



**Brighton
Council**

**Ordinary
Meeting
Agenda**

21 April 2026

Name:

Brighton
going places

I N D E X

Ordinary Council Meeting: 21 April 2026

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**Brighton
Council**

NOTICE OF MEETING

Dear Councillor,

Notice is hereby given that the next **Ordinary Council Meeting** of the Brighton Council will be held at **5.30 p.m.** on **Tuesday, 21st April 2026**, to discuss business as printed below.

Qualified Person Certification

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

Dated at Old Beach this *16th* day of *April 2026*.

A handwritten signature in black ink, appearing to read 'James Dryburgh'.

James Dryburgh
CHIEF EXECUTIVE OFFICER

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

A G E N D A

1. STATEMENT BY THE CHAIRPERSON

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

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

2. ACKNOWLEDGEMENT OF COUNTRY

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

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

3. APOLOGIES & REQUESTS FOR LEAVE OF ABSENCE

4. NOTIFICATION OF LEAVE OF ABSENCE FOR PARENTAL LEAVE

Nil.

5. CONFIRMATION OF MINUTES

5.1 Ordinary Council Meeting - 17 March 2026

RECOMMENDATION:

That the Minutes of the previous Ordinary Council Meeting held on 17th March 2026, be confirmed.

DECISION:

6. DECLARATION OF INTEREST

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

7. PUBLIC QUESTION TIME & DEPUTATIONS

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

7.1 Public Questions on Notice

Nil.

8. COUNCILLORS QUESTION TIME

8.1 Councillor Questions on Notice

In accordance with Regulation 35 of the *Local Government (Meeting Procedures) Regulations 2025*, a councillor, at least seven days before an ordinary Council Meeting or a Council Committee Meeting, may give written notice to the Chief Executive Officer of a question in respect of which the councillor seeks an answer at that Meeting.

Nil.

8.2 Councillor Questions without Notice

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

9. REPORTS FROM COUNCIL

9.1 Mayor's Communications

- 18/3 TasWaste South Committee Meeting
- 18/3 TasWaste South Special Board Meeting
- 18/3 Media Event
- 18/3 LG Chief Officers Group Welcome Event
- 20/3 We Stand Together Against Racism Walk
- 26/3 Brighton Local Area Plan Steering Committee Meeting
- 31/3 TasWaste South Special Board Meeting
- 2/4 Loaves & Fishes Warehouse Tour

- 8/4 Meeting with Ratepayer and Acting CEO
- 8/4 Media Event Pontville Park
- 8/4 Meeting with Resident
- 11/4 Official Opening of Ted Jeffries Memorial Park
- 15/4 TasWaste South Board Meeting
- 15/4 TasWaste South Local Government Forum
- 21/4 Council Workshop
- 21/4 Council Meeting

RECOMMENDATION:

That the Mayor's communications be received.

DECISION:

9.2 Reports from Council Representatives

RECOMMENDATION:

That the reports from Council representatives be received.

DECISION:

10. MISCELLANEOUS CORRESPONDENCE

- Email from the Roaring Forties Aero Modellers dated 6 April 2026 regarding their recent Trans Tasman Event held in Brighton.

11. NOTIFICATION OF COUNCIL WORKSHOPS

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

One (1) Council workshop has been held since the previous Ordinary Council meeting.

A workshop was held on the 17th March 2026 at 5.00pm to discuss rate revenue and rating background paper.

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

Apologies: Cr Murtagh

12. NOTICES OF MOTION

Nil.

13. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

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

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

RECOMMENDATION:

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

DECISION:

14. REPORTS FROM COMMITTEES

There were no Committee meetings held in April.

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 Request to keep walkway closed - Kumali Place, Herdsmans Cove

Attachment:	Letter from property owner - 4 Kumali Place
Author:	Executive Officer Property & Risk (M Braslin)
Authorised:	Director Asset Services (C Pearce-Rasmussen)

Background

The Council notified the new owner at 4 Kumali Place, Herdsmans Cove, regarding its intention to remove the fence currently obstructing the walkway adjacent to his property. The owner subsequently requested that the walkway remain closed, citing concerns about possible anti-social behaviour, as well as potential impacts on safety, privacy, and the peaceful nature of the cul-de-sac should the walkway be reopened.



