

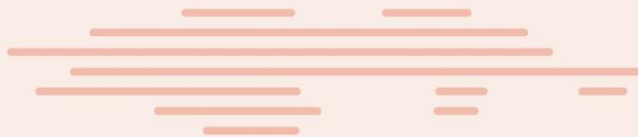


**Brighton
Council**

Expression of Interest Lease

10 Sorell Street Bridgewater





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

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

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

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

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



Introduction

The Brighton Council recognises and is committed to meeting the needs of the community, by providing Council owned facilities through appropriate leases. Council is seeking a suitable applicant through an expression of interest (EOI) process to lease/licence the property known as 10 Sorell Street Bridgewater (CT9346/1).

The expression of interest is a competitive, transparent and equitable process solely for the benefit of identifying a respondent with whom the Brighton Council might enter further negotiations with. This process enables Council to invite, identify and appoint a suitable lessee that will be community focused and operate in a manner that is complementary to the local area and the facility.

Council is fortunate to have many organisations involved in providing programs and services that support and respond to the needs of our diverse community, and it is expected that this new lease/licence will complement the existing services in the Municipality.

The successful application may be offered a lease of the building shown on the diagram (see Building Specifications') at the end of the process.

About the Municipality

Bridgewater is located approximately 20 kilometres north-east of Hobart on the eastern side of the Derwent River and forms part of the urban-rural interface of Greater Hobart. The municipality is bordered by Derwent Valley, Southern Midlands and Clarence Councils and is traversed by the Midland Highway, East Derwent Highway, the main north-south railway line and the Jordan River.

The Brighton municipality consists of nine suburbs. Dromedary, Honeywood and Tea Tree are predominantly rural. Bridgewater, Brighton, Gagebrook, Herdsman's Cove and Old Beach are predominantly urban and house the vast bulk of the population, and Pontville is a significant colonial era village.

The municipal area is approximately 170 square kilometres. It is Tasmania's fastest growing community with a municipal population exceeding 19,200, and an annual growth rate of 3 per cent. Brighton has a relatively young population with a median age of 34 compared to the State average of 42.

The main activity centre is in Bridgewater at Green Point / Cove Hill which provides two supermarkets and other key commercial, community and office services. However, the Brighton township has historically acted as a rural hub and with its rapid growth is becoming a more significant provider of commercial and community services.

Building Specifications

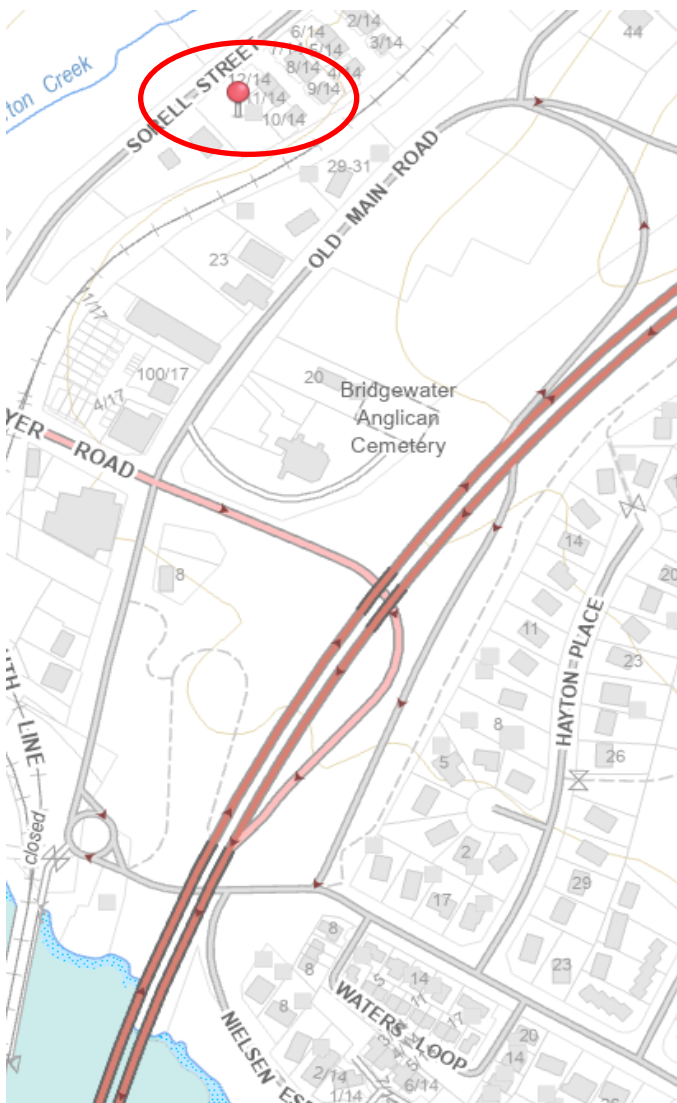
The building is located just off the highway in Bridgewater community precinct.

The building is a single storey shed with:

- Office/meeting spaces (1-2)
- Kitchenette
- Living room
- Toilet
- Back yard
- Solar Panels
- Security system
- Off street parking

Subject Location -Map

10 Sorell street Bridgewater



Property photos



Facility Inspections

If you are interested in attending an inspection and information opportunity of the facility, please contact Megan Braslin or Jack Jankus to make an appointment by calling 62 687000.

Operational requirements and charges

Item	Requirement
Lease Term	Up to five (5) years
Permitted Use	Zoned 'General Residential' under the Tasmanian Planning Scheme. Permittable use is Community Meetings & Entertainment. The site has been previously used as a men's shed.
Lease fees	By negotiations
Services Charges	Service Charges supplied to the premises and are the tenant responsibility
Outgoings	The tenant will be responsible for all outgoings associated with the lease of the premises included but not limited to electricity, phone/internet, water, security cleaning, rubbish removal and TasWater charges for water and sewerage that are directly applicable to the Premises.
Insurance	The tenant must hold Public Liability Insurance of at least \$20 million. As well as providing insurance coverage for all activities undertaken. The tenant is responsible for insuring the any contents of the property.
Annual Rates	\$1,174.06 2026/27
Land Tax	\$552.00 2025/26
Accounts	Invoices will be issued for the rent monthly
Landlord requirements	Regular property maintenance checks Servicing of Fire and Evacuation equipment Servicing of Heat Pumps Pest Management Services Building Insurance
Community Leasing Policy	A consideration

Objectives

The core objectives:

- Contribute to ensuring that the community of Bridgewater and surrounding areas have access to a range of opportunities.
- Ensure the facility is managed in the best interests of the ratepayers and the community
- Is in accordance with Council's Strategic Plan Goal 1 "Inspire a proud community that enjoys a comfortable life at every age". <https://www.brighton.tas.gov.au/council/2050-vision/>

Stakeholders

Key stakeholders include:

- Brighton Council
- Community of Bridgewater and surrounding areas

Indicative EOI Timeline

Date	Activity
23 August 2026	Submissions close
End August 2026	Review of applications & Report written for Council OCM
September 2026	Council workshop
September 2026	Recommendation of preferred candidate decided by Council at OCM
September 2026	Appointment of preferred candidate
Sept-October 2026	Sign lease agreement and Commence lease period

Evaluation Considerations (Criteria)

1. Demonstrate your plan to activate the facility and engage the community
2. Understanding of the needs of the community
3. Operational and financial sustainability
4. Proposed annual amount for rent
5. Fit with Council's 2050 vision.

How to Apply

register your interest by:

- Completing the EOI Submission form
- Addressing all the Evaluation Considerations (criteria)
- Provide a copy of your recent Audited Financial Statements
- Provide a copy of your business/strategic/development plan
- Provide a copy of your insurances

Assessment of Submissions

- ❖ Responses to the EOI criteria will be reported on at Ordinary Council meeting, for a preferred tenant.
- ❖ You may be invited to a post-EOI interview to seek further information.
- ❖ Applicants will be advised whether their submission was successful or not following a Council resolution.

Submission Closing Date

All EOI Submission must be forwarded by **5.00pm Sunday 23rd August 2026**.

Contact

EOI may either be posted to:

The Chief Executive Officer
Brighton Council
1 Tivoli Road
OLD BEACH TAS 7017

or

Emailed to admin@brighton.tas.gov.au

Contact Details

For further information regarding the expression of interest, please contact Megan Braslin on 03 62687000 or email to admin@brighton.tas.gov.au attention Megan Braslin.

Disclaimer

This is not a legal offer or tender process and neither the EOI itself nor any response to it will constitute a contract.

Brighton Council is not legally bound in any way to the respondents and is not obligated to proceed any further with the process.

Brighton Council is under no obligation to give reason for any decision made or not made in relation to this EOI.

Council will keep all information relating to the submission and EOI confidential to relevant Council staff.

Brighton Council reserves the right to:

Not proceed with the EOI process

Suspend or vary the EOI process

Terminate any negotiations being conducted at any time for any reason

Accept or reject any submission received after the EOI closing date and time.

Postpone or delay the process at any stage.



population is on the rise increasing by 3% every year compared to .78% across Tasmania

19,263 people live in Brighton



34

average age compared with 42 for Tasmania

who is our community?



95.7% of our dwellings are occupied

63% of our dwellings are mortgaged or owned outright

17.1% are private rentals
14.1% are social housing

Labour force has increased by 22.9%

Unemployment rate is very similar to greater Hobart

Health and social care, retail and construction are our biggest employment industries

7.6% OF US NEED DAILY SUPPORT

MENTAL HEALTH, ARTHRITIS AND ASTHMA ARE OUR THREE BIGGEST HEALTH ISSUES



13% OF US PROVIDED UNPAID CARE

37% OF US REPORTED 1 OR MORE HEALTH ISSUES

11.6% of us identify as Aboriginal compared with 5.4% for Tasmania



6.3% of us were born overseas compared with 15.4% of greater Hobart



Brighton Council