirement to guide facility development (to avoid ad hoc and piecemeal progress) and can be a key resource in assisting to attract funding.

The Pontville Park Master Plan has been developed by considering all consultation, appropriate strategic contexts, previous research and demand. Overall, it provides an ideal opportunity to continue to develop the facility to meet the identified needs of the sporting community and the recreation (and community facility) needs of locals and visitors.

The Master Plan integrates existing facilities with new elements and embellishments to further establish a quality community hub.

Vision

The medium- to long-term vision for the Park is:

to ensure quality facilities that meet the needs of formal user groups and provide a wide range of appealing and inclusive recreation and community event opportunities for residents and visitors to achieve social connection.

Master plan elements

Key design directions for Pontville Park are summarised below

Element	Description	Rationale
1	<input type="checkbox"/> Install a large naming sign near the corner of Glen Lea and Brighton Roads	<input type="checkbox"/> To welcome locals, visitors and guests
3, 29	<input type="checkbox"/> Provide directional (map style) signage and contact details for the tenant clubs	<input type="checkbox"/> To ensure ease-of-use of the Park
29	<input type="checkbox"/> Develop entry gateway signage (and landscaping) for the second entry off Glen Lea Road	<input type="checkbox"/> To welcome locals, visitors and guests
20, 22	<input type="checkbox"/> Provide simple signage at the event camping entry and Show parking entry	<input type="checkbox"/> To reflect limited use (and direct patrons to alternate entries)
4	<input type="checkbox"/> Seal and linemark existing car parking	<input type="checkbox"/> To meet preferred parking arrangements
30	<input type="checkbox"/> Seal and linemark new car parks	<input type="checkbox"/> To reflect parking demand
31	<input type="checkbox"/> Provide unsealed overflow car parking (short-term) and seal (long-term)	<input type="checkbox"/> To reflect parking demand
27	<input type="checkbox"/> Continue unsealed Show-related car parking	<input type="checkbox"/> To reflect parking demand
32	<input type="checkbox"/> Construct sealed access roads	<input type="checkbox"/> To provide safe and sustainable vehicle movement
33	<input type="checkbox"/> Construct unsealed access roads	<input type="checkbox"/> To provide for infrequent vehicle movement
10	<input type="checkbox"/> Create a central pedestrian precinct (with infrequent vehicle access retained on permeable paving)	<input type="checkbox"/> To create a more patron-friendly central node within the Park
28	<input type="checkbox"/> Create a pedestrian link from the pedestrian precinct to the Jordan River walk	<input type="checkbox"/> To provide clear walk connections
7, 9	<input type="checkbox"/> Upgrade drainage to both Thompson and Ferguson Ovals	<input type="checkbox"/> To ensure a quality playing surface
26	<input type="checkbox"/> Realign and expand Gunn Oval	<input type="checkbox"/> To expand the range of current uses
26	<input type="checkbox"/> Light Gunn Oval	<input type="checkbox"/> To meet demand for lit playing fields
34	<input type="checkbox"/> Provide bollards to limit vehicle entry	<input type="checkbox"/> To ensure a safe pedestrian precinct is established
16	<input type="checkbox"/> Provide a raised pedestrian crossing	<input type="checkbox"/> To ensure safe access to the amenities
35	<input type="checkbox"/> Replace the existing container compound with a suitable shed	<input type="checkbox"/> To create additional storage for users <input type="checkbox"/> To enhance the amenity of the Glen Lea Road entry and road
25	<input type="checkbox"/> Relocate the sand arena	<input type="checkbox"/> To further establish an equestrian precinct <input type="checkbox"/> To allow development of the court precinct
23	<input type="checkbox"/> Construct a new equestrian and poultry pavilion	<input type="checkbox"/> To further establish an equestrian precinct <input type="checkbox"/> To provide a more suitable home for poultry activities
24	<input type="checkbox"/> Construct new steel day yards	<input type="checkbox"/> To meet current construction expectations
19	<input type="checkbox"/> Retain the event camping area	<input type="checkbox"/> To provide for traveling patrons
27	<input type="checkbox"/> Upgrade the cross country course (jumps and tree planting)	<input type="checkbox"/> To provide a more attractive venue for competitors and visitors
2	<input type="checkbox"/> Hall upgrades (all equipment to meet code, additional storage, kitchen element fit-out)	<input type="checkbox"/> To ensure the Hall remains fit-for-purpose
17, 18	<input type="checkbox"/> Construct a new court precinct (2-court indoor, 4 lit outdoor courts)	<input type="checkbox"/> To provide for additional sports and community activities
6	<input type="checkbox"/> Construct a new play node	<input type="checkbox"/> To provide an additional recreation element



South Street

LEGEND

- 1. Formal naming signage
- 2. Upgraded Hall
- 3. Main entry (and signage)
- 4. Sealed car parking
- 5. Open grass area
- 6. Play node
- 7. Thompson Oval (upgraded)
- 8. Regional Sports Pavilion
- 9. Ferguson Oval (upgraded)
- 10. Pedestrian precinct
- 11. Bob Scott Pavilion
- 12. Central amenities
- 13. Cricket practice facility
- 14. Ferguson Oval Pavilion
- 15. Dog sports precinct
- 16. Raised pedestrian crossing
- 17. 4-court outdoor precinct
- 18. 2-court indoor facility
- 19. Event camping
- 20. Event camping entry
- 21. Grass arena
- 22. Show parking entry
- 23. Equestrian and poultry pavilion
- 24. Day yards
- 25. Sand arena
- 26. Gunn Oval (upgraded)
- 27. Cross country course (upgraded)
- 28. Pedestrian link
- 29. Second entry (and signage)
- 30. Sealed car parking
- 31. Unsealed car parking (short-term) sealed (long term)
- 32. Sealed access roads
- 33. Unsealed access roads
- 34. Vehicle bollards
- 35. Storage shed
- 36. BBQ and picnic node
- 37. Gunn Oval amenities



Prepared by:



Client:



Brighton Council

Project details:

**PONTVILLE PARK
MASTER PLAN**

Date: FEBRUARY 2026

Issue: DRAFT

Design intent

The images on this page and the next reflect the style of embellishment proposed in the Master Plan for Pontville Park.



VIEW A

Looking down the upgraded access from Glen Lea Road with the new court precinct creating an additional hub of activity for the Park



VIEW B

Looking across from Bob Scott Pavilion toward Thompson Oval with the inviting new central pedestrian precinct softening and activating the space



Sporting elements

Court sports

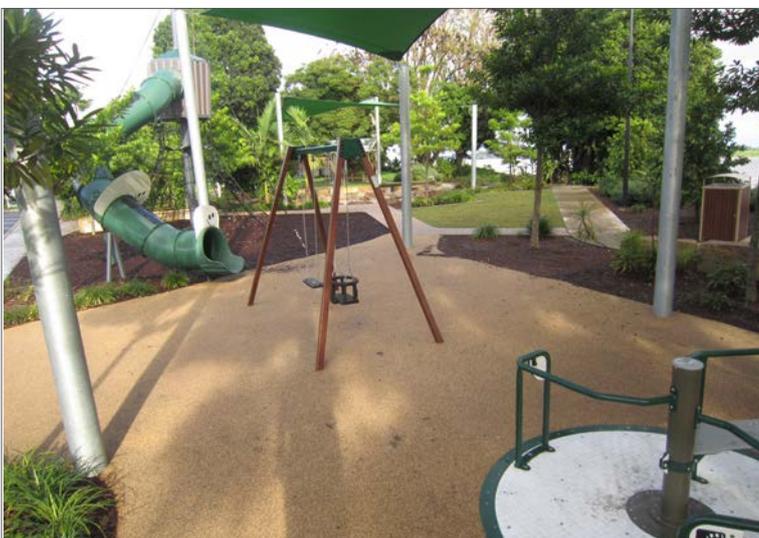


Equestrian sports



Recreation elements

Play node



Walking connections



Staged implementation and indicative costs

Project costs (and project staging) will be dependent on many factors such as detailed design outcomes, relevant approvals, cost estimate refinement, development stages, procurement scheduling and cash-flow management. The cost of implementation of the Master Plan is beyond the Council's and the community's ability to fund in the short-term. Thus, this section provides for staged budgeting. The information provided is designed as a flexible guide - changes in user priorities or earlier opportunities for funding may alter staging.

These recommendations do not commit Council or tenants to their implementation. However, the plans do support Council and the community to seek grant funding and other investment opportunities.

Area	Indicative timing	Description	Indicative cost
<i>Signage and entries</i>			
Arrival signage	Short-term	Erect large naming sign	5,000
Directional signage and contact details	Short-term	Erect signs at the two main entries and intersections	24,000 (4,000 each)
Entry statement - Glen Lea Rd	Short-term	Develop gateway signage and landscaping	13,000
Entry signage	Medium-term	Erect signage at event camping and Show patron entries	4,000 (2,000 each)
<i>Common areas</i>			
Car parking	Medium-term	Seal and linemark existing car parking between the Hall and Regional Sports Pavilion	783,000
	Medium-term	Seal and linemark new car parking between Ferguson and Gunn Oval	641,000
	Medium-term	Seal and linemark new car parking near the court precinct	447,000
	Medium-term	Provide unsealed overflow car parking south-west of Gunn Oval	121,000
	Long-term	Seal and linemark the overflow car parking south-west of Gunn Oval	309,000
Access road	Short-term	Seal existing access road - Glen Lea Rd to Ferguson Oval	298,000
	Medium-term	Seal existing access road to link to new car parks - Glen Lea entry road to new car parks	301,000
Pedestrian movement	Short-term	Construct a raised pedestrian crossing on the new sealed road between the dog sports precinct and central amenities	20,000
	Medium-term	Construct a pedestrian precinct between Bob Scott Pavilion and the Regional Sports Pavilion (includes permeable paving)	549,000
	Medium-term	Construct a walk link from the pedestrian precinct to Jordan River walk (and extend to Thompson Oval grandstand)	89,000
	Medium-term	Construct footpaths around the court precinct	50,000
	Medium-term	Construct footpaths around the dog sports precinct	9,000
	Medium-term	Provide bollards to limit vehicle entry to the pedestrian precinct	7,000
Play node	Short-term	Construct a new play node on the undeveloped grass area	247,000

Area	Indicative timing	Description	Indicative cost
<i>Playing and ancillary facilities</i>			
AFL/cricket ovals	Short-term	Upgrade drainage on Thompson and Ferguson Ovals	140,000 (70,000 each)
	Medium-term	Realign and expand Gunn Oval	315,000
	Medium-term	Light Gunn Oval to club competition standard	280,000
Dog sports precinct	Short-term	Replace the container compound with a shed (north of the dog pavillion)	55,000
Equestrian precinct	Short-term	Relocate the sand arena	106,000
	Short-term	Construct a new equestrian and poultry pavilion	360,000
	Ongoing	Construct new steel day yards	50,000
	Short-term	Upgrade the cross country course (jumps and tree planting)	40,000
Hall	Short-term	Ensure equipment to code, consider additional storage and kitchen element fit-out	19,000
Court precinct	Short-term	Construct a lit outdoor 4-court area	664,000
	Medium-term	Construct a 2-court indoor multi-court facility	15,000,000
SUB-TOTAL (Trade Cost) (ex GST)			\$20,946,000
Preliminaries		14%	2,932,000
Margin		7%	1,671,000
Design contingency		7.5%	1,916,000
SUB-TOTAL (Contract sum) (ex GST)			\$27,465,000
Design, consultant and legal fees		10%	2,747,000
Project management fees		3%	824,000
Insurance and statutory fees		1.75%	481,000
PROJECT COSTS (Non-contract cost) (ex GST)			\$4,052,000
Contract construction contingency		10%	3,152,000
Escalation			Excluded
GROSS PROJECT COST (ex GST)			\$34,669,000