



**Brighton
Council**

**Ordinary
Meeting
Agenda**

16 June 2026

Name:

Brighton
going places

I N D E X

Ordinary Council Meeting: 16 June 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, 16th June 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 *11th* day of *June 2026*.

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

James Dryburgh
CHIEF EXECUTIVE OFFICER

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

A G E N D A

1. STATEMENT BY THE CHAIRPERSON

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

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

2. ACKNOWLEDGEMENT OF COUNTRY

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

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

3. APOLOGIES & REQUESTS FOR LEAVE OF ABSENCE

Cr Irons had requested a leave of absence.

4. NOTIFICATION OF LEAVE OF ABSENCE FOR PARENTAL LEAVE

Nil.

5. CONFIRMATION OF MINUTES

5.1 Ordinary Council Meeting -19 May 2026

RECOMMENDATION:

That the Minutes of the previous Ordinary Council Meeting held on 19th May 2026, be confirmed.

DECISION:

5.2 Planning Authority - 2 June 2026

RECOMMENDATION:

That the Minutes of the Planning Authority Meeting held on 2nd June 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

21/05/2026	Brighton Council Community Volunteer Awards
25/05/2026	TasWaste South Board Risk Workshop
27/05/2026	Meeting with Jen Butler MP & Craig Farrell
28/05/2026	Meeting at Tea Tree Hall
02/06/2026	Meeting with Dion Lester, LGAT
02/06/2026	Council Workshop
02/06/2026	Planning Authority Meeting

03/06/2026	TasWaste South Board Meeting
11/06/2026	Meeting with Brighton Football Club
16/06/2026	CEO Performance Review Committee Meeting
16/06/2026	Council Meeting

RECOMMENDATION:

That the Mayor’s communications be received.

DECISION:

9.2 Reports from Council Representatives

RECOMMENDATION:

That the reports from Council representatives be received.

DECISION:

10. MISCELLANEOUS CORRESPONDENCE

Nil.

11. NOTIFICATION OF COUNCIL WORKSHOPS

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

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

A workshop was held on the 2nd June 2026 at 5.00pm to discuss the Draft Term Plan 2026-2030; Draft Recognition for Memorials Policy; Rezoning proposals and a presentation from Community Development & Engagement.

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

Apologies: Nil.

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 June.

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 New Policy - Draft Brighton Council Flag Management Policy

Attachment:	Draft Brighton Council Flag Management Policy 7.16 & Community Flag Application Form
Author:	Manager Community Development & Engagement (A Turvey)
Approved:	Chief Executive Officer (J Dryburgh)

Background

Following on from the adoption of the LGBTIQ+ Action Plan in May 2026, this report presents the Draft Flag Management Policy for Council's consideration.

Brighton Council is committed to fostering an inclusive, welcoming and connected community that celebrates the diversity of its residents. Community members and organisations have increasingly sought opportunities to recognise significant cultural, social and commemorative events through the display of flags at Council facilities.

Currently, there is no formal policy governing requests to fly community flags. The development of a Flag Management Policy provides a transparent and consistent framework for assessing requests while ensuring that the Australian National Flag is displayed and treated in accordance with national protocols.

The policy also supports Council's strategic commitment to inclusion and community participation and aligns with Council's LGBTIQ+ Action Plan 2026 and other strategic priorities.

The Draft Flag Management Policy establishes a clear process for community groups and members wishing to request the temporary display of a flag that recognises a significant event, celebration or awareness day.

The policy applies to the three flag poles located at the Bridgewater Civic Centre, 25 Greenpoint Road, Bridgewater.

Key provisions of the policy include:

- Community groups and members may apply to have a flag flown for a specified period associated with a significant event or recognised day/week of celebration or awareness.
- During an approved display period, the Tasmanian Flag will be temporarily replaced with the approved community flag, while the Australian National Flag and Aboriginal flag will continue to be displayed in accordance with Australian National Flag Protocols.
- Applications must be submitted at least 45 calendar days prior to the proposed display period to allow sufficient time for Council consideration.

- Applications will be assessed against Council's values and commitment to diversity, inclusion and community connection as outlined in the Strategic Plan and associated policies.
- Approved applicants will be responsible for supplying the flag and ensuring it is in an appropriate condition for display.

The policy provides a fair, transparent and consistent approach to community flag requests while balancing opportunities for community recognition with Council's obligations regarding the respectful display of official flags.

Consultation

CEO, Senior Management Team and Executive Officer (Governance).

Risk Implications

The adoption of a formal policy reduces the risk of inconsistent decision-making and provides a clear framework for assessing requests. It also ensures Council continues to observe Australian National Flag Protocols and maintains a transparent process for community engagement.

Financial Implications

Minimal.

Strategic Plan

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

- 1.1 Engage with and enable our community.
- 1.2 Build resilience and opportunity.

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

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

Social Implications

The policy has been developed to provide a consistent process for community requests and has been informed by Council's commitment to inclusion and diversity, including the LGBTIQ+ Action Plan 2026.

Environmental or Climate Change Implications

Nil.

Economic Implications

N/A

Other Issues

Nil.

Assessment

The Draft Flag Management Policy provides Council with a practical and transparent framework for considering requests to fly community flags that celebrate significant events and recognise the diversity of the Brighton community. The policy balances opportunities for community expression with Council's responsibilities regarding the respectful display of official flags and supports Council's strategic objectives of inclusion, connection and community wellbeing.

Options

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

RECOMMENDATION:

That Council adopt the Flag Management Policy (Policy 7.16) as presented and authorise the implementation of the Community Flag Application process for requests to fly community flags at the Bridgewater Civic Centre.

DECISION:

17.2 Kennel Licence Application - 147 William Street, Brighton

Attachment: Application & Public Notice Advertising

Author: Director Development Services (A Woodward)

Background

The purpose of this report is to enable Council to determine a kennel licence application made to Council for 19 dogs to be housed at 147 William Street, Brighton.

This report details the reasons for the officer's recommendation.

The relevant legislation is the *Dog Control Act 2000*. The Act outlines the following requirements for refusing or approving a kennel licence:

53. Consideration of application

(1) A general manager is not to consider an application for a licence until 28 days after a notice is published under [section 51](#).

(2) A general manager is to take into account any objections received.

54. Refusing application

(1) A general manager may refuse to grant an application for a licence if of the opinion that –

(a) the premises to which the licence relates are unfit for the purpose for which they are to be used; or

(b) it is in the public interest that the licence not be issued.

(2) A general manager is to refuse to grant an application for a licence if not satisfied that the requirements of [section 55\(1\)](#) are likely to be met.

55. Granting application

(1) A general manager may grant an application for a licence if satisfied that –

(a) adequate provisions for the health, welfare and adequate control of all dogs on the premises are provided or are likely to be provided; and

(b) nuisance to any other persons is unlikely to occur; and

(c) requirements under laws relating to public health and environmental protection are likely to be satisfied.

Council also has a current Kennel Licence Policy which outlines certain requirements regarding kennel licences and outlines that if an application does not meet certain requirements, it shall be referred to and determined by Council. In this instance the application does not meet the permitted numbers of dogs as per the property size and subsequently must be determined by Council.

Assessment

Mr and Mrs Brazendale have applied for an increase to their kennel licence from 10 dogs to 19 dogs on their property at 147 William Street, Brighton (CT 252444/1) (see Fig 1 below). This application is for 18 greyhounds and 1 mixed breed companion dog. The property is 2.513 hectares in size and is located within the Rural Zone under the Tasmanian Planning Scheme. Under the Policy, the guidance number of dogs for a block this size is 5 – 7.