Consultation

SMT

Risk Implications

A potential risk of anti-social behaviour occurs if the walkway is opened to the public.

Financial Implications

The land will incur regular maintenance expenses to Council 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

Opening a POS walkway could have a range of social implications for the community. On the positive side, increased access may promote community connectivity, encourage outdoor activity, and provide a safer route for pedestrians. However, there is also a risk of anti-social behaviour arising from wider public access, which may require additional monitoring or mitigation strategies.

Environmental or Climate Change Implications

Nil

Economic Implications

Nil

Other Issues

Nil

Assessment

The owner advised that he had spoken to several residents in the street, and they all value the safety, privacy and peaceful character of their cul-de-sac and wish to preserve it.

In reviewing areas of Council-owned land to ensure they are performing an appropriate community benefit especially public opens space (POS). Council are working towards maximising connectivity across our active transport networks over the upcoming years.

Council should consider opening the walkway to foster greater community connectivity and encourage residents to spend more time outdoors. By providing a safer route for pedestrians, the walkway can improve accessibility and support active transport networks, aligning with Council's goals for maximising connectivity across the area.

A positive outcome to opening the walkway is that it can help ensure Council-owned land continues to deliver appropriate value to the community.

Although there is a possibility of anti-social behaviour, this alone does not constitute a sufficient justification for discontinuing community engagement.

Council should consider both the potential benefits and challenges to ensure the walkway delivers genuine community value.

It should be noted that there are several walkways across the municipality with existing leases that may provide benefit if opened to the public, and council's decision on this matter may have implications on the return of these to council's active transport network.

Options

1. As per the recommendation.
 2. Do not open the walkway at 4 Kumali Place, Herdsmans Cove.
 3. Other.
-

RECOMMENDATION:

That Council resolves to open the public open space walkway located between 3 & 4 Kumali Place, Herdsman's Cove.

DECISION:

17.2 Request for Rent Reduction - 1/84 Jetty Road, Old Beach

Attachment:	Letter from tenant of Unit 1/84 Jetty Road, Old Beach
Author:	Executive Officer Risk & Property (M Braslin)
Authorised:	Director, Corporate Services (G Browne)

Background

The tenant of Unit 1/84 Jetty Road, Old Beach has written to Council to request a six-month reduction in rent. Family changes and health issues as well as the temporary incapacity of one of the primary contractors of the business has resulted in a challenging time over the past few months. The current global pressure on the cost of fuel has also seen a reduction in families attending the site for therapy. These factors have resulted in a decline in revenue that were unforeseen with the initial business plan that the tenant had put together prior to entering the lease in August 2025.

Consultation

Director, Corporate Services.

Risk Implications

A temporary reduction of rent for the child therapy tenant presents a risk of diminished revenue for Council, potentially affecting the financial sustainability of property operations. However, maintaining the tenancy helps to avoid the loss of an essential service provider, which could have broader negative impacts on the community by reducing local access to child therapy services. Balancing these risks is important to ensure both financial prudence and continued community support.

Financial Implications

Current rent revenue is \$40,000 per annum exclusive of GST (inclusive of Land Tax and Rates) (\$3,333.33 per month) a 50% reduction for 6 months equals \$10,000 (\$1,666.66 per month + GST).

Strategic Plan

Goal 3 Manage infrastructure and growth effectively

Goal 4 Ensure a progressive, efficient and caring Council.

Social Implications

A temporary rent reduction for the child therapy business helps ensure continued access to essential services for families and children who rely on therapy support. This concession may relieve financial pressure on the provider, allowing them to maintain their operations within the community. As a result, local families benefit from sustained therapeutic resources, which can contribute to improved wellbeing and social cohesion in the area.

Environmental or Climate Change Implications

Council will encourage sustainable living practices in all our buildings.

Economic Implications

In the short term, reducing rent for the child therapy tenant will result in decreased revenue for the Council, potentially impacting available funds for other projects or operational costs. However, this concession may support the sustainability of the therapy service, which could foster long-term economic benefits through increased community wellbeing and attracting further investment in the area. The temporary reduction could also enhance Council's reputation for supporting essential services, encouraging future tenancy and economic activity.

Other Issues

Nil.

Assessment

These combined unforeseen factors have made it increasingly difficult for the tenant to meet their overhead costs under the lease agreement. The letter from the tenant states they are committed to continuing their services and maintaining their tenancy in Old Beach and are hopeful that a temporary adjustment could provide meaningful relief during this difficult period.

If Council consider approving a temporary rent reduction for the child therapy business, this measure would help maintain access to essential therapeutic services for local families and children who depend on them. By easing the financial burden on the service provider, the Council supports the ongoing operation of a vital community resource, which promotes wellbeing and social cohesion. Although there may be a short-term decrease in Council revenue, the long-term benefits include a healthier, more resilient community.

If approved this action would demonstrate Council's commitment to supporting essential services and fostering a caring, progressive environment for resident's families.

Options

1. As per the recommendation.
2. Do not adopt the recommendation.
3. Other.

RECOMMENDATION:

That Council approve a rent reduction of 50% for the next 6 months for the property located at Unit 1/84 Jetty Road, Old Beach, effective from April 2026. This waiver of fees is to be recorded as a donation in the Councils' Annual Report in accordance with *Section 77 of the Local Government Act 1993*.

DECISION:

17.3 Request for Fee Waiver for Civic Centre - Butterflies & Boots Gala Ball

Attachment:	Request for waiver of hire fees
Author:	Admin & Facilities Management Officer (J Jankus)
Authorised:	Director Corporate Services (G Browne)

Background

The organisers of Butterflies & Boots Gala Ball have written to Council requesting a full waiver of Civic Centre fees for the event scheduled for Saturday, 30 May 2026. The event aims to honour and celebrate women who have experienced domestic and family abuse (DFA), offering a day of nurturing, recognition, and empowerment followed by the Gala Ball. The organisers have both had lived experience with DFA and are passionate advocates for this cause.

The nurturing afternoon seeks to provide a meaningful and safe space for up to 30 women which is then followed by the Gala Ball which is open to the wider public in the evening as a celebration of strength and community solidarity.

Consultation

Corporative Executive Officer

Risk Implications

The hire of the whole Civic Centre reduces availability for other paid bookings. Reducing fees may set a precedent for other community-based groups to request similar concessions.

Financial Implications

The hire fees for a whole day and night of \$488.00.

Strategic Plan

This request aligns with Councils Strategic Goals: -

Goal 1.1 – Engage with and enable our community

Goal 1.2 – Build resilience and opportunity

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.

Goal 2.1 – Support improved health and wellbeing outcomes for the community.

Social Implications

This event directly supports women and families impacted by DFA. It promotes healing, empowerment, and awareness through a community-driven model. The organisers lived experience offers authenticity and relatability that resonates with participants. Public

support and visibility also help challenge stigma and build resilience across the wider community.

Environmental or Climate Change Implications

Nil.

Economic Implications

Nil.

Other Issues

Nil.

Assessment

The Gala Ball represents a powerful grassroots initiative aimed at addressing one of society's most pressing social issues. The request to waive fees in support of the event aligns closely with Council's strategic and community wellbeing objectives. Supporting this event for the second year would foster continued community collaboration.

Options

1. As per the recommendation.
2. Apply a 50% discount as typically granted to similar groups.
3. Other options to be discussed, such as waiving fees for part of the day.
4. No waive the hire fees.

RECOMMENDATION:

That Council approves a full hire fee waiver of \$488.00 for use of the Brighton Civic Centre on Saturday, 30 May 2026 for the Butterflies and Boots Nurturing afternoon and Gala Ball event. This waiver of fees is to be recorded as a donation in the Councils' Annual Report in accordance with *Section 77 of the Local Government Act 1993*.

DECISION:

17.4 Approval of Council Park Names

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

Authorised: Director, Corporate Services (G Browne)

Background

Council park names are required to be approved through the Place Name Advisory Panel at the Department of Natural Resource and Environment Department (NRE). Placenames Tasmania is the register for all official Tasmanian names assigned by the Place Names Advisory Panel under the *Place Names Act 2020*.

Several of Councils Park names have been signposted and/or are published on Brighton Councils website but have never been officially approved.

Official approval is required for the following place names:

- Pontville Park -325 Brighton Road, Pontville (*NRE Placenames holds an unofficial entry for this name*)
- Remembrance Park -Menin Drive, Brighton
- Swan Park -Lamprill Circle, Herdsmans Cove
- Childs Drive Park -5 Childs Drive, Old Beach

Consultation

Senior Management Team

Risk Implications

If park names are not officially approved, it can lead to breaches of obligations and non-compliance. Using inconsistent or unofficial names may create difficulties in legal documents, land titles, emergency services, or agreements that reference those places.

Financial Implications

Nil

Strategic Plan

Relates to Goal 3: Manage infrastructure and growth effectively.

Social Implications

There is minimal impact to the community as Council already refer to these parks with these names and existing signage.

Environmental or Climate Change Implications

Nil

Economic Implications

Nil

Other Issues

Nil.

Assessment

Unofficial place names can create issues with legal documents, community confusion, emergency responder delays in response times as well as non-compliance and in some cases doubling up of park names across different Local Government Areas.

The official naming of places is primarily the responsibility of the Place Names Advisory Panel. The Panel undertakes research and investigation into the origin, priority and usage of place names and assigns official place names in accordance with the Tasmanian Place Naming Guidelines.

The Place Names Advisory Panel is constituted and operates under the statutory authority of the *Place Names Act 2020*. Placenames Tasmania is the authoritative register of place names and facilitates the management of place names in Tasmania.

Options

1. Approve the recommendation.
2. Don't approve the recommendation.
3. Other.

RECOMMENDATION:

That Council approve Pontville Park, Remembrance Park, Swan Park, Childs Drive Park as the official park names and to submit these to the Place Name Advisory Panel at the Department of Natural Resource and Environment.

DECISION:

17.5 Brighton Show - Reduction in Show damages charged

Attachment: Email from the Brighton Show Secretary
Photos taken of damage to Gunn Oval

Author: Director, Corporate Services (G Browne)

Background

The Brighton Show is held annually at Pontville Park. Since 2024 there has been a Memorandum of Understanding (MOU) in place between Brighton Council and the Brighton Agricultural Society regarding the responsibilities of both organisations around this event.

The MOU was put in place due to damage that was occurring on the ovals from the truck exhibitions held at the show. Since the MOU, no heavy plant has been allowed to be parked on the oval, with the possible exception of Gunn Oval, however it is stated that *“this will be possible with prior approval each year from Council’s Works Manager, depending on the conditions of the grounds.”*

In the days preceding the event on 9 November 2025, substantial rainfall was recorded. As a result, organisers maintained ongoing communication with the Acting Works Manager to assess the suitability of Gunn Oval for hosting the truck show. The Brighton Agricultural Society, having invested in a special guest, expressed a preference for positioning the trucks on Gunn Oval to ensure proximity to other exhibits. However, the Foreman (Sportsgrounds) strongly advised against utilising the ovals due to the volume of recent rainfall and the unfavorable weather forecast.

On the afternoon of Friday 7th November, the Acting Works Manager and the committee members of the Brighton Agricultural Show Society met to discuss the weather and the use of Gunn Oval. The committee members stated that the expected forecast of rain was not going to occur and that they would do a walk over on Gunn Oval on the Saturday afternoon/Sunday morning to assess the condition and suitability of the oval for the truck show. They were informed that this was fine to undertake their own assessment of Gunn Oval, however, they should be aware that as per the MOU they would be responsible for any damage that occurred. They were also made aware that there were bookings for Gunn Oval for cricket on the following weekend.

Gunn Oval was subsequently used and sustained a significant amount of damage due to the trucks being displayed and exiting across the oval area. The undulation and damage that occurred meant that Council employees had to perform substantial restorative work to bring the oval back to its pre-show condition and that the cricket matches that were scheduled for the following two weekends were required to be relocated. This work was an unbudgeted amount and cost \$21,641.31 for the equipment and materials.

The Brighton Agricultural Society were invoiced for the works that were carried out and a subsequent meeting was held with members of Council and committee members from this organisation. Whilst the Brighton Agricultural Society has taken full responsibility for the damage, they were disappointed that Council did not give them the opportunity to

access alternative options for the repair of Gunn Oval. They are seeking a reduction in the amount outstanding due to the Brighton Agricultural Society being able to access machinery and materials at a discounted rate from their sponsors. They have written to Council to request a reduction in the invoice and have offered an amount of \$8,000 towards the repairs.

Consultation

Acting Works Manager, Acting Director Asset Services, Foreman-Sportsgrounds, Committee Members from Brighton Agricultural Society, Mayor

Risk Implications

The risk implications of the Brighton Agricultural Society to correct the damage themselves without instruction from the Foreman – Sportsgrounds may have resulted in improper works being undertaken on the oval.

Financial Implications

The Brighton Agricultural Society has requested a reduction of \$13,641.31 on the outstanding invoice. As this amount was unbudgeted any credit would have to be expensed to either the ovals maintenance account or the community grants and donations account.

Strategic Plan

This request aligns with Councils Strategic Goals: -

Goal 1.1 – Engage with and enable our community

Goal 3.3 – Community facilities are safe, accessible and meet contemporary needs.

Goal 4.4 – Ensure financial and risk sustainability

Social Implications

Waiving a portion of the expense that has been raised would show good faith by Council towards the Brighton Agricultural Society and the future relationship between both organisations.

Environmental or Climate Change Implications

N/A

Economic Implications

N/A

Other Issues

N/A

Assessment

The Council recognises and values the Brighton Show's annual contribution to our municipality. The organisers' decision to use Gunn Oval for the truck show, and to have vehicles exit across the oval rather than through the nearest exit, was unfortunate. According to the MOU agreement: *"It will be the responsibility of the Brighton Show to pay for any damage to the grounds and facilities during the 8 days of use"*. However, there remains uncertainty about whether the Council or the Brighton Show should address damage repairs. While ground maintenance is a highly specialised aspect of oval upkeep and it might be expected that the Council would oversee restoration work, the communication regarding this responsibility may have been handled more effectively.

Options

1. As per the recommendation.
 2. Council agrees to the Brighton Shows offer to pay \$8,000 towards the works and expenses the remainder to the Community Grants line item.
 3. Council not agree with any reduction.
-

RECOMMENDATION:

That Council approve the Brighton Agricultural Society paying half of the rectification works, that being \$10,820.65. That when the MOU is renegotiated in 2026 that a clause be added that gives clear instruction of the process that should be followed for any damage that occurs during the Show.

DECISION:

17.6 Draft Brighton & Pontville Local Area Plan – Community Consultation

Attachment:	Draft Brighton & Pontville Local Area Plan
Author:	Strategic Planner (B White)
Authorised:	Director, Development Services (A Woodward)

Purpose

This report seeks Council endorsement of the Draft Brighton & Pontville Local Area Plan (BLAP) for community consultation.

Background

The Brighton and Pontville Local Area Plan (BLAP) provides a coordinated, place-based framework to guide future growth, development and investment across the study area. It translates State and regional policy directions into a locally responsive spatial plan, supporting Brighton's (M)¹ role as a key growth area within Southern Tasmania and Pontville as a distinct village centre with unique heritage values.

The BLAP implements the Council-endorsed Brighton Activity Centre Strategy (BACS),² which recommended preparation of a local area plan and an urban design framework for Brighton.

The key reasons for this recommendation, and for preparation of the BLAP to include both Brighton and Pontville, include:

- a) Brighton is forecast to be the municipality's most populous suburb by 2046, driven by:
 - i. recent master planning and rezoning of land under the 'South Brighton Masterplan' (~550 lots);
 - ii. infill development on key strategic development sites and within proximity to the activity centre; and
 - iii. future structure planning and rezoning of land recently added to the Urban Growth Boundary.
- b) Planning for Brighton to function as an aspirational 'District Centre' under the Southern Tasmanian Regional Land Use Strategy ('STRLUS'), reflecting significant residential and employment growth, and Brighton's expanding and increasingly important sub-regional role servicing Southern Midlands and Central Highlands;
- c) Guiding the location, built form and density of new housing to support diversity, centre vitality and investment, consistent with State, regional and local planning policy;

¹ Brighton (M) refers to the Brighton municipality. Brighton refers to the suburb.

² <https://www.brighton.tas.gov.au/wp-content/uploads/2025/08/Brighton-Activity-Centre-Strategy-Reduced-Size-HR.pdf>

- d) Significant recent State government investment, including:
 - i. the new Brighton High School;
 - ii. Homes Tasmania - 100 lot subdivision adjacent to the Brighton High School; and
 - iii. TasWater's trunk sewer upgrades to unlock the South Brighton Masterplan area and to service the highway services precinct.
- e) Planning for future retail and commercial demand identified in the BACS;
- f) Guiding future location of open space as identified in the Brighton Open Space Strategy;
- g) Improving Brighton Road as the municipality's only traditional 'high street', including supporting a future night-time economy, dining and extended hours activity;
- h) Enhancing liveability through higher quality built form, improved streetscapes and measures that respond to climate change and urban heat such as increased tree canopy and urban greening;
- i) Support Pontville's role as a 'specialist centre' and visitor destination, while respecting its heritage and landscape constraints;
- j) The draft STRLUS (expected late 2026) recommends the preparation of structure plans (local area plans) for identified 'Priority Growth Areas', including Brighton.

Mesh was engaged by Council to prepare the BLAP, which includes the village of Pontville. Portions of Pontville were included due to its proximity to Brighton and the need to consider public realm identified in previous Council strategies and through community feedback during the BACS.

The Draft BLAP

Mesh has now prepared a draft BLAP, which provides a strategic framework to guide the sustainable development of Brighton and Pontville over the next 20 years, with a particular focus on improved built form outcomes, enhanced public realm, increased residential density, and measures to mitigate climate change and urban heat.

The BLAP brings together a number of existing Council strategies and plans into a single document with clear, implementable actions.

The methodology for preparing the BLAP is shown in Figure 1 below:



Figure 1 BLAP Methodology (Mesh)

The BLAP study area is shown in Figure 2 below. Note that the study area did not cover the entirety of both suburbs.



Figure 2 BLAP Study Area (Mesh)

Project Objectives

The core objectives of the BLAP are to:

- Set a framework that guides elevation of the Brighton Activity Centre toward District Centre status;
- Define the role of business-related zoning in Brighton and Pontville;
- Elevate the public realm and streetscapes of Brighton and Pontville.

Work to Date

Progress on the work to date on the project is documented on Council's 'Have your Say Page' and is summarised as follows:

- Mesh completed a background review of relevant documents (August – September 2025);
- Mesh facilitated targeted stakeholder workshops - stakeholder session #1 - with key stakeholders from Brighton and Pontville as well as State Agencies such as TasWater (October 2025);
- Mesh prepared 'Issues and Opportunities Mapping' taking into account feedback received from stakeholder session #1 (October – November 2025);
- Council officers undertook one on one consultation with key stakeholders regarding the Issues and Opportunities Mapping - stakeholder session #2 (November – December 2025);
- Wider community consultation on Issues and Opportunities Mapping including a survey on the Have your Say Page and an invitation for submissions. This included two (2) social media posts (November – December 2025);
- Council officers summarising feedback from stakeholder session #2 for Mesh to use in preparing the draft BLAP documents (November – December 2025);
- Mesh prepares draft BLAP document (January – April 2026).

A summary of feedback received during both rounds of consultation can be found on Council's 'Have your Say' page.

Next Stage of Consultation

The next stage of consultation is to release the draft BPLAP to the community for a one-month consultation period where written submissions can be made. Stakeholders will be invited to comment on the draft PLAP via:

- Letters to all landowners/ tenants within the identified Brighton Activity Centre Core;
- Council's 'Have Your Say' page;
- Social media posts;
- Direct contact with key stakeholders who attended stakeholder sessions #1 and #2 and others who made contact throughout the project so far.

Risk implications

There is a risk that Brighton is not designated as a District Centre in the final STRLUS. Council has made a submission seeking reconsideration, noting the STRLUS is reviewed every five years.

The BLAP adopts an aspirational approach based on the evidence and findings of the BACS, which support Brighton meeting the characteristics of a District Centre over time.

This matter, however, has no real implications on Council endorsing the draft BLAP for community consultation. It may in fact provide a further opportunity for Council to illustrate just how much strategic planning and economic work has been undertaken to further the case that Brighton ought to be designated a District Centre in the final STRLUS.

Financial Implications

There are no financial implications arising from endorsing the draft BLAP for community consultation.

Strategic plan

The BLAP aligns with Brighton Council's Strategic Plan 2023–2033, including:

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

- 1.1 Engage with and enable our community.
- 1.3 Ensure attractive local areas that provide social, recreational and economic opportunities.
- 1.4 Encourage a sense of pride, local identity and engaging activities.

Goal 2 Ensure a sustainable environment

- 2.1 Acknowledge and respond to the climate change and biodiversity emergency.
- 2.2 Encourage respect and enjoyment of the natural environment.
- 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

- 3.2 Infrastructure development and service delivery are guided by strategic planning to cater for the needs of a growing and changing population.
- 3.3 Community facilities are safe, accessible and meet contemporary needs.
- 3.4 Advocate and facilitate investment in our region.

Goal 4 Ensure a progressive, efficient and caring council

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

Social implications

Endorsing the BLAP for community consultation will enable public involvement in the planning system with is a key objective of the Resource Management and Planning System of Tasmania.

Economic implications

There are no economic implications arising from endorsing the draft BLAP for community consultation.

Environmental or climate change implications

There are no environmental or climate change implications arising from endorsing the draft BLAP for community consultation.

Other Issues

Nil.

Assessment

The draft BLAP provides a best-practice and contemporary framework for planning the future of Brighton and Pontville over the next 20 years, consistent with and giving effect to State, regional and local planning policy and strategy.

The framework responds to the distinct contexts and growth pressures of Brighton and Pontville, stakeholder feedback received to date, and the significant body of strategic work undertaken by Council that has informed the plan.

The BLAP includes a suite of clear and implementable actions, ranging from rezonings to public realm improvements and street tree planting initiatives.

Putting the draft BLAP out for community consultation will assist Council in understanding the level of community and other stakeholder support and identifying whether any changes are required prior to final endorsement.

Options

1. As per the recommendation.
 2. Do not endorse the Brighton & Pontville Local Area Plan for community consultation.
 3. Other.
-

RECOMMENDATION:

That Council endorse the Brighton & Pontville Local Area Plan for community consultation.

DECISION:

18. Closed Meeting

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

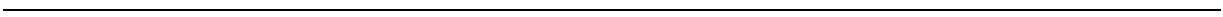
RECOMMENDATION:

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

<u>Item:</u>	<u>Closed under:</u>
18.1 – Outstanding Rates – Multiple Properties	17(2)(g) 17(2)(h)(i)

DECISION:

18.1 Outstanding Rates - Multiple Properties



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

RECOMMENDATION:

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

Agenda item	Matter	Outcome
18.1	Outstanding Rates – Multiple Properties	

DECISION: