



**Brighton
Council**

ATTACHMENTS

ORDINARY COUNCIL MEETING

18 JUNE 2024





Brighton Council

MINUTES OF THE ORDINARY COUNCIL MEETING
OF THE BRIGHTON COUNCIL, HELD IN THE COUNCIL CHAMBERS,
COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH
AT 5.30P.M. ON TUESDAY, 21 MAY 2024

PRESENT: Cr Gray; Cr Curran; Cr Geard; Cr Irons; Cr McMaster; Cr Murtagh; Cr Owen and Cr Whelan

IN ATTENDANCE: Mr J Dryburgh (General Manager); Ms J Banks (Director Governance & Regulatory Services); Ms G Browne (Director Corporate Services); Mr C Pearce-Rasmussen (Director Asset Services) and Ms A Turvey (Manager, Community Development and Engagement)

1. Acknowledgement of Country

2. Apologies / Applications for leave of absence

Cr Owen moved, Cr Geard seconded that Cr De La Torre be granted leave of absence due to him being unwell.

CARRIED

VOTING RECORD

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

3. Confirmation of Minutes

3.1 Ordinary Council Meeting

The Minutes of the previous Ordinary Council Meeting held on the 16th April 2024 are submitted for confirmation.

RECOMMENDATION:

That the Minutes of the previous Ordinary Council Meeting held on 16th April 2024, be confirmed.

DECISION:

Cr Curran moved, Cr Irons seconded that the Minutes of the previous Ordinary Council Meeting held on 16th April 2024, be confirmed.

CARRIED

VOTING RECORD

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

4. Declaration of Interest

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015*, the chairperson of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest or conflict of 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 general manager, in writing, the details of any interest(s) that the councillor has declared within 7 days of the declaration.

There were no declarations of interest.

5. Public Question Time and Deputations

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015*, the agenda is to make provision for public question time.

There was no requirement for public question time.

6. Reports from Council

6.1 Mayor's Communications

The Mayor's communications were as follows:

19/4 2024 Australia Day Investiture at Government House

20/4 Punjabi Society of Tasmania Vaisakhi Mela Celebration

- 23/4 Meeting with Kerry Vincent
- 25/4 Anzac Day Service
- 30/4 Meeting with new Cabinet (& Senior Management in attendance)
- 1/5 GMC Meeting
- 7/5 Council Workshop
- 14/5 General Managers Performance Review Committee Meeting
- 14/5 Meeting with Brighton Show Committee
- 20/5 STCA Meeting
- 21/5 Council Meeting

RECOMMENDATION:

That the Mayor’s communications be received.

DECISION:

Cr Owen moved, Cr Curran seconded that the Mayor’s communications be received.

CARRIED

VOTING RECORD

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

6.2 Reports from Council Representatives

- Cr Geard hosted the Southern Emergency Management recovery meeting at the Brighton Civic Centre on 15 May 2024.
- Cr Geard attended the SES volunteers memorial service in Canberra recently.
- Cr Curran attended the Keep Australia Beautiful (KAB) Awards in Gascoyne Junction in WA early in May.

RECOMMENDATION:

That the verbal reports from Council representatives be received.

DECISION:

Cr Irons moved, Cr McMaster seconded that the verbal reports from Council representatives be received.

CARRIED

VOTING RECORD

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

7. Miscellaneous Correspondence

- Letter from the Acting Minister for Sports & Events, Hon Nick Duigan MLC dated 13th May 2024 regarding a partnership to build a new gymnastics facility in Bridgewater.

8. Notification of Council Workshops

In accordance with the requirements of Section 8(2)(c) of the Local Government (Meeting Procedures) Regulations 2015.

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

A workshop was held on the 16th April 2024 at 4.30 pm to discuss the 2024/25 budget.

Attendance: Cr Gray; Cr Curran; Cr De La Torre (via Teams); Cr Geard; Cr Irons; Cr McMaster; Cr Murtagh; Cr Owen and Cr Whelan

Apologies: Nil

A workshop was held on the 7th May 2024 at 5.30 pm to discuss the Long Term Financial Management Plan; 10 Year Capital Plan and review of Community Grants applications.

Attendance: Cr Gray; Cr Geard; Cr Irons; Cr McMaster; Cr Murtagh; Cr Owen and Cr Whelan

Apologies: Cr Curran; Cr De La Torre

9. Notices of Motion

There were no Notices of Motion.

10. Consideration of Supplementary Items to the Agenda

In accordance with the requirements of Part 2 Regulation 8(6) of the *Local Government (Meeting Procedures) Regulations 2015*, the Council, by absolute majority may approve the consideration of a matter not appearing on the agenda, where the General Manager has reported:

- the reason it was not possible to include the matter on the agenda, and
- that the matter is urgent, and
- that advice has been provided under Section 65 of the *Local Government Act 1993*.

The General Manager advised that there were no supplementary agenda items.

11. Reports from Committees

There were no Committee Meetings held in May 2024.

12. Council Acting as a Planning Authority

Under the provisions of the *Land Use Planning and Approvals Act 1993* and in accordance with Regulation 25 of the *Local Government (Meeting Procedures) Regulations 2015*, the Council will act as a planning authority in respect to those matters appearing under Item 12 on this agenda, inclusive of any supplementary items.

There were no Planning Authority items.

13. Officers Reports

13.1 Brighton Community Volunteer Strategy

Author: Manager, Community Development & Engagement (A Turvey)

Authorised: Acting General Manager (J Banks)

Background

In 2022 Brighton Council began working with Volunteering Tasmania to develop a volunteering strategy specifically for our local communities.

This is a process that Volunteering Tasmania has undertaken with several other councils around Tasmania in order to support community and volunteer organisations navigate the future of volunteering and ensure that there is some definite focus on adapting for the current and future needs of volunteers.

The national statistics on volunteering show that the number of people volunteering is in decline. Volunteers contributed 596.2 million hours to the community in 2019. This is a 20% decrease in the total number of volunteering hours from 2014 (743.3 million hours). In 2020, they contributed 489.5 million hours, a further decrease of 18% (Volunteering Australia, March 2024). Volunteering is a core part of how Australian society operates and a significant decline in volunteers would have a huge social and economic impact on how we live in our communities.

In December 2022, a co-design team was formed by open invitation to begin developing the Brighton Community Volunteer Strategy. As a result, this is very much a strategy developed by the community for the community, directly from the co-creation workshops and community consultation stages.

Consultation

Community Development Officer, SMT, Volunteering Tasmania, Brighton Alive, a range of local community groups, services and community volunteers.

Risk Implications

The strategy will only be effective if it is used as a tool to implement initiatives and change both at a broader level by Council and those in community leadership roles, as well as the grass roots level of community volunteer organisations. This will require Council including longer term volunteering initiatives in future strategies and action plans.

Financial Implications

Unknown at this stage.

Strategic Plan

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

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

Social Implications

Volunteering is a vibrant and economically significant part of our Tasmanian communities. All volunteers are a vital part of connecting and contributing to our communities, and in our Brighton communities, we rely heavily on volunteers to strengthen support services and program delivery, as well as drive a range of community activities and help out in times of need. This strategy will help to ensure volunteering is given the focus it deserves to ensure the nurturing of our volunteer culture and an ongoing supply of volunteers for the future. Council will need to take a leadership role in implementing and supporting some of the key ideas identified as part of this strategy work.

Environmental or Climate Change Implications

Not Applicable.

Economic Implications

Unknown.

Other Issues

Unknown.

Assessment

The DRAFT Brighton Community Volunteer Strategy is now at a stage where Council needs to seek final community feedback and input prior to Council endorsing the strategy. This will be an opportunity for anyone in our communities to provide their thoughts or additions, especially if they did not have the time or opportunity during the co-design phase.

It is proposed that the Draft Brighton Community Volunteer Strategy will be available for community feedback for a period of 4 weeks commencing Thursday, 23 May 2024. This final community consultation phase will be communicated via Council's website, social media channels and the Brighton Alive network as a direct email.

Options

1. As per the recommendation.

2. Other.

RECOMMENDATION:

That Brighton Council endorse the Draft Brighton Community Volunteer Strategy – 21 May 2024 to go out for final community feedback, for a period of four (4) weeks commencing Thursday 23 May 2024.

DECISION:

Cr Curran moved, Cr Whelan seconded that Brighton Council endorse the Draft Brighton Community Volunteer Strategy – 21 May 2024 to go out for final community feedback, for a period of four (4) weeks commencing Thursday 23 May 2024.

CARRIED

VOTING RECORD

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

13.2 Naming Roads and Streets - Tivoli Green Stages 12-17

Author: Development Services Officer (K Clifton)

Authorised: Director, Development Services (D Allingham)

Background

The purpose of this report is to seek endorsement for the naming of new roads in the ‘Tivoli Green’ subdivision in accordance with the *Place Names Act 2020*. The names have been supplied by the developer for consideration and will be reserved through Place Names Tasmania for use in stages 12 – 17 of this ongoing development.

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

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

The Tasmanian Place Naming Guidelines (the Guidelines) are provided for under the Act and are to be used by all naming authorities to assist in the selection of a conforming name, as well as providing the public and community with the principals that apply to the selection of a name.

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

The developer has chosen to take as their inspiration species of birds that have been spotted in the Brighton Municipal area, giving them future scope for the remaining stages of their development whilst maintaining an association with the surrounding area.

The proposed road names for Tivoli Green Stages 12 – 17 are listed below:

- Fairywren Parade
- Bronzewing Court
- Magpie Place
- Mallard Road
- Whistler Grange
- Skylark Street
- Cormorant Street

Consultation

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

Risk Implications

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

Financial Implications

Nil.

Strategic Plan

1.4 Encourages a sense of pride and engaging in local activities.

3.3 Community facilities are safe and meet contemporary needs.

Social Implications

Nil.

Environmental or Climate Change Implications

Nil.

Economic Implications

Nil.

Other Issues

Nil.

Assessment

By naming these new roads, Council is providing a safe and accessible environment for the community in keeping with its vision and core values. Likewise, by choosing names that reflect local bird sightings, the Developer, working together with Council, hopes to encourage a sense of pride in the local community and celebrate the abundance of fauna so readily accessible within the Brighton Municipality.

The proposed road names meet the requirements of the Guidelines and should be endorsed.

Options

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

RECOMMENDATION:

It is recommended that Council endorse the above road names for Tivoli Green, Old Beach - Stages 12 – 17.

DECISION:

Cr Irons moved, Cr Geard seconded that Council endorse the above road names for Tivoli Green, Old Beach – Stages 12 - 17. (excluding Mallard Road and Skylark Street and to use native species). Cr Irons to provide list of native species for selection by the developers.

CARRIED

VOTING RECORD

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

13.3 Dog Registration and Kennel Licence Fees 2024/2025

Author: Director Governance & Regulatory Services (J Banks)

Background

Under Brighton’s Dog Management Policy, Council is required to adopt dog registration and kennel licence fees annually.

It is proposed to bring fees gradually into line with true cost involved with maintaining animal control services as well as inflation increases.

A CPI increase in dog registration fees is recommended for this financial year.

Consultation

Director Corporate Services.

Risk Implications

Nil.

Financial Implications

Not Applicable.

Strategic Plan

Goal 4: Ensure a progressive efficient and caring Council.

4.4 Ensure Financial & Risk Sustainability

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

Social Implications

Not Applicable.

Environmental or Climate Change Implications

Not Applicable.

Economic Implications

Not Applicable.

Other Issues

Nil.

Assessment

A comparison between the current (2023-2024) and proposed dog registration and kennel licence fees for the 2024-2025 financial year are as follows:-

Registration Fees	CURRENT 2023-2024	PROPOSED DISCOUNTED 2024-2025	FULL RATE 2024-2025
	<i>Paid by July 31</i>	<i>Paid by July 31</i>	<i>Paid after July 31</i>
Domestic Dog (desexed)	\$40.00	\$41.00	\$56.00
Domestic Dog (not desexed)	\$96.00	\$99.00	\$114.00
Working Dog	\$57.00	\$59.00	\$74.00
TGRB registered Greyhound	\$57.00	\$59.00	\$74.00

Pure Bred Dog kept for breeding	\$57.00	\$59.00	\$74.00
Dangerous Dog (declared under the Act)	\$556.00	\$570.00	\$570.00
Assist Dog	\$0.00	\$0.00	\$0.00

The following concession rates can apply to **ONE** dog only per owner and a Pensioner Concession Card or Health Care Card must be sighted at the time of payment.

Registration Fees	CURRENT 2023-2024	PROPOSED DISCOUNTED 2024-2025	FULL RATE 2024-2025
Concession Rates	<i>Paid by July 31</i>	<i>Paid by July 31</i>	<i>Paid after July 31</i>
Domestic Dog (desexed)	\$34.00	\$35.00	\$50.00
Domestic Dog (not desexed)	\$62.00	\$64.00	\$79.00

Fees will be discounted to the rates listed in the previous tables if registrations are paid by 31st July 2024 or otherwise the full rate will apply.

Renewal of kennel licences and other related dog/animal fees are as follows:-

Kennel Licences & Fees	CURRENT 2024-2024	PROPOSED DISCOUNTED 2024-2025	FULL RATE 2024-2025
Renewal	\$150.00	\$150.00	\$180.00
New	\$150.00	\$150.00	
Dog Complaint Fee – Reimbursed	\$100.00	\$100.00	\$100.00
Replacement Tags	\$5.00 each	\$5.00 each	\$5.00 each
Animal Agistment Fee	\$50.00 per day	\$50.00 per day	\$50.00 per day
Reclaim Fees from the Dogs Home	\$80.00 per dog	\$80.00 per dog	\$80.00 per dog

Options

1. As per the recommendation.
2. Council amends the proposed Animal Control fees for 2024/25.

RECOMMENDATION:

That Council adopts the proposed Animal Control Fees for the 2024/2025 financial year, as listed in the above report.

DECISION:

Cr Curran moved, Cr Irons seconded that Council adopts the proposed Animal Control Fees for the 2024/2025 financial year, as listed in the above report.

CARRIED

VOTING RECORD

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

13.4 Project Update - Ted Jeffries Memorial Park Master Plan 2021-2035

Author: Project Manager (D Cundall)

Authorised: Director Asset Services (C Pearce-Rasmussen)

Background:

To provide a brief update to Council on the progress of the *Ted Jeffries Memorial Park Master Plan* Project. The last update to Council was in July 2023.

The report also prepares Council for the tender / removal of the existing building at Ted Jeffries Memorial Park shown below in Figure 1.



Figure 1: Existing building at Ted Jeffries Memorial Park (Source: Brighton Council)

The scope of works is to plan, design and construct *the Ted Jeffries Memorial Park Master Plan 2021-2035*. This is a staged project based on the level of funding (\$2.3 million federal and \$1.1 million).

The scope of works and priorities per the grant funding is:

1. Design and construct - Off-Lead dog park
2. Design and construct - Seymour Street reconstruction, kerb, pipe stormwater, gutter, footpath etc
3. Design and construct - Skate Park improvements, basketball court and outdoor youth and recreation area
4. Design and construct - Car park works and parking for buses
5. Design and construct – Soccer pitch upgrades and soccer pitch extensions
6. Design and construct – New clubrooms/changerooms

May 2024 Update and Key points

The project is progressing well. The milestones provided to Council at the July 2023 update have been varied slightly through the federal grant funding process and through ordinary delays in detailed design. Most of the works are anticipated to be completed by late 2025. Council has until 31st December 2026 to utilise the Federal funding and complete the programmed works.

Some minor changes were made to the overall site Master Plan by the project steering group with input from the Brighton Storm Soccer Club and Football Federation Tasmania. The changes are only minor in nature and do not require additional public consultation. The changes are:

- Alteration to the soccer ground layout, to better facilitate training and games for children and youth;
- Minor changes to the carpark for improved sight distance;
- Incorporate the new club room design into the plan for entry and landscape treatment;
- Show landscape treatment around existing stormwater and swale drains in middle of the site;
- Retain the existing toilets at the playground; and
- Vegetation rehabilitation and landscaping around existing vegetation between the dog park and sport and recreation areas.

The latest version of the Master Plan was dated in February 2024.

Since the July 2023 update to Council the following has been achieved:

- Refine Master Plan design;
- Planning approval for the new club / change rooms;
- Detailed design for the new club – change rooms (nearing completion and tender);
- Detailed design for the new carpark area (nearing completion and tender);
- Detailed design for the Seymour Street road works (nearing completion and tender);
- Completion of the off-lead dog park – fencing, landscaping, seating, bins, signage etc;

- Ongoing stakeholder engagement through the project working group (Brighton Storm Soccer Club, Football Federation Tasmania, Council Asset Services, Architect, Landscape Architect etc).

Existing building at Ted Jeffries Memorial Park

The detailed design for the new soccer club and change rooms is nearing completion and tender for construction will commence in the coming months. Below, in Figure 2, is the elevations plans for the new club and change rooms.

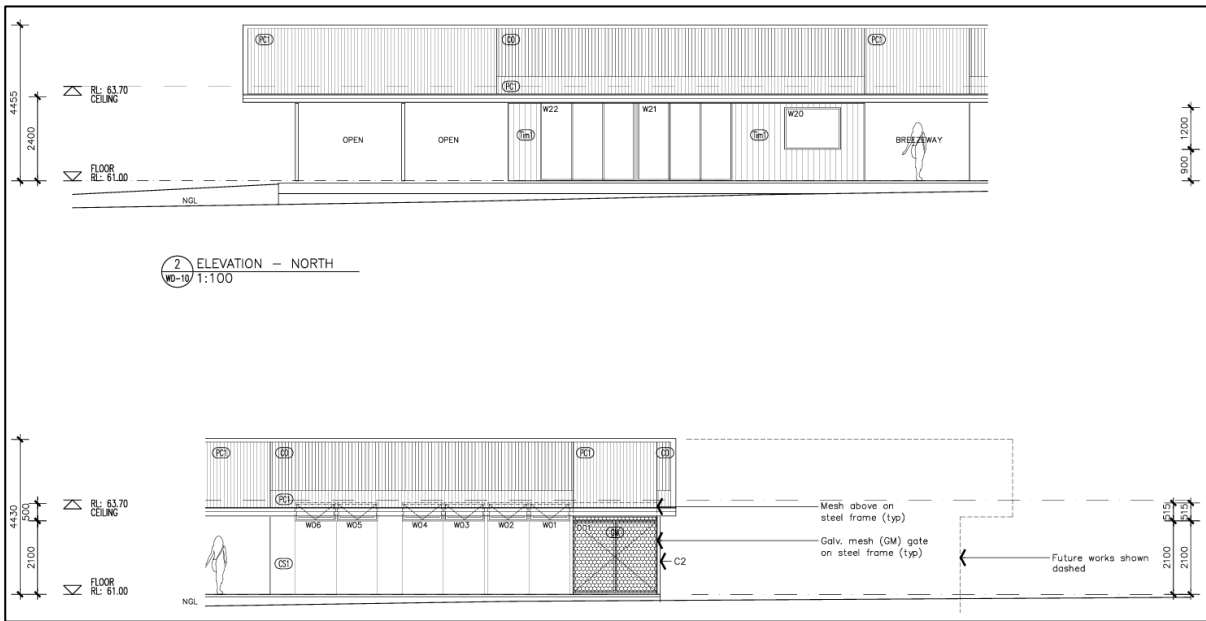


Figure 2: Design Drawing for new club/change rooms (Source: AKA Architects)

The existing building, used by the Soccer Club and shown in Figure 1 must be removed from the site in order to construct the new building. Removal of this building is part of the Master Plan.

The options for the existing building are limited. The options are:

- Council include its removal/demolition in the tender for the construction of the club/change rooms building; or
- Council sell the building through a notice of sale. This would be to the highest bidder and a licenced and insured builder would be needed for the process.

Council Officer preference is B) to undertake notice of sale. This is the only option to keep the Ted Jeffries Master Plan project moving forward and deliver a new building in 2025.

The reasons for option B) are outlined as follows:

- It is not feasible to tender a contract for construction of the new building and to simply move the old building somewhere else. There is currently nowhere for it to go. A building cannot legally be placed on another site without planning, building and plumbing approvals.
- Once contracted for construction of the new clubrooms, a builder is likely to demolish the building in order to clear the site ready for the new building. This would be an unfortunate outcome for a building that could potentially be re-used; and
- It would be a significant amount of material sent to mostly landfill.

- The budget for the Ted Jeffries Master Plan does not cover the costs of either salvaging and recycling the old building materials; and
- The budget does not cover the costs of a separate project to relocate and rebuild the structure elsewhere (again there is nowhere for it to go).
- A separate project to relocate and rebuild the structure would, at a minimum, require the following:
 - o Consultation and stakeholder engagement to find a new location and new use for the building
 - o Funding to remove and rebuild the structure somewhere else
 - o Planning, building and plumbing permits for the relocation
 - o New design drawings for the building and all services
 - o Engineering drawings and certification
 - o Recladding the building (the old cladding is rotting in places)
 - o Repainting and possible re-roofing
 - o Restumping and new foundations for the building
 - o New plumbing works for the building
 - o Potentially new wiring
 - o New and replacement lighting and fixtures
 - o Unknown status of internal structure, insulation and other elements to meet code
 - o Unknown if the building will meet current National Construction Code standards for a public use building for matters such as lighting, glazing, doorway type and width, DDA compliance
 - o New heating and/or cooling
 - o Design and construction of access and parking areas
 - o Design and construction of landscaping
 - o There is also the fundamental question of whether or not the building, with very minimal works, is at an acceptable modern standard for a growing community.
- A complete project to move and rebuild the structure as a new community use building i.e. to consult, design, tender and then construct would be over \$500,000.00.

By Council selling the building through a notice of sale, a person, business or community group could purchase the building and resource their own project to legally remove and construct the building at another location. This may be outside of the Brighton Local Government Area. The building, through a design and approvals process, could be converted into another use such as a storage building, a habitable building, or other use. The benefit is that the building could potentially get a new lease of life and unlikely to be sent to landfill.

Funds from the sale of the building would be put towards the Master Plan project.

Updated Project Timeframe

A high-level timeframe is provided in the table below:

Activity	Description	Estimated Time	Budget/funded
Project Plan, Budget Plan, Risk Assessment (risk register), Stakeholder Register, Site Analysis, preliminary planning assessment	Project Planning activities prior to commencement of further design changes and stakeholder engagement. This will be continually reviewed through project.	Completed December 2022	Council Asset Services

<p>Planning and Design of Master Plan:</p> <ul style="list-style-type: none"> Natural Values Survey (threatened species) and assessment Stormwater assessment and model Refine Master Plan layout and staging; and Stakeholder engagement Site feature and underground services plan 	<p>Stakeholder engagement and Natural Values survey, stormwater assessment and model, refine master plan to allow drainage, threatened species, keep stakeholders satisfied and monitor budget and staging.</p> <p>Any significant changes to layout plan will include reporting to council</p>	<p>Completed April 2023</p>	<p>Council Asset Services</p>
<p>Revise detailed budget estimates</p>	<p>Since amended plan the budget for under the \$3.4 funding amount needs to be revised</p>	<p>Completed June 2023</p>	<p>Council Asset Services</p>
<p>Complete Application for “Investing in Our Communities” Grant</p>	<p>Complete and submit application</p>	<p>Completed August 2023</p>	<p>Council Asset Services</p>
<p>Off-Lead Dog Park</p>	<p>Design, RFQ and construct the off-lead dog park (including stakeholder engagement)</p>	<p>Completed February 2024</p> <p>NB: Additional irrigation will be installed this year</p>	<p>\$200,000</p>
<p>Design and tender new club rooms</p>	<p>Design, tender new club rooms (including stakeholder engagement):</p> <ul style="list-style-type: none"> Preliminary design plans June – October 2023 Planning Approval November 2023 – January 2024 Detailed design plans and engineering Building and Plumbing Approvals and Compliance Certificates July 2024 Tender for construction July 2024 (estimate) 	<p>In Progress:</p> <p>July 2024</p>	<p>Per Funding</p>
<p>Detailed design for car park works and parking for buses</p>	<p>To be prepared by Council Officers</p>	<p>In Progress June 2024</p>	<p>Council Asset Services</p>
<p>Detailed design for Seymour Street upgrade works</p>	<p>To be prepared by Council Officers</p>	<p>In Progress June 2024</p>	<p>Council Asset Services</p>

Design and tender Soccer pitch improvements and extensions	Develop layout plans and detailed plans for works and tender for construction (including stakeholder engagement)	Mid 2024	Per funding
Skate Park improvements, basketball court and outdoor youth and recreation area	Design, tender and Construct (including stakeholder engagement)	Mid- Late 2025	\$350,000
Construct new club rooms	Build new club rooms	July 2024 – March 2025	\$1.4 million
Car park works and parking for buses	Tender and construct new carpark and bus parking area (including stakeholder engagement)	2024	\$300,000
Construction of Soccer pitch improvements and upgrades	Construct new soccer pitches	2024-2025	\$400,000 (includes design cost)
Seymour Street reconstruction, pipe stormwater, kerb, gutter, footpath etc	Tender and construct (including stakeholder engagement)	2024-2025	\$548,100
Completion of works including final signage, landscaping and seating pending budget	Finalise all works and review project	Late 2025	Per funding

Table 1: Work Breakdown (high level)

Consultation

Senior Management Team

Financial Implications

The funded amount is \$3.4 million.

Note: Not all works shown on the Master Plan will be completed with this staging and budget allocation. The total cost of works for the entire implementation and construction of the Master Plan – including, landscaping, club rooms, sport ground lighting, pathways, entire carpark, seating and other park works is estimated at over \$6 million (per 2022 estimates).

Strategic Plan

Goal 1 – inspire a proud community that enjoys a comfortable life at every age

Goal 3 – manage infrastructure and growth effectively

Options

1. As per the recommendation.
2. Other.

RECOMMENDATION:

- A. That the project update on the Ted Jeffries Memorial Park Master Plan 2023 – 2035 be received; and
- B. That Council Officers prepare a notice of sale for the removal of the existing timber building at the Ted Jeffries Memorial Park and funds be used towards the Master Plan works.

DECISION:

Cr Owen moved, Cr Irons seconded that:

- A. *the project update on the Ted Jeffries Memorial Park Master Plan 2023 – 2035 be received; and*
- B. *Council Officers prepare a notice of sale for the removal of the existing timber building at the Ted Jeffries Memorial Park and funds be used towards the Master Plan works.*

CARRIED

VOTING RECORD

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

13.5 Budget 2024-2025

Author: Director, Corporate Services (G Browne)

Background

The draft 2024-2025 Budget and Fees & Charges Register had been provided to all Councillors. The budget workshop had been undertaken and the draft budget completed in accordance with the Councillors’ demands and it is now ready to be adopted in principle.

Consultation

Councillors & Senior Management

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

In accordance with the *Local Government Act 1993*, the budget may not be adopted more than one month before the start of that financial year. It is intended that the budget be adopted in principle only.

Options

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

RECOMMENDATION:

That the 2024-2025 budget be adopted in principle.

DECISION:

Cr Geard moved, Cr McMaster seconded that the 2024-2025 budget be adopted in principle.

CARRIED

VOTING RECORD

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

14. Questions on Notice

There were no Questions on Notice for the May 2024 meeting.

15. Closed Meeting

Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015* provides that Council may consider certain sensitive matters in Closed Meeting.

Matters are listed in the Closed Meeting section of the Council Agenda in accordance with Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

RECOMMENDATION:

That in accordance with Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*, Council move into Closed Session and the meeting be closed to members of the public to deal with the following items:

Item:	Closed under:
15.1 – Brighton Council Community Volunteer Awards – Nominations	15(2)(g) – Item withdrawn
15.2 – General Managers Performance Review – 2023/24	15(2)(a)

Cr Irons moved Cr Curran seconded that Council moved into closed council.

CARRIED

VOTING RECORD

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

Cr Irons moved, Cr McMaster seconded that Item 15.1 be withdrawn.

CARRIED

VOTING RECORD

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

Senior staff left the meeting 6.10pm.

**15.1 Brighton Council Community Volunteer Awards - Nominations - ITEM
WITHDRAWN**

15.2 General Managers Performance Review - 2023/24

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

DECISION:

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

Agenda item	Matter	Outcome
15.1	Brighton Council Community Volunteer Awards – Nominations	Item withdrawn.
15.2	General Managers Performance Review – 2023/24	Not to be released.

CARRIED

VOTING RECORD

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

Meeting closed: 6.55pm

Confirmed: _____
(Mayor)

Date: _____
18 June 2024



AUDIT PANEL MEETING

Minutes

Date: 15th March 2024
Venue: 1 Tivoli Road, Old Beach
Time: 11.00am

1. ATTENDANCE & APOLOGIES:

Ric De Santi (Audit Panel Chair), David Strong (Audit Panel Member), Councillor Phil Owen (Council Representative, Teams Meeting), Councillor Peter Geard (Council Representative), James Dryburgh (General Manager), Gillian Browne (Director Corporate Services, Minute Taker), Megan Braslin (Executive Officer Property & Risk), Dereck Burns (Tasmanian Audit Office*), Harry Batt (Tasmanian Audit Office*), Elene Hwang (Tasmanian Audit Office*).

**Tasmanian Audit Office Guests entered the meeting from 11.16am to 11.50am for presentation of Item 6 - Audit Panel Strategy.*

2. ACKNOWLEDGEMENT OF COUNTRY

3. DECLARATION OF INTEREST

3.1 Declaration of Interest

Person/Organisation Interest	Conflict Nature or Interest.	Perceived/ Potential/ Actual	Date of Declaration
Ric De Santi			
Audit Panels – Glenorchy, GSB, Sorell & Launceston	Chair & Panel Member	Perceived	25/5/23
Catholic Education Commission of Tasmania	Deputy Chair	Potential	25/5/23
Tas Community Fund	Board Member	Potential	25/5/23
Councillor Peter Geard			
Local Government Association	State Fire Rep	Perceived	25/5/23
Brighton SES	Unit Manager	Potential	25/5/23
Southern Poultry Association	Patron	Potential	25/5/23
Tea Tree Hall	Wife is a Member	Potential	18/8/23
Councillor Phil Owen			
Old Beach Neighbourhood Watch	Member	Potential	25/5/23
Old Beach Foreshore Group	Member	Potential	25/5/23
Voluntary Roles in other Community Groups		Potential	25/5/23
David Strong			
Audit Panel Tasman Council	Chair	Perceived	18/8/23



Tassie Flying Paws Dog Club	President	Potential	18/8/23
Tasmanian Canine Association (Tas Dogs)	Member	Potential	18/8/23
Audit Panel Member Sorell Council	Member	Potential	15/3/24

3.2 General Manager's Declaration

No knowledge of any issues

4. CONFIRMATION OF MINUTES FOR MEETING HELD ON 1st DEC 2023.

Confirmed with change to Jeff Tongs attendance for Item 7.1

5. ACTIONS ARISING FROM PREVIOUS MEETING

See listing.

6. GENERAL MANAGERS - EMERGING RISKS

- Election Period – potential minority government implications
- Key portfolios – Minister changes to portfolios
- Growth – in relation to workloads & also outgrowing the building
- Higher level of service being asked from ratepayers
- Depot – needs to be upgraded
- Risk Appetite – Workshop in March
- Rates Revenue – Council agreement that rates need increase
- IT – Cyber & AI policies to be reviewed.
- LTFP – would like audit panel input when amended

7. GENERAL BUSINESS

7.1 Financial

- Review of Council Audit Strategy
 - Auditors gave a summary of strategy – Slight changes to wording to be made by TAO in relation to section 2 & 4
 - Martin Thompson – New Auditor General commence May
 - Key focus of audit will be valuation of drainage assets, indexation of land & buildings & CapX – Maintenance & Capital timings.
 - Auditors confident will meet Auditors report issue date
 - Panel members keen to have TAO back after interim audit
- Management Report December 2023 – Received



7.2 Risk Management

- Council decisions made against recommendation – N/A
- Review of Risk Management Policy & Framework – Risk & Property Management officer gave an overview and this report was received. The risk appetite was received from the contractor on the 14/3/24 and feedback will be received by the panel at the next meeting. Suggested to look at the existing risk register and make sure they align with the risk appetite.
- Legal Claims – N/A
- Insurable risks & existing insurance cover – Panel advised of the process by the Executive Officer - Risk & Property
- WH&S Issues – Minutes received
- Policy Annual review & review of current council policies - N/A
- Identify order to address special focus identified in December 2023 meeting.
 - LTFP & LTAMP – May
 - Fraud – new Australian standard – David to Distribute - May
 - Cyber – Report from JLT, Cyber & AI policy – May
 - Private Works – Report from TAO - May
 - Tender Policy – November
 - Sea level rising report & Bushfire grant – November

7.3 Legislative Compliance

- Regulatory Update – N/A
- Any identified breaches of legislative requirements N/A

7.4 Other business

- Audit Panel Annual Plan of Work – Endorsed with change
- Review of Grant Deed – Brighton Medical Centre
 - Reporting requirements met
 - Grant has been expended under conditions of the grant
 - Cannot see a significant risk to council
 - Cr Owen & Cr Geard comfortable with the process that was followed and the community benefit from the grant.

8. ACTION ITEM REVIEW

See Listing.

9. NEXT MEETING

10th May 2024



30th May 2024

Nic Street MP
Minister for Local Government
Minister for Sport & Events
Email: nic.street@parliament.tas.gov.au

Dear Minister Street

Regional Gymnastics Facilities

Thank you for the letter from Acting Minister Nick Duigan to Mayor Gray regarding your government's desire to pursue a partnership with Council, the Australian Government and HGA to build a new facility in Bridgewater. Council would love to see a new facility built in the area and we greatly welcome the desire of government to home such an exciting regional facility within our area.

Mayor Gray and I would like to meet to discuss further at your earliest opportunity.

In the meantime, I have met with department and Infrastructure Tasmania representatives to gain a better understanding of the government's view and approach. We have committed to come back to them in the next couple weeks with a list of potential sites worth exploring.

I have also discussed the potential project with Luke Martin of HGA and Sam Brittlebanks of Gymnastics Tasmania. We have also reviewed details of the facility in Spreyton and the ownership and funding structure there.

We hope that an appropriate share of the funding from the abandoned Wilkinsons Point project will be redirected to this project.

Whilst Council is highly supportive of this project, we are not in a position to contribute financially to any capital costs and our initial preference would be to not own the facility. We also think there could be more appropriate sites for the facility than where HGA currently are and look forward to exploring these potential sites with government representatives.

We look forward to meeting to discuss this, and anything else you might like to raise at your earliest opportunity.

Yours sincerely

James Dryburgh
GENERAL MANAGER



30th May 2024

Nick Duigan MP
Minister for Energy & Renewables
Minister for Parks & Environment
Email: nick.duigan@parliament.tas.gov.au

Dear Minister Duigan

Thank you for visiting council recently and meeting with Mayor Leigh Gray, our staff David Allingham, Leenah Ali-Lavroff and myself.

We were pleased to brief you on our climate and waste management ambitions and our support for the great opportunities for a circular economy precinct in Brighton and for renewables and hydrogen production locally. We look forward to briefing you again once we are further progressed on options for a new regional waste transfer station.

The importance of the Brighton Hub as one of the two primary industrial hubs in Southern Tasmania and the need for a State-level freight route between Brighton and Cambridge was noted.

We also discussed the issue of feral goats living in the Parks reserve that extends from Old Beach through to Risdon and beyond that were making their way onto the East Derwent Highway this summer, causing a traffic hazard and safety and animal welfare issues.

Council believe that this issue will continue to occur without the development and implementation of a management plan for this goat population. We are happy to provide resources to assist the department with the development of such a plan. We would appreciate your support in encouraging Parks to develop such a plan and work with Clarence and Brighton Councils in doing so, especially before the issue likely arises again next summer.

We also discussed gymnastics facilities. However, you advised that Minister Street has returned from leave and as such we will engage with him on this matter.

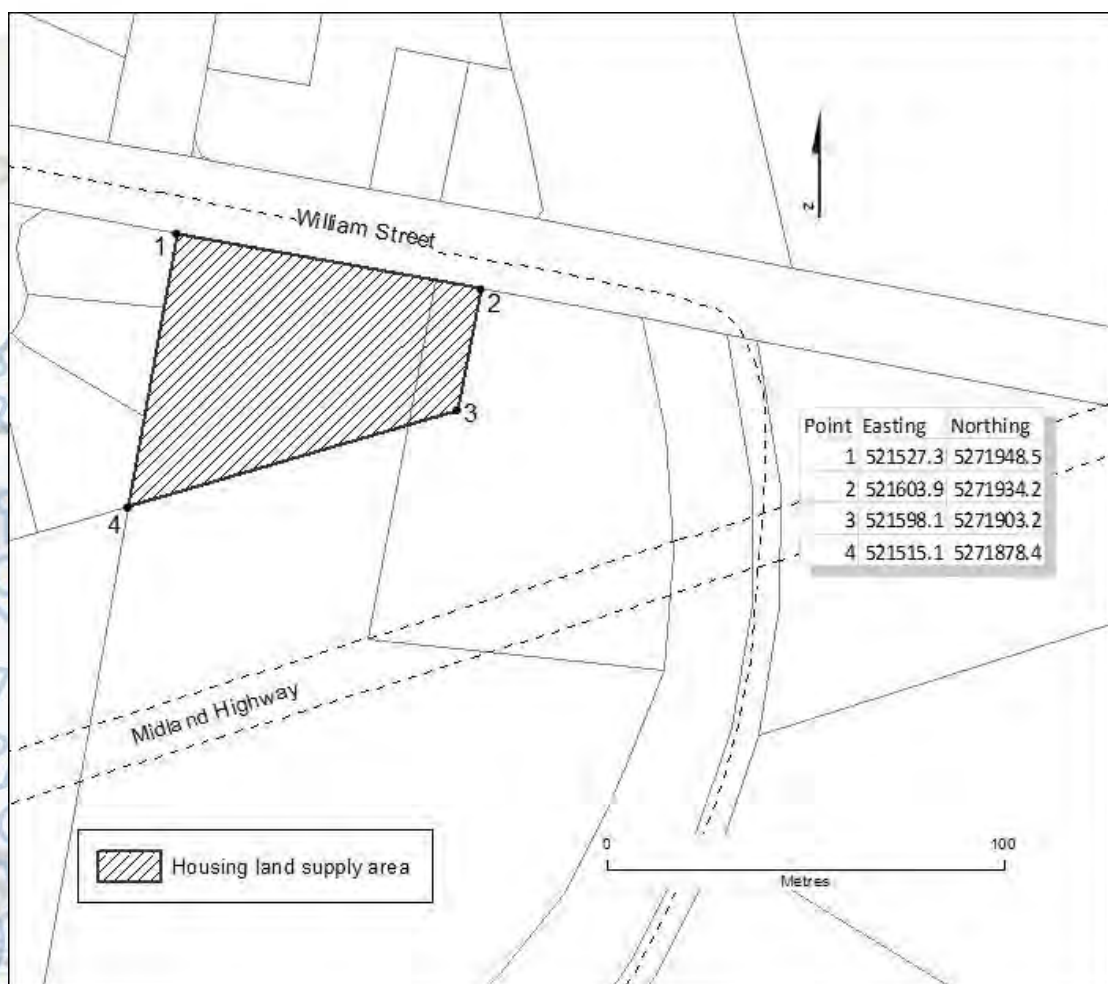
Thank you again for your time and interest, we look forward to our next meeting.

Yours sincerely

James Dryburgh
GENERAL MANAGER

Proposed Housing Land Supply (Brighton) Order 2024

William Street, Brighton
Consultation Package



Author:
State Planning Office

Publisher:
Department of Premier and Cabinet

Date:
June 2024

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Summary of the proposed Order

The intent of the proposed Housing Land Supply (Brighton) Order 2024 (the proposed Order) is to designate the land shown in the plan in Schedule 2 of the proposed Order as Housing Land Supply Land and rezone it to the General Residential Zone under the Tasmanian Planning Scheme.

The land, situated at the end of William Street adjacent to the Midland Highway and the South Line railway, is in two titles described by folios of the Register, FR 108441/1 and 78100/1.

The land will become part of the portfolio of Homes Tasmania, enabling its use for housing.

The area of land is approximately 0.4ha. Future development of the land will be planned by Homes Tasmania.

How to find out further information

Further information about the proposed Order and the *Housing Land Supply Act 2018* (the HLS Act) can be found at www.planningreform.tas.gov.au.

Enquiries about the HLS Act and the proposed Order can be made to the State Planning Office on 1300 703 977 or stateplanning@dpac.tas.gov.au.

Enquiries regarding any development that may be proposed on the land can be made to Homes Tasmania on 1800 995 653 or email: housingprojects@homes.tas.gov.au.

How to make a submission

The community is invited to make submissions in relation to the proposed Order within the exhibition period.

Submissions may be made:

by email to –

yoursay.planning@dpac.tas.gov.au or

by post to –

State Planning Office
Department of Premier and Cabinet
GPO BOX 123
HOBART TAS 7001

Submissions may be made with respect to the relevant matters specified in section 13(2) of the *Housing Land Supply Act 2018* as follows:

- the suitability of the land for residential use;
- the suitability of the intended zone; or
- whether the Minister for Housing and Planning would, or would not, contravene section 5(2) or section 6(1) or (2) of the *Housing Land Supply Act 2018* by making a housing land supply order.



Minister's State of Reasons

Appendix A of this document contains the Minister for Housing and Planning's statement of reasons on:

- why the proposed Order should be made; and
- compliance with the *Housing Land Supply Act 2018*.

Frequently Asked Questions

The Process in General

Why was the Housing Land Supply Act 2018 created?

The HLS Act was created in 2018 to help address housing supply issues in Hobart and throughout the State with respect to social and affordable housing.

The HLS Act created a process that helps accelerate the supply of land for social and affordable housing. Only government land is eligible for consideration under the Act.

Further information on the HLS Act and previous Orders can be found here - <https://planningreform.tas.gov.au/planning/housing-land-supply-orders>.

or by contacting the Department of Premier and Cabinet's State Planning Office on 1300 703 977 or stateplanning@dpac.tas.gov.au

How does the process work under the Housing Land Supply Act 2018?

Homes Tasmania identifies surplus Government land it considers suitable for affordable housing and prepares a report demonstrating that the site meets the requirements of the HLS Act. The HLS Act requires that the site be suitable for residential development and located in proximity to public and commercial services, public transport, and places that may provide opportunities for employment.

Homes Tasmania makes a request to the Minister for Housing and Planning for a proposed Housing Land Supply Order in relation to eligible and suitable Government land.

The Minister for Housing and Planning considers the request in accordance with the HLS Act and the outcomes of consultation on the proposed Order. Public consultation is undertaken on a proposed Order with direct notification provided to people who live or own property surrounding the site of the proposed Order, and any identified groups or other people who may have an interest in the matter.

The Minister considers any submissions received during the consultation and prepares a report for tabling in Parliament. The Parliament sees all submissions made during the consultation period.

For the Order to be considered by Parliament, it must meet the requirements set out in the HLS Act, including that a site:

- must be eligible and suitable for residential development;



- is consistent with the relevant regional land use strategy;
- is consistent with relevant State policies; and
- furthers the objectives of the *Land Use Planning and Approvals Act 1993* (this being the same level of assessment applied to rezoning applications under the normal planning processes).

Both Houses of Parliament consider the Minister's report and the proposed Order and may disallow the proposed Order or allow it to proceed.

If the proposed Order proceeds, the Minister for Housing and Planning then directs the Tasmanian Planning Commission to amend the relevant planning scheme to align with the Order as made.

How can I present my views on the proposed Order?

You may lodge a written submission with the Minister for Housing and Planning during the public consultation period for the proposed Order.

Who will assess development proposals on the land?

The Minister for Housing and Planning does not assess future development proposals on the land once the land is rezoned.

Homes Tasmania, or someone acting on its behalf, may lodge a development application with the local Council as the planning authority. The planning authority will determine the application in accordance with the planning scheme that applies at the time.

Specific to the Housing Land Supply (Brighton) Order 2024

What development will occur on the site?

At the time of proposing the Order, Homes Tasmania had not prepared specific development plans for the land. Further information can be obtained by contacting Homes Tasmania on 1800 995 653 or email: housingprojects@homes.tas.gov.au.

Examples of development that may occur under the General Residential Zone are single dwellings, multiple dwellings, subdivision of the land, or shared accommodation facilities. These are similar in nature to development that already surrounds the land.

After the land is rezoned, any proposal for development of the land will be submitted to Brighton Council for assessment under the provisions of the Tasmanian Planning Scheme, which consists of the State Planning Provisions and the Brighton Local Provisions Schedule. This follows the normal development application processes.

The Tasmania Planning Scheme as it applies to the Brighton Council can be viewed at <https://www.planning.tas.gov.au/>.

How will the site be protected in relation to traffic noise?

Future development of the land for housing will be subject to consideration under C3.6 of the Road and Railway Assets Code of the Tasmania Planning Scheme, and in particular, Clause C3.6.1 *Habitable buildings for sensitive uses within a road or railway attenuation area*. The



Code aims to ensure the effects of noise, vibrations, and light and air emissions on sensitive uses are suitably mitigated.

Will the proposal hinder efficient use and future expansion of the existing road and railway infrastructure?

The land is surplus to the needs of the Department of State Growth for the Midland Highway and the South Line railway corridor. Its development for affordable housing will benefit the community.

Only the portion of the land suitable for residential development will be included in the housing land supply order. The proposed Order does not apply to land occupied by, or adjoining, road and railway assets, which will remain zoned Utilities and in the ownership of the Department of State Growth.



APPENDIX A - Minister's Statement of Reasons

I, Felix Ashton Ellis, as Minister for Housing and Planning, provide the following statement of reasons for the purposes of section 12(1) of the *Housing Land Supply Act 2018* (HLS Act).

My reasons for wanting to make the Order are as follows –

1. The HLS Act was a key action identified at the Housing Summit hosted by the then Premier on 15 March 2018 as a means for providing more social and affordable housing;
2. There is a clear need to make more land available under the *Homes Tasmania Act 2022* for the provision of social and affordable housing, with 4710 applications on the Homes Tasmania Housing Register as of March 2024;
3. The site is suitable for the development of social and affordable housing, and needs to be rezoned before new homes may be built; and
4. The proposed Order will provide more land zoned for residential purposes, and, through the construction of new housing, contribute towards achieving targets for the supply of social and affordable homes in the Greater Hobart area set out in Tasmania's Housing Strategy 2023-2043.

The reasons why I am of the opinion that the proposed Order may be made under the HLS Act and am satisfied that I would not contravene section 5(2), or section 6(1) or (2) of the HLS Act are as follows –

1. The land is eligible Government land, and an Order may be made until 1 January 2033, in accordance with section 5(1);
2. As required by section 5(2)(a) of the HLS Act, I am satisfied there is a need to make more land available under the *Homes Tasmania Act 2022* for the provision of social and affordable housing in Greater Hobart. Currently, there are over 260 applications on the Homes Tasmania Housing Register as of January 2024 by 'eligible persons' looking to find social or affordable homes in the Brighton municipality;
3. I am satisfied, for the reasons detailed in the planning submission from Homes Tasmania, that:
 - a) the land is suitable for residential use and development by virtue of its location in the Greater Hobart area, in proximity to public and commercial services, public transport and places that may provide opportunities for employment, consistent with section 5(2)(b) of the HLS Act;
 - b) applying the General Residential Zone to the land would be consistent with prevailing State Policies and the Southern Tasmania Regional Land Use Strategy 2010 - 2035 (STRLUS), as required by section 6(1)(a) of the HLS Act;
 - c) if the intended General Residential Zone is applied to the land, use or development of the land would not be significantly restricted by any applicable code under the Tasmanian Planning Scheme, thereby satisfying section 6(1)(b) of the HLS Act;
 - d) assigning the General Residential Zone to the land would further the objectives set out in Schedule 1 of the *Land Use Planning and Approvals Act 1993*, as required by section 6(1)(c) of the HLS Act;

- e) after consideration of the guidelines under section 8A of the *Land Use Planning and Approvals Act 1993*, assigning the General Residential Zone to the land would be consistent with the zone purpose stated in the State Planning Provisions, in fulfilment of section 6(1)(d) of the HLS Act; and
 - f) use or development of the land would not be likely to create any significant land use conflict with an existing use on any part of the land, or with the use or development on adjacent land or any other land likely to be affected by development of the land the subject of the proposed Order, as required by section 6 (1)(f) of the HLS Act.
4. In accordance with section 6(1)(e) of the HLS Act, I have undertaken a preliminary consideration of the environmental, economic and social effects, and the effects on Aboriginal and cultural heritage, that assigning the General Residential Zone to the land may have. I will seek further expert advice on these matters during the public exhibition period.
 5. The General Residential Zone will apply to all of the land subject to the proposed Order, and section 6(2)(b) of the HLS Act does not apply in this instance.



APPENDIX B - Copy of Proposed Order

TASMANIA

**HOUSING LAND SUPPLY (BRIGHTON) ORDER
2024**

STATUTORY RULES 2024, No.

CONTENTS

1. Short title
 2. Commencement
 3. Interpretation
 4. Declaration of housing supply land
 5. Declaration of intended zone
- Schedule 1 – Area of Land
Schedule 2 – Plan

Consultation draft

HOUSING LAND SUPPLY (BRIGHTON) ORDER 2024

I make the following order under section 4 of the *Housing Land Supply Act 2018*.

Dated 20 .

Minister for Housing and Planning

1. Short title

This order may be cited as the *Housing Land Supply (Brighton) Order 2024*.

2. Commencement

This order takes effect on the day on which its making is notified in the *Gazette*.

3. Interpretation

In this order –

Act means the *Housing Land Supply Act 2018*;

applicable area means the area of land declared by clause 4 to be housing supply land;

grid reference means the grid reference taken from the Universal Grid Reference System used in Tasmania and based on the Geocentric Datum of Australia (also known as the “the GDA” or “GDA94”)

Housing Land Supply (Brighton) Order 2024
Statutory Rules 2024, No.

c. 4

as defined in the Commonwealth Gazette
No. GN 35, 6 September 1995.

4. Declaration of housing supply land

For the purposes of section 4(1) of the Act, the area of land specified in Schedule 1 to this order is declared to be housing supply land.

5. Declaration of intended zone

For the purposes of section 4(2) of the Act, the intended zone in relation to the applicable area is declared to be the General Residential Zone referred to in the applicable planning scheme.

Consultation Draft

SCHEDULE 1 – AREA OF LAND

Clause 4

The area of land that –

- (a) is situated at William Street, Brighton in Tasmania; and
- (b) forms part of the land as described in the certificate of title Volume 78100, Folio 1 of the Register kept under section 33 of the *Land Titles Act 1980*; and
- (c) forms part of the land as described in the certificate of title Volume 108441, Folio 1 of the Register kept under section 33 of the *Land Titles Act 1980*; and
- (d) is within the boundary made by the following imaginary lines:
 - (i) a line between grid reference 521527.3E 5271948.5N and grid reference 521603.9E 5271934.2N;
 - (ii) a line between grid reference 521603.9E 5271934.2N and grid reference 521598.1E 5271903.2N;
 - (iii) a line between grid reference 521598.1E 5271903.2N and grid reference 521515.1E 5271878.4N;

Housing Land Supply (Brighton) Order 2024
Statutory Rules 2024, No.

sch. 1

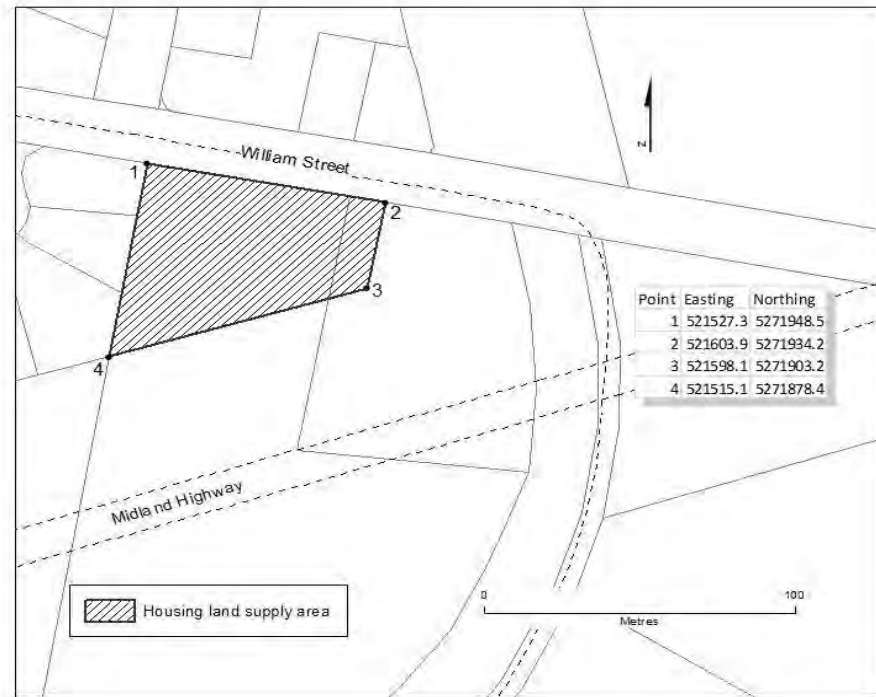
- (iv) a line between grid reference 521515.1E 5271878.4N and grid reference 521527.3E 5271948.5N; and
- (e) is shown as the shaded area, bounded by heavy black lines, on the plan set out, by way of illustration only, in Schedule 2 to this order.

Consultation draft

Housing Land Supply (Brighton) Order 2024
Statutory Rules 2024, No.

sch. 2

SCHEDULE 2 – PLAN



Const

Housing Land Supply (Brighton) Order 2024
Statutory Rules 2024, No.

Printed and numbered in accordance with the *Rules Publication Act 1953*.

Notified in the *Gazette* on 20 .

This order is administered in the Department of Premier and Cabinet.

EXPLANATORY NOTE

(This note is not part of the order)

This order, for the purposes of the *Housing Land Supply Act 2018* declares –

- (a) a certain area of land at William Street, Brighton, to be housing supply land; and
- (b) the intended zone in relation to that land to be the General Residential Zone referred to in the applicable planning scheme.



Tasmanian
Government

Department of Premier and Cabinet
State Planning Office

Phone:
1300 703 977

Email:
Stateplanning@dpac.tas.gov.au

www.planningreform.tas.gov.au

TASMANIAN PLANNING COMMISSION

DECISION

Planning scheme	Tasmanian Planning Scheme - Brighton
Amendment	RZ 2023-03 rezone 27 Scott Road, Bridgewater from Open Space to Inner Residential Zone
Planning authority	Brighton Council
Applicant	Brighton Council
Date of decision	9 April 2024

Decision

The draft amendment is modified under section 40N(1)(b) of the *Land Use