Figure 1 - Site Location.

An inspection of the property and kennels was undertaken on the 29th May 2026 by the Director Development Services and Council’s Compliance Officer (Animal Control).

The following is a summary of the assessment conducted by Officers:

Application requirements	The application was submitted in accordance with the Act.
Representations received	No representations were received following the advertisement for the kennel licence.
General Health Conditions	All dogs appeared to be in very good health and content.
Kennel Facilities	The greyhounds are housed within the main building in a self contained area. This is well constructed and has adequate heating and ventilation. The area is very well maintained and very clean. The dogs have individual cubicles that are off the ground and a suitable size, and all have access to water.

The mixed breed dog is located within the household and is cared for as per normal domestic dogs.

Considered suitable.

Exercise and enrichment

There is an exercise area for the dog that is approximately 50m x 6m that the dogs routinely access twice per day.

Considered suitable.

Noise Management

There have been no records of any complaints from the dogs at the property. Officers did not observe any barking at the time of inspection and the owner advised this would only usually occur during exercise time feeding time.

The property is separated from the nearby residential area by the Brighton Bypass and only has one nearby house, which also has a kennel licence.

Considered suitable.

Waste Management

The indoor area is a concrete slab which is regularly cleaned with hospital grade disinfectant with a mop and bucket. All wastewater is disposed of via the septic tank onsite. It is noted that the building is currently being assessed for a change of use and as part of this process a new wastewater system has been designed. The current system did not appear to be failing or causing a nuisance.

The faeces are collected regularly during the day and placed in a waste receptacle and transported to an approved waste management facility.

Arrangements appear suitable but recommend condition that the licence is conditional on the approval and installation of a new wastewater system and occupancy of the premises. In addition, a floor waste drain is to be connected to the wastewater system.

Security and Containment

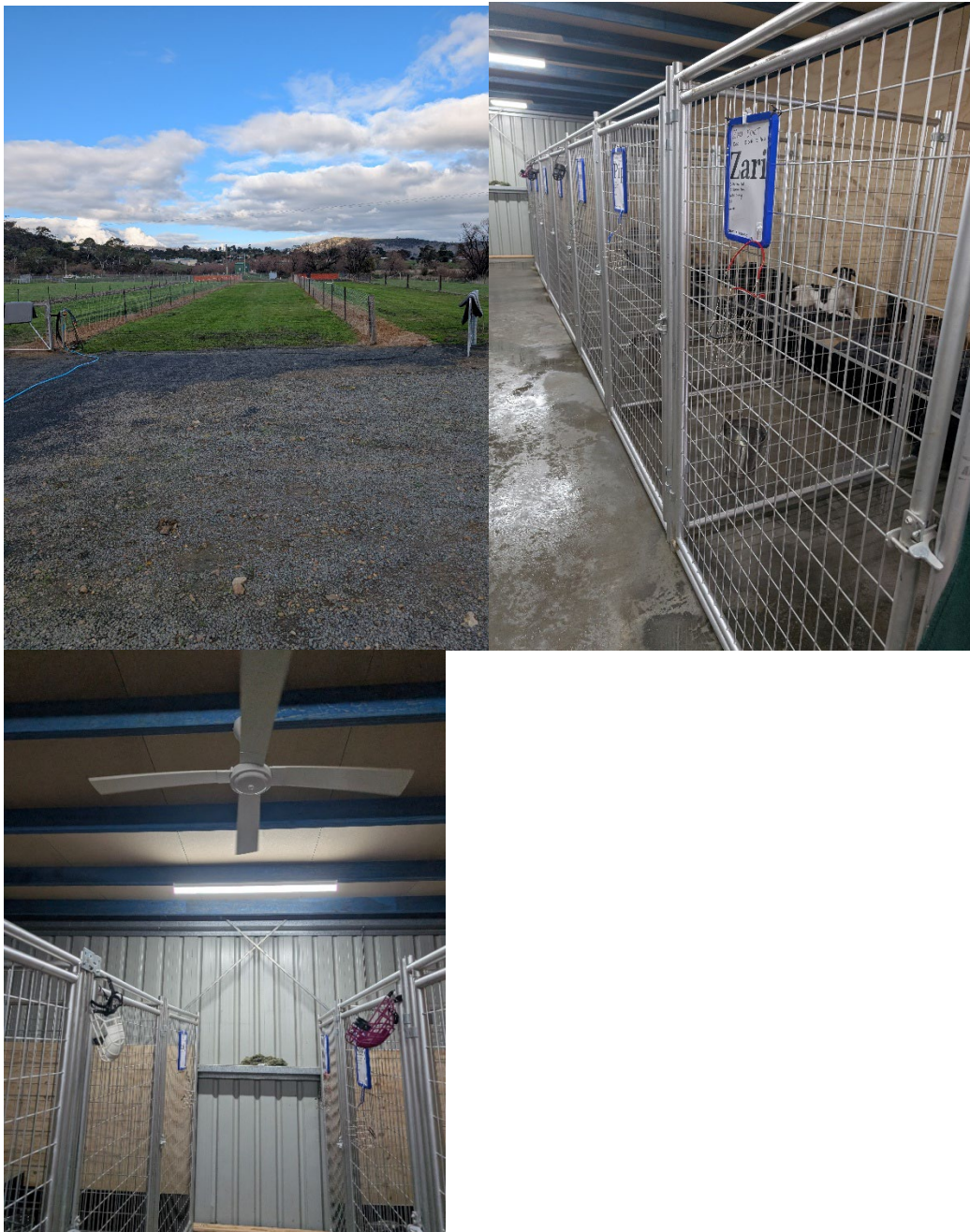
The building and main kennels are secure and monitored with security devices. The property is appropriately fenced around the perimeter.

Considered suitable.

Records and Compliance

All records (registration, vaccination and health) relating to the dogs were onsite and kept up-to-date.

Considered suitable.



Officers Recommendation

The site is well located for a kennel licence of this size due to the distance between neighbouring residences and the fact that the bypass separates this site from the key residential area. The kennels are very well constructed and managed. There are some items that need to be addressed with the property, however, it is Officers opinion that this can be done via conditions on the licence. Therefore, approval is recommended with conditions.

Consultation

Officers met with the TasRacing Integrity Unit Inspectors, and no concerns or issues were raised with this proposal.

Risk Implications

At the time of inspection all issues appeared to be managed, however this may change in future. To address this, regular inspections will be undertaken.

Financial Implications

Nil

Strategic Plan

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

Social Implications

Nil

Environmental or Climate Change Implications

Nil

Economic Implications

Nil

Other Issues

Not applicable

Options

1. As per the recommendation
2. Other

RECOMMENDATION:

That Council, in accordance with Council Policy 4.3, 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 eighteen (18) greyhounds and one (1) mixed breed 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 dogs kept on the property.
2. No more than 19 dogs are to be kept on this property. Adequate provisions for the health, welfare and control of all dogs.
3. The approval is subject to the owners obtaining an occupancy permit for the building onsite to be used as a dwelling. This must be obtained within 6 months from the date of this approval.
4. The floor waste drain is to be connected to an approved onsite waste water management system.
5. Each dog is to be registered annually and microchipped in accordance with the *Dog Control Act 2000*. Council to be notified of each microchip number.

DECISION:

17.3 Kennel Licence Application - 15 Linda Avenue, Pontville

Attachment: Public Notice Advertising

Author: Director Development Services (A Woodward)

Background

The purpose of this report is to enable Council to determine a kennel licence application made to Council for 10 dogs to be housed at 15 Linda Avenue, Pontville.

This report details the reasons for the officer's recommendation.

The relevant legislation is the *Dog Control Act 2000*. The Act outlines the following requirements for refusing or approving a kennel licence:

53. Consideration of application

(1) A general manager is not to consider an application for a licence until 28 days after a notice is published under [section 51](#).

(2) A general manager is to take into account any objections received.

54. Refusing application

(1) A general manager may refuse to grant an application for a licence if of the opinion that –

(a) the premises to which the licence relates are unfit for the purpose for which they are to be used; or

(b) it is in the public interest that the licence not be issued.

(2) A general manager is to refuse to grant an application for a licence if not satisfied that the requirements of [section 55\(1\)](#) are likely to be met.

55. Granting application

(1) A general manager may grant an application for a licence if satisfied that –

(a) adequate provisions for the health, welfare and adequate control of all dogs on the premises are provided or are likely to be provided; and

(b) nuisance to any other persons is unlikely to occur; and

(c) requirements under laws relating to public health and environmental protection are likely to be satisfied.

Council also has a current Kennel Licence Policy which outlines certain requirements regarding kennel licences and outlines that if an application does not meet certain requirements, it shall be referred to and determined by Council. In this instance the application does not meet the permitted numbers of dogs as per the property size and subsequently must be determined by Council.

Assessment

Glen William Howlett has applied for an increase to their kennel licence from 8 dogs to 10 dogs on their property at 15 Linda Avenue, Pontville (CT 109172/34) (see Fig 1 below). This application is for 10 greyhounds. The property is 2.77 acres in size and is located within the Rural Living Zone under the Tasmanian Planning Scheme. Under the Policy, the guidance number of dogs for a block this size is 5-7.



Fig 1 - Site Location.

An inspection of the property and kennels was undertaken on the 29th May 2026 by the Manager Regulatory Services and Council's Compliance Officer (Animal Control).

The following is a summary of the assessment conducted by Officers:

Application requirements	The application was submitted in accordance with the Act and advertised as per <u>Attachment 1</u> .
Representations received	One representation was received following the advertisement of the kennel licence application. The representation raised concerns regarding noise and the impact of the proposal on neighbouring amenity. In accordance with section 53 of the Dog Control Act 2000, the matters raised have been considered as part of this assessment.
General Health Conditions	All dogs appeared to be in very good health and content.
Kennel Facilities	The greyhounds are housed within the main building in a self-contained area. This is well constructed and has adequate heating and ventilation. The area is very well maintained and very clean. The dogs have individual cubicles that are off the ground and a suitable size, and all have access to water. Considered suitable.
Exercise and enrichment	There is an exercise area for the dogs, approximately 22m x 12m, which they routinely access twice per day.

Considered suitable.

Noise Management

One representation was received in relation to noise associated with the dogs kept at the property.

Officers did not observe barking during the site inspection. The applicant advised that barking generally occurs during feeding times, exercise periods or when unfamiliar persons arrive at the property.

While neighbouring dwellings are located in proximity to the site, they are separated by typical rural residential setbacks and open space.

Having regard to the site inspection findings, the management practices observed and the matters raised within the representation received, officers are satisfied that nuisance to other persons is unlikely to occur, especially as there as is only an increase of 2 dogs.

Considered suitable.

Waste Management

The kennel building consists of individual pens on a sealed concrete floor with a grated drain running along the front of the enclosures. The indoor areas appeared clean and well maintained at the time of inspection. The applicant advised that the kennels are regularly cleaned with disinfectant to maintain hygiene standards.

Dog faeces are collected throughout the day and disposed of in the general waste service. The applicant advised that this occurs as part of the daily cleaning routine to minimise odour and maintain the facility's cleanliness.

The exercise yards are securely fenced and provide an external area for the dogs separate from the internal sleeping areas. No evidence of wastewater overflow, excessive odour, or waste accumulation was observed during the inspection.

Based on the inspection and the waste management practices in place, the arrangements appear suitable and are not considered to be causing a nuisance at this time.

Considered suitable.

Security and Containment

The building and main kennels are secure and monitored with security devices. The property is appropriately fenced around the perimeter. Officers requested that self-closing spring hinges be installed on access doors to ensure containment measures are maintained.

Considered suitable.

Records and Compliance

All records (registration, vaccination and health) relating to the dogs were onsite and kept up-to-date.

Considered suitable.



Officers Recommendation

The site has been assessed against the requirements of the *Dog Control Act 2000* and Council Policy 4.3. The kennels were observed to be well-constructed, clean, and appropriately maintained, and the dogs appeared healthy, content, and well cared for at the time of inspection. Adequate arrangements are in place for the housing, exercise, welfare and control of the dogs, with appropriate security measures and record-keeping practices observed.

The application seeks approval to increase the number of greyhounds kept on the property from eight (8) to ten (10). While this exceeds the guidance contained within Council Policy 4.3 for a property of this size, officers consider the increase to be modest and note that the applicant has demonstrated a high standard of kennel management.

One representation was received during the public notification period, raising concerns about noise and its impact on neighbouring amenity. Officers have considered the matters raised in the representation as required under section 53 of the *Dog Control Act 2000*.

No barking or other nuisance behaviours were observed during the site inspection. The applicant advised that barking is generally limited to feeding times, exercise periods or when unfamiliar persons arrive at the property.

Having regard to the findings of the inspection, the management practices currently in place, the character of the surrounding rural living area, and the proposed licence conditions, officers are satisfied that the requirements of section 55(1) of the *Dog Control Act 2000* are likely to be met. In particular, officers are satisfied that adequate provision exists for the health, welfare and control of the dogs, that nuisance to other persons is unlikely to occur, and that public health and environmental protection requirements are likely to be satisfied.

Accordingly, officers recommend that the application be approved subject to the proposed licence conditions.

Consultation

Officers met with the TasRacing Integrity Unit Inspectors, and no concerns or issues were raised with this proposal.

Risk Implications

Compliance inspections may be undertaken from time to time to ensure ongoing compliance with licence conditions.

Financial Implications

Nil

Strategic Plan

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

Social Implications

Nil

Environmental or Climate Change Implications

Nil

Economic Implications

Nil

Other Issues

Not applicable

Options

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

RECOMMENDATION:

That Council, in accordance with Council Policy 4.3, 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 15 Linda Avenue, Pontville, and that the following conditions be included on the kennel licence:

1. Council is to be notified of any change in the dogs kept on the property.
2. No more than ten (10) dogs are to be kept on the property, with adequate provisions maintained for the health, welfare and control of all dogs.
3. The approval is subject to the owner installing self-closing spring hinges on all doors providing access to areas where dogs are housed or exercised.
4. Each dog is to be registered annually and microchipped in accordance with the *Dog Control Act 2000*, with Council to be notified of each microchip number.

In making this recommendation, Council has considered the representation received during the public notification period and is satisfied that the requirements of section 55(1) of the *Dog Control Act 2000* are likely to be met, including that nuisance to other persons is unlikely to occur.

DECISION:

17.4 Kennel Licence Application - 53 Nelsons Building Road, Brighton

Attachment: Application & Public Notice Advertising

Author: Director Development Services (A Woodward)

Background

The purpose of this report is to enable Council to determine a kennel licence application made to Council for 14 dogs to be housed at 53 Nelson Building Road, Brighton.

This report details the reasons for the officer's recommendation.

The relevant legislation is the *Dog Control Act 2000*. The Act outlines the following requirements for refusing or approving a kennel licence:

53. Consideration of application

(1) A general manager is not to consider an application for a licence until 28 days after a notice is published under [section 51](#).

(2) A general manager is to take into account any objections received.

54. Refusing application

(1) A general manager may refuse to grant an application for a licence if of the opinion that –

(a) the premises to which the licence relates are unfit for the purpose for which they are to be used; or

(b) it is in the public interest that the licence not be issued.

(2) A general manager is to refuse to grant an application for a licence if not satisfied that the requirements of [section 55\(1\)](#) are likely to be met.

55. Granting application

(1) A general manager may grant an application for a licence if satisfied that –

(a) adequate provisions for the health, welfare and adequate control of all dogs on the premises are provided or are likely to be provided; and

(b) nuisance to any other persons is unlikely to occur; and

(c) requirements under laws relating to public health and environmental protection are likely to be satisfied.

Council also has a current Kennel Licence Policy which outlines certain requirements regarding kennel licences and outlines that if an application does not meet certain requirements, it shall be referred to and determined by Council. In this instance the application does not meet the permitted numbers of dogs as per the property size and subsequently must be determined by Council.

Assessment

Mr Paul Young has applied for an increase to their kennel licence from 4 dogs to 14 dogs on their property at 53 Nelson Building Road, Brighton (CT 156508/1) (see Fig 1 below). This application is for 14 greyhounds. The property is 1.6 hectares in size and is located within the Rural Living Zone under the Tasmanian Planning Scheme. Under the Policy, the guidance number of dogs for a block this size is 5 – 7.



Figure 1 - Site Location.

An inspection of the property and kennels was undertaken on 1 June 2026 by the Manager Regulatory Services and Council's Compliance Officer (Animal Control).

The following is a summary of the assessment conducted by Officers:

Application requirements

The application was submitted in accordance with the Act.

Representations received

Five representations were received following the advertisement of the kennel licence application. The representations primarily raised concerns regarding barking, noise impacts and the potential loss of residential amenity associated with the proposed increase in the number of dogs kept on the property. In accordance with section 53 of the *Dog Control Act 2000*, these representations have been taken into account in the assessment of the application.

General Health Conditions

All dogs appeared to be in very good health and content.

Kennel Facilities

The greyhounds are housed within a structure adjacent to the main a self-contained area. This is well constructed and has adequate heating and ventilation. The area is very well maintained and very clean. The dogs have individual cubicles that are off the ground and a suitable size, and all have access to water.

Considered suitable.

Exercise and enrichment

There is an exercise area for the dogs, approximately 63m x 6m, that contains three individual runs and is routinely accessed by the dogs twice per day.

There is also an outdoor kennel area measuring 7 by 11 meters, which includes a sheltered kennel area housing 3 dogs.

Considered suitable.

Noise Management

Officers did not observe any barking during the site inspection. The applicant advised that barking generally only occurs during feeding times, exercise, or when unfamiliar people arrive at the property.

Notwithstanding the observations made during the inspection, five representations were received raising concerns regarding barking and the impact of the proposal on the amenity of neighbouring properties. The proposal seeks approval for 14 greyhounds on a property where Council Policy 4.3 provides guidance for 5–7 dogs based on the site area. The considerable increase in dog numbers, when considered alongside the concerns raised by neighbouring residents, increases the likelihood of adverse noise impacts occurring.

Whilst the property is located within a rural living area characterised by larger allotments, paddocks and scattered dwellings, neighbouring residences remain in proximity to the site and are entitled to the reasonable enjoyment of their land without unreasonable interference.

Having regard to the representations received, Council cannot be satisfied that nuisance to other persons is unlikely to occur as required by section 55(1)(b) of the *Dog Control Act 2000*.

Not considered suitable.

Waste Management

During the site inspection, it was observed that the kennel building had a concrete floor with a central drain. The applicant advised that the kennels are cleaned by hosing down faeces and urine, with the wash-down water flowing through the drain and discharging via a pipe onto the ground adjacent to the building.

This wastewater contains animal waste and, if not properly managed, has the potential to create a nuisance through

odours, attraction of insects, and contamination of surrounding land.

As an interim measure, officers requested that the occupier excavate a shallow trench, approximately 50 mm deep, beneath the discharge point to reduce surface runoff and limit direct exposure to the wastewater. This was intended as a temporary mitigation measure only and does not represent an approved wastewater disposal system.

It is recommended that any approval be contingent on the installation of an appropriate and approved wastewater management system to ensure that kennel wash-down wastewater is collected and disposed of in a manner that does not cause a nuisance or pose a risk to public health.

Security and Containment

The building and main kennels are secure and monitored with security devices. The property is appropriately fenced around the perimeter.

Considered suitable.

Records and Compliance

All records (registration, vaccination and health) relating to the dogs were onsite and kept up-to-date.

Considered suitable.





Officers Recommendation

The kennels are well constructed and the dogs appeared healthy and well cared for at the time of inspection. However, the proposal seeks approval for 14 greyhounds on a property where Council Policy 4.3 provides guidance for 5–7 dogs. Importantly, five representations were received raising concerns regarding barking and the impact of the proposal on neighbouring amenity.

While officers did not observe barking during the inspection, the legislative test under section 55(1)(b) of the *Dog Control Act 2000* requires Council to be satisfied that nuisance to any other persons is unlikely to occur. Having regard to the representations received and the scale of the proposed operation, officers are unable to reach that state of satisfaction.

Accordingly, officers recommend refusal of the application pursuant to sections 54(2) and 55(1)(b) of the *Dog Control Act 2000*.

Consultation

Officers met with the TasRacing Integrity Unit Inspectors, and no concerns or issues were raised with this proposal.

Risk Implications

At the time of inspection all issues appeared to be managed, however this may change in future. To address this, regular inspections will be undertaken.

Financial Implications

Nil

Strategic Plan

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

Social Implications

Nil

Environmental or Climate Change Implications

Nil

Economic Implications

Nil

Other Issues

Not applicable

Options

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

RECOMMENDATION:

That Council, in accordance with Council Policy 4.3, resolves to recommend to the General Manager that the application for a kennel licence pursuant to the *Dog Control Act 2000* for the keeping of no more than fourteen (14) greyhounds be refused at the subject property.

The reasons for refusal are as follows:

- Five representations were received during the public notification period raising concerns regarding noise impacts and loss of amenity associated with barking dogs.
- Having regard to the representations received, Council is not satisfied that nuisance to other persons is unlikely to occur as required by section 55(1)(b) of the *Dog Control Act 2000*.
- The proposed number of dogs substantially exceeds the guidance contained within Council Policy 4.3 for a property of this size, increasing the likelihood of adverse amenity impacts.
- Council is therefore not satisfied that the requirements of section 55(1) of the *Dog Control Act 2000* are likely to be met.
- Pursuant to section 54(2) of the *Dog Control Act 2000*, the General Manager is required to refuse to grant the application where the requirements of section 55(1) are not satisfied.

DECISION:

17.5 Pontville Park Master Plan

Attachment:	Pontville Park Master Plan 2026
Author:	Manager Planning (J Blackwell)
Authorised:	Director Development Services (A Woodward)

Background

This report aims to seek the adoption of the Pontville Park Master Plan following community consultation.

Pontville Park, comprising 27.75ha, is a Council-owned sport and recreation precinct in Pontville serving AFL, cricket, equestrian, dog sports, community markets and events, and housing the Municipal Memorial Hall. Several assets onsite are ageing and there is demand for improved facilities and safer movement through the site.

ROSS Planning, on behalf of Brighton Council has undertaken a detailed review of the park's current facilities, how they are used, and who uses them. The draft Master Plan explores opportunities for new user groups and considers improvements to the layout and facilities, ensuring Pontville Park continues to grow and meet the changing needs of our community.

The draft Master Plan, which was publicly exhibited between 20 March and 10th April 2026, provides a long-term framework to guide staged improvements and avoid ad-hoc development

Consultation

As noted previously, **Stage 1 Consultation** included

- Steering committee
- SMT and Council officers
- Councillor workshops
- Existing user groups (e.g., Brighton Football Club, Cricket Tasmania/Southern Cricket Association, Brighton & Southern Midlands Pony Club, Southern Tasmania Quarter Horse Association, Dogs Tasmania/Tassie Flying Paws, Southern Tasmania Poultry Club, CWA, Brighton Show Society); and
- External stakeholders (e.g., Netball Tasmania, SATIS, Southern Primary School Sports Association).

Stage 2 consultation enabled the release the draft Master Plan to the community. This included engagement via Council's Have Your Say page, with the Draft Masterplan and supporting report available for viewing, social media posts advising the Masterplan was available for comment, and importantly, direct correspondence with user groups, seeking their feedback on the draft document.

During the exhibition period, a total of eight submissions were received. Consolidated themes included:

- The majority of responses related to the Dog Sports Precinct, including identifying the need for increased parking capacity, especially for vehicles with trailers; need for better accessibility, safety concerns regarding vehicle movements and associated pedestrian conflict and requests for lighting and storage improvements for the Dog Sports Precinct. One response clarified the hours Tassie Flying Paws used the sporting precinct.
- One neighbour raised amenity and land use impacts, in particular loss of openness, views and location of the proposed equestrian /poultry shed.
- Opportunities to improve facilities for Equestrian area to attract regional events and use
- One person suggested alterations to the Pontville Hall to support performing arts. Maintenance issues were raised by another respondent.

Submissions received are set out below. A summary of concerns and officer's consideration are set out in the table below:

Table 1: Summary of Submissions and Assessment

Submission	Council Officer comment
<p>Submission 1:</p> <p>Hi, I just wanted to add my opinion to the Pontville park masterplan. I have lived in Brighton for over 20 years long enough to remember that this area was originally called the Brighton equestrian centre. I understand times have changed and the community needs more facilities but it seems the horse areas are shrinking with every upgrade. I understandably as numbers of equestrians compared with football players are lower but I feel less me Brighton council constantly misses the opportunity to improve the equestrian areas to a level which is actually useful. If you were to consider putting a roof over the sand arenas it would make it a much more desirable venue. It's in an ideal place just off the highway for people travelling from up north to competitions but we constantly get overlooked for hire because the facilities are just not up to standard. In this day and age dressage arenas need proper drainage and even well maintained all weather surfaces. Peoples horses are worth too much to ride on surfaces too deep or wet. An area undercover would attract far more bookings, it could also be hired out for lessons and workshops throughout the week. I have attended meeting after meeting where the council says they are wanting community input for planning but it seems it doesn't matter what we say as</p>	<p>The importance of the Equestrian Centre to the area has been identified, with the masterplan showing an alternate solution which provides for the extension and long-term life span by concentrating facilities in the western corner of the site, with the sand arena being relocated (#25 on the plan). This has the effect of separating the equestrian facilities from other ball sports. A designated area for event camping has also been identified (in a similar location to that which exists currently), which can be used for both horses and other event camping, (eg Brighton Show).</p> <p>The Masterplan has not identified the demand for a roofed sand arena at this time. However, the Masterplan is a long term plan, and should circumstances change in future, this could be reviewed.</p>

<p>equestrians we loose more and ground and football players get new building and maintained ovals. Please consider doing more for the equestrian areas.</p> <p>PS. I also show dogs and the new dog area is fantastic. As a poodle breeder I really appreciate the shed as I can prepare my dogs out of the wind and rain. I could have the same appreciation for local indoor arena available for hire to ride my horse in. If you would like to discuss this idea further please contact me via email.</p>	
<p>Submission 2:</p> <p>Firstly, the dog area requires additional parking capacity to accommodate both cars and trailers. During dog shows, attendance regularly exceeds 100 vehicles, which creates congestion and limits accessibility for participants and visitors.</p> <p>Secondly, I would like to request the installation of speed humps behind the toilet block near the dog area. Vehicles often travel too quickly through this section, and with children frequently using the nearby toilet facilities, this presents a safety risk.</p> <p>Addressing these issues would greatly improve both safety and usability of the area for all visitors.</p>	<p>Formal parking is identified at various areas within close proximity to the dog sheds, with both sealed and unsealed areas available (refer sealed areas #30 and #31, as well as gravel park #37 on map)</p> <p>The Masterplan shows significant changes in the centre of the site to protect pedestrians, through the inclusion of a raised pedestrian crossing (#16), a pedestrian friendly zone (#10) and bollards at either end of the carriageway between the outdoor ground for the dog sports area and the Bob Scott Pavilion (#34)</p>
<p>Submission 3:</p> <p>I am writing about the proposed master plan for Pontville Park. Could consideration please be given to the number of exhibitors who show at the dog sport precinct and the parking of cars, vans and dog trailers. There are upwards of 250 entrants at shows. Entering a dog means handlers bring with them dog trolleys, gazebos, chairs, grooming equipment, chairs etc. This makes it difficult to transport these items from car parking a distance away. Wheelchair access should also be a consideration as well if parking is a distance away. Consideration should be given to paving walkways to the dog sport precinct so exhibitors are not trying to push show trolleys through gravel and grass to get to the precinct from parking areas.</p> <p>I hope consideration will be giving to my suggestions.</p> <p>I am a member of Dogs Tasmania and I show dogs at Pontville on a regular basis.</p>	<p>The site is currently operating with far less parking provided on the site.</p> <p>The plan shows an extensive area of parking (see submission 2 above). The final layout will be determined as part of detailed design, with consultation with affected stakeholders key to this. Accessibility is required to be factored into all new design.</p> <p>For large events, Clubs should prepare an event management plan to ensure the safe operation of the site.</p>

<p>Submission 4:</p> <p>The Pontville Hall is 'tired' and needs major restoration.</p> <p>i] Safety concerns. There is no escape from the stage if the auditorium were to catch fire.</p> <p>ii] The 'green rooms' are at the wrong end of the Hall for theatre productions.</p> <p>iii] There are no toilets beyond the proscenium arch onstage for cast members.</p> <p>iv] The Hall desperately needs a sound engineer to remedy the acoustic in the hall or alternatively install sound baffles across the ceiling or above head height on both sides of the walls at varying intervals to reduce echo. This worked well in the Kettering Hall.</p> <p>vi] Whilst we are aware that the Hall is used by a number of Community groups, any suggested improvements would not impede their activities.</p> <p>CJ RECOMMENDATIONS:</p> <p>i] Removal of the box-like structures from the stage.</p> <p>ii] There is sufficient land at the back or on the left-hand side of the Hall to build separate male and female 'Green-Rooms' with toilets.</p> <p>Sets and props' storage could also be included in this design.</p> <p>iii] Create an external exit from the 'Green-Rooms for fire or any other hazard that may occur.</p> <p>iv] Above stage and auditorium stage lighting with control panel in the wings to be installed together with sound equipment.</p>	<p>The Pontville Hall is a heritage listed place under the Brighton Local Provisions Schedule and any changes to the building would need to be considered in that context. However, the Masterplan has identified that the Hall requires some upgrades to remain fit for purpose, which will benefit all user groups. This includes investigating opportunities to provide additional storage for user groups within the Hall, as well as the feasibility for upgrading the facilities within the kitchen.</p>
<p>Submission 5:</p> <p>I would like to comment on the CWA room.</p> <p>The room itself is as reported in the draft.</p> <p>However I would like to add that the integrity of the roof above the room be investigated.</p> <p>There is a water mark on the ceiling from water leakage in the roof space.</p> <p>My guess is that it is highly probable that this has occurred from blocked guttering causing a backflow of water into the roof space.</p>	<p>These concerns have been referred to Council's facilities officer as a maintenance issue.</p>

<p>I would appreciate your feedback on this matter in regards to the integrity of the roof.</p>	
<p>Submission 6:</p> <p>I am providing feedback on the Pontville Park Master Plan.</p> <p>Firstly, there is an error on page 32 of the report.</p> <p>It states "Tassie Flying Paws use the site for club activities twice per week over the spring and summer months ", that statement is incorrect.</p> <p>The statement required is "Tassie Flying Paws use the dog sports area for club activities every Sunday during the year, with occasional use on Saturdays when Dogs Tasmania is not using the site. In addition, during the six months of daylight saving, they use the dog sports area on Wednesday nights. "</p> <p>Secondly, general comments on the plan:</p> <ul style="list-style-type: none"> * We note the storage facility at 35, and given that our recent application for storage containers at the southern end of the dog arena was not approved due to this plan, it is pleasing that additional storage space is being provided. We assume that we can use this facility, our space requirements are 6m x 9m for Tassie Flying Paws and Dogs Tasmania. * we note the revised parking arrangements, please note that some dog owners use dog trailers so parking arrangements will need to take that into consideration. This isn't a significant issue for our club though. We note the proposed changes to deal with vehicle traffic between the Bob Scott Pavilion and the dog arena. * we have previously requested lighting for the dog arena, the current floodlights are ineffective. The installation of lighting would see our club use the dog arena on Wednesday nights all year, and may lead to usage on other nights. 	<p>The Masterplan has been updated to reflect Tassie Flying Paws' usage of the Sporting dog precinct.</p> <p>The Masterplan includes a short-term action to "Remove the existing container compound. Replace with a suitable storage shed on the immediate northern side of the dog sports pavilion" as a short-term option.</p> <p>Noted. See response re Parking to Submission 2.</p> <p>The Masterplan includes an action to upgrade the lighting in the dog sports area to allow for year-round use (medium term).</p>
<p>Submission 7:</p> <p>I have one criticism of the Pontville Park Master Plan and that is there is not enough parking around the Dog Sports area.</p> <p>When ever there is a dog event there will be multiple cars with dog trailers. The car parking depicted in the Master Plan does not address this at all.</p>	<p>Refer to Submissions 2 and 3 above.</p>

<p>There will need to be a much larger parking area.</p>	
<p>Submission 8:</p> <p>I have had a look at the master plan and I can see many changes proposed for the further development of Pontville Park.</p> <p>I am fortunate to have property which borders on the park and I purchased the property with my husband with open space and ease of walking access in mind. He is vision impaired and currently is able to walk out on there unimpeded by infrastructure near to our home. I also enjoy the extended views across to St Matthew's Church and the old grandstand along with the open ground space.</p> <p>As discussed, I'm not against progress, but am so hoping that there may be an alternative location for the equestrian/ poultry shed near to our boundary. I am unsure that screening and bushes would address my concerns, for which I thank you for extending the deadline.</p>	<p>The proposed masterplan does not significantly change the layout of the site for equestrian events, with the proposed shed (#23) shown as being in alignment with the existing grass arena, and approximately 30m from the shared western boundary of the Park.</p>

Based on the submissions received during exhibition, the only change to the Pontville Park Master Plan was to update the hours that Tassie Flying Paws utilise the sporting dog precinct.

It is also noted that during the consultation process, the Brighton Robins AFL and Karana netball clubs advocated for an extensive netball precinct which included eight (8) outdoor courts and a multi court indoor stadium. Demand analysis has determined that this number of courts was excessive for the number of players at the club (approx. 300), with the general rule of thumb being one court per 100-150 players. An alternate layout has been proposed, which includes a four (4) court outdoor precinct and a two (2) Court multi-use indoor stadium. The outdoor courts are identified as two (2) dedicated netball courts and two (2) shared courts, which is considered sufficient to meet demand. The outdoor courts have been identified as a short term priority.

The Master Plan recommends Council undertake additional investigation prior to constructing an indoor stadium, due to the large number (9) of indoor courts set to be constructed across Greater Hobart in the short term as well as capital costs and ongoing maintenance costs associated with the scale of the development.

ROSS Planning met with representatives of the AFL and Netball clubs in early March, following a workshop with Council to discuss the findings of the draft Master Plan prior exhibition.

Risk implications

Nil

Financial Implications

The master plan preparation has been delivered within its allocated budget. Should Council endorse the Master Plan, its implementation will be subject to future capital funding, grant opportunities and the long-term financial plan.

There is a risk that the community may perceive the Master Plan actions as needing to be carried out immediately. The Masterplan counters this perception by identifying each action as being ‘Short’, ‘Medium’ and ‘Long Term’ actions.

Strategic plan

This project aligns with the following strategies:

The Master Plan aligns with Brighton Council’s Strategic Plan 2023–2033, including:

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

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

Goal 2 Ensure a sustainable environment

- 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.

Goal 4 Ensure a progressive, efficient and caring council

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

Social implications

The Master Plan provides a blueprint for the site, showing how equitable access to diverse sport and recreational opportunities (formal and informal) can be achieved. The Master Plan supports intergenerational participation, provides actions that can strengthen each club’s viability, and enhances community gathering spaces (pedestrian precinct, play and picnic nodes).

Economic implications

Nil.

Environmental or climate change implications

Nil

Other Issues

Nil.

Assessment

The Master Plan provides an evidence-based pathway to improve safety, capacity and user experience at Pontville Park while supporting broader community recreation. It balances formal and informal sporting and recreational opportunities with pragmatic movement upgrades.

Options

1. As per the recommendation; or
 2. Do not adopt the Pontville Park Master Plan; or
 3. Other.
-

RECOMMENDATION:

That Council adopt the Pontville Park Master Plan.

DECISION:

17.6 New Policy - Draft Requests for Memorial Recognition Policy

Attachment:	Draft Request for Memorial Recognition Policy 7.14
Author:	Executive Officer, Governance (E Lang)
Authorised:	Chief Executive Officer (J Dryburgh)

Background

A new Request for Memorial Recognition Policy has been developed with the draft version presented to Councillors during a Council Workshop on the 2nd June 2026.

This new policy has been developed to:

- establish a clear and consistent framework for the consideration of proposals such as memorial plaques and trees on land or assets owned or managed by Council; and to
- ensure recognition is appropriate and consistent with good governance principles and is applied equitably and in the long term public interest.

The draft policy outlines Council's preference to refrain from naming buildings, parks or facilities after individuals. However, it endorses modest forms of recognition, such as planting a memorial tree or installing a small commemorative plaque.

Consultation

Councillors; SMT

Risk Implications

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

Financial Implications

Not applicable.

Strategic Plan

S1.1: Engage with and enable our community.

Social Implications

Ensures fair and respectful recognition of community contributions.

Environmental or Climate Change Implications

Not applicable.

Economic Implications

Not applicable.

Options

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

RECOMMENDATION:

That Council adopt the Requests for Memorial Recognition Policy (Policy 7.14).

DECISION:

17.7 Policy Review - Election Caretaker Period Policy

Attachment:	Revised Election Caretaker Period Policy 2.7
Author:	Executive Officer, Governance (E Lang)
Authorised:	Chief Executive Officer (J Dryburgh)

Background

The Election Caretaker Period Policy has been reviewed for Council's consideration and adoption to ensure it remains current, compliant and aligned with best practice governance standards ahead of the 2026 Local Government elections.

The Election Caretaker Period policy establishes clear governance arrangements during the caretaker period and aims to:

- ensure Council business is conducted in a neutral and transparent manner;
- prevent decisions that could bind an incoming Council;
- maintain public confidence in the integrity of Council decision making; and
- provide guidance to Councillors and staff regarding appropriate conduct.

Consultation

Senior Management Team

Risk Implications

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

Financial Implications

Not applicable.

Strategic Plan

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

Social Implications

Supports community confidence by ensuring council decision making during the election period is fair and transparent.

Environmental or Climate Change Implications

Not applicable.

Economic Implications

Not applicable.

Options

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

RECOMMENDATION:

That Council adopt the revised Election Caretaker Period Policy (Policy 2.7).

DECISION:

17.8 2026/2027 Budget

Attachment: Draft 2026/2027 Budget

Author: Director Corporate Services (G Browne)

Background

The Budget (Estimates) have been prepared in accordance with the *Local Government Act 1993*. The 2026-2027 Budget and Fees & Charges Register has been provided to all Councillors, and a draft budget review workshop has been undertaken as well as the draft budget approved in principle.

The final budget has been completed in accordance with Councillor requests and is now ready to be adopted.

Consultation

Councillors, Senior Management, Senior Rates Officer, ratepayers and other stakeholders.

Risk Implications

Nil.

Financial Implications

As per the budget.

Strategic Plan

Goal 3: Manage Infrastructure and growth effectively

Goal 4.4: Ensure Financial & Risk Sustainability

Social Implications

Considered within the budget.

Environmental or Climate Change Implications

Considered within the budget.

Economic Implications

Considered within the budget.

Other Issues

Nil.

Assessment

Preparing the 2026/2027 Budget has been challenging in the current economic climate. Over recent years, Council has experienced increasing costs, particularly for the materials and services required to deliver essential functions such as waste collection, road maintenance and streetscaping. At the same time, ongoing renewal works and new capital

expenditure have contributed to community expectations for a higher level of service. To remain financially sustainable, these services must be funded through rates and charges.

For the 2026/2027 financial year, Brighton Council has budgeted for a 5.95% or \$75.00, rate increase for all residential occupied properties, together with a cash deficit of \$358,332. This deficit will allow Council to draw on cash reserves generated from prior year surpluses to deliver a budget that maintains the level of service expected by ratepayers, while minimising the impact of the rate increase.

The Rating Resolution has been prepared in accordance with the *Local Government Act 1993* and adopts the principles of Average Area Rating for residential rating purposes.

Options

1. As per the recommendation.
2. Review the budget and make further changes prior to adoption in principle.

RECOMMENDATION:

1. That Council adopt the 2026-2027 budget.
2. That Council approve the 2026-2027 Rating Resolution as follows:
 1. **GENERAL RATE & MINIMUM**
 - 1.1 Pursuant to Section 90 of the Local Government Act 1993 (here referred to as the "Act"), Council hereby makes the following General Rate for all rateable land within the municipal area for the financial year commencing 1 July 2026 and ending 30 June 2027:
 - (a) Pursuant to Section 90(3)(c) of the Act, a General Rate of 26.0 cents in the dollar of the assessed annual value (here referred to as "AAV") of the rateable land.
 - 1.2 Pursuant to Section 107(1) of the Act, Council hereby varies the General Rate of 26.0 cents in the dollar (as previously made) as follows:
 - (a) For land within the municipality, which is used or predominantly used for commercial purposes, the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 8.388191 cents in the dollar of AAV;
 - (b) For land within the municipality which is used or predominantly used for public purposes, the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 11.029120 cents in the dollar of AAV;
 - (c) For land within the municipality which is used or predominantly used for industrial purposes, the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 6.688737 cents in the dollar of AAV;
 - (d) For land within the municipality which is used or predominantly used for primary production purposes, the General Rate is varied by decreasing the

amount of 26.0 cents in the dollar of AAV to 4.361861 cents in the dollar of AAV;

- (e) For land within the municipality which is used or predominantly used for sporting or recreation purposes, the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 24.035408 cents in the dollar of AAV;
- (f) For land within the municipality which is not used and is zoned as Agriculture within the Tasmanian Planning Scheme - Brighton, the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 10.147192 cents in the dollar of AAV;
- (g) For land within the municipality which is not used and is zoned as Business within the Tasmanian Planning Scheme - Brighton, the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 16.079211 cents in the dollar of AAV;
- (h) For land within the municipality which is not used and is zoned as Community Purpose within the Tasmanian Planning Scheme - Brighton, the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 21.521843 cents in the dollar of AAV;
- (i) For land within the municipality which is not used and is zoned as Environmental Management within the Tasmanian Planning Scheme - Brighton, the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 23.352727 cents in the dollar of AAV;
- (j) For land within the municipality which is not used and is zoned as General Industrial within the Tasmanian Planning Scheme - Brighton, the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 6.684829 cents in the dollar of AAV;
- (k) For land within the municipality which is not used and is zoned as Light Industrial within the Tasmanian Planning Scheme - Brighton, the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 10.836291 cents in the dollar of AAV;
- (l) For land within the municipality which is not used and is zoned as Open Space within the Tasmanian Planning Scheme - Brighton, the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 22.854214 cents in the dollar of AAV;
- (m) For land within the municipality which is not used and is zoned as Urban Mixed within the Tasmanian Planning Scheme - Brighton, the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 13.651986 cents in the dollar of AAV and

1.3 Pursuant to Sections 107(2A) and 107(2B) of the Act, Council hereby sets minimum amounts payable, in respect of the general rate as varied, as follows:

- (a) For land within the municipality which is used or predominantly used for commercial purposes, the minimum amount payable in respect of the General Rate is an amount of \$1335.00;
- (b) For land within the municipality which is used or predominantly used for public purposes, the minimum amount payable in respect of the General Rate is an amount of \$905.00;
- (c) For land within the municipality which is used or predominantly used for industrial purposes, the minimum amount payable in respect of the General Rate is an amount of \$1335.00;
- (d) For land within the municipality which is used or predominantly used for primary production purposes, the minimum amount payable in respect of the General Rate is an amount of \$1335.00;
- (e) For land within the municipality which is not used and is zoned as Business within the Tasmanian Planning Scheme – Brighton, the minimum amount payable in respect of the General Rate is an amount of \$694.00;
- (f) For land within the municipality which is not used and is zoned as Community Purpose within the Tasmanian Planning Scheme - Brighton, the minimum amount payable in respect of the General Rate is an amount of \$694.00;
- (g) For land within the municipality which is not used and is zoned as General Industrial within the Tasmanian Planning Scheme - Brighton, the minimum amount payable in respect of the General Rate is an amount of \$694.00;
- (h) For land within the municipality which is not used and is zoned as Light Industrial within the Tasmanian Planning Scheme - Brighton, the minimum amount payable in respect of the General Rate is an amount of \$694.00;
- (i) For land within the municipality which is not used and is zoned as Residential within the Tasmanian Planning Scheme - Brighton, the minimum amount payable in respect of the General Rate is an amount of \$694.00;
- (j) For land within the municipality which is not used and is zoned as Rural Living within the Tasmanian Planning Scheme - Brighton, the minimum amount payable in respect of the General Rate is an amount of \$694.00;

2. AVERAGED AREA RATE

2.1 Pursuant to Section 109A of the Act and Certificates issued to Council in accordance with Section 109H of the Act, Council hereby make the following averaged area rate (here referred to as “AAR”) for all rateable land within the municipal area for the following categories and localities for the financial year commencing 1 July 2026 and ending 30 June 2027:

- (a) In the locality of Bridgewater, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 7.972970 cents in the dollar of AAV and then an AAR is made in the amount of \$1220.00;

- (b) In the locality of Brighton, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 6.668652 cents in the dollar of AAV and then an AAR is made in the amount of \$1335.00;
- (c) In the locality of Dromedary, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 6.269655 cents in the dollar of AAV and then an AAR is made in the amount of \$1335.00;
- (d) In the locality of Gagebrook, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 8.882002 cents in the dollar of AAV and then an AAR is made in the amount of \$1220.00;
- (e) In the locality of Herdsmans Cove, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 8.294615 cents in the dollar of AAV and then an AAR is made in the amount of \$1220.00;
- (f) In the locality of Honeywood for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 5.661477 cents in the dollar of AAV and then an AAR is made in the amount of \$1335.00;
- (g) In the locality of Old Beach for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 5.777357 cents in the dollar of AAV and then an AAR is made in the amount of \$1335.00;
- (h) In the locality of Pontville for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 5.432375 cents in the dollar of AAV and then an AAR is made in the amount of \$1335.00;
- (i) In the locality of Tea Tree for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 5.336801 cents in the dollar of AAV and then an AAR is made in the amount of \$1335.00;
- (j) In the locality of Bridgewater, for rateable land that may be classified as being both used, or predominantly used, for residential purposes and non-use land [i.e. vacant residential], the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 6.487517 cents in the dollar of AAV and then an AAR is made in the amount of \$694.00;
- (k) In the locality of Brighton, for rateable land that may be classified as being both used, or predominantly used, for residential purposes and non-use land [i.e. vacant residential], the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 5.758958 cents in the dollar of AAV and then an AAR is made in the amount of \$694.00;

- (l) In the locality of Dromedary, for rateable land that may be classified as being both used, or predominantly used, for residential purposes and non-use land [i.e. vacant residential], the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 7.523329 cents in the dollar of AAV and then an AAR is made in the amount of \$694.00;
- (m) In the locality of Gagebrook, for rateable land that may be classified as being both used, or predominantly used, for residential purposes and non-use land [i.e. vacant residential], the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 19.267380 cents in the dollar of AAV and then an AAR is made in the amount of \$694.00;
- (n) In the locality of Herdsmans Cove, for rateable land that may be classified as being both used, or predominantly used, for residential purposes and non-use land [i.e. vacant residential], the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 17.629426 cents in the dollar of AAV and then an AAR is made in the amount of \$694.00;
- (o) In the locality of Honeywood, for rateable land that may be classified as being both used, or predominantly used, for residential purposes and non-use land [i.e. vacant residential], the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 4.909451 cents in the dollar of AAV and then an AAR is made in the amount of \$694.00;
- (p) In the locality of Old Beach, for rateable land that may be classified as being both used, or predominantly used, for residential purposes and non-use land [i.e. vacant residential], the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 4.331078 cents in the dollar of AAV and then an AAR is made in the amount of \$694.00;
- (q) In the locality of Pontville, for rateable land that may be classified as being both used, or predominantly used, for residential purposes and non-use land [i.e. vacant residential], the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 9.108807 cents in the dollar of AAV and then an AAR is made in the amount of \$694.00; and
- (r) In the locality of Tea Tree, for rateable land that may be classified as being both used, or predominantly used, for residential purposes and non-use land [i.e. vacant residential], the General Rate is varied by decreasing the amount of 26.0 cents in the dollar of AAV to 4.348371 cents in the dollar of AAV and then an AAR is made in the amount of \$694.00.

3. WASTE MANAGEMENT SERVICE CHARGE

Pursuant to Section 94(1) of the Act, Council hereby make the following service charges for waste management for the financial year commencing 1 July 2026 and ending 30 June 2027.

- (a) \$355.00 for each premises, tenement, flat, unit, apartment, single stratum section or portion of land set aside for separate occupation to which a regular garbage and recycling removal service is supplied by the Council.

- (b) \$90.00 for each premises, tenement, flat, unit, apartment, single stratum section or portion of land set aside for separate occupation to which a FOGO removal service is supplied by the Council.
- (c) In addition to (a) & (b) \$80.00 per bin for each premises, tenement, flat, unit, apartment, single stratum section or portion of land set aside for separate occupation to which a regular garbage and recycling and FOGO driver assist service is supplied by the Council.
- (d) In addition to (a), (b) & (c) State Government Waste Levy of \$65.00 for each premises, tenement, flat, unit, apartment, single stratum section or portion of land set aside for separate occupation to which a regular garbage and recycling removal service is supplied by the Council.

4. FIRE SERVICE RATE

Pursuant to Sections 93 & 93A of the Act, and notice received by Council in accordance with Section 81B of the Fire Service Act 1979, the following fire service rates apply for the financial year commencing 1 July 2026 and ending 30 June 2027:

- (a) A Separate Urban Fire Rate of 1.159577 cents in the dollar of AAV in respect of all lands in the proclaimed district with a minimum amount of \$52.00; and
- (b) A Separate Brighton Rural Fire Rate of 0.309027 cents in the dollar of AAV in respect of all lands in the proclaimed district with a minimum amount of \$52.00; and
- (c) A Separate Rural Fire Rate of 0.287125 cents in the dollar of AAV in respect of all lands in the proclaimed district with a minimum amount of \$52.00.

5. PAYMENT OF RATES & CHARGES BY INSTALMENTS

Rates and Charges must be paid by four (4) instalments – the first to be paid on or before 7 August 2026, and then by 30 October 2026, 29 January 2027 and 30 April 2027 respectively.

6. INTEREST

Pursuant to Section 128(1) (b) of the Act interest will apply to any amount of rates and charges which remain unpaid after the date on which it is to be paid. The rate for 2026/2027 is 10.64% per annum calculated on a daily basis.

DECISION:

17.9 2026/2027 Annual Plan

Attachment: Draft 2026/2027 Annual Plan

Author: Chief Executive Officer (J Dryburgh)

Background

The Annual Plan 2026/2027 has been prepared in accordance with Section 71 of the *Local Government Act 1993* and Council's 2026/27 budget.

The Annual Plan highlights key focus areas and strategies for 2026/27, aligning with our Strategic Plan.

The Annual Plan is currently presented in draft format for Council's review and consideration. Once adopted, it will be made publicly available on Council's website.

Consultation

Senior Management Team and relevant Council officers.

Risk Implications

None.

Financial Implications

The draft Annual Plan directly reflects the 2026/27 budget, which has been approved in principle at the May Ordinary Council Meeting.

Strategic Plan

S4.4: Ensure financial and risk sustainability

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

Social Implications

The Annual Plan clearly shows the key commitments for the financial year. A mid-year progress report will be presented to Council early in 2027.

The Annual Plan contains a range of social and community-focused commitments.

Economic Implications

The Annual Plan commitments support economic growth and development in the region.

Environmental or Climate Change Implications

The Annual Plan includes a range of environmental and climate change commitments.

Other Issues

Nil.

Assessment

The Annual Plan aligns with Council's Strategic Plan and will provide a range of ongoing, long-term benefits for our community.

Options

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

RECOMMENDATION:

That Council adopt the 2026/2027 Annual Plan in accordance with Section 71 of the *Local Government Act 1993* and that a copy be forwarded to the Director of Local Government and the Director of Public Health in accordance with Section 71(3) of the Act.

DECISION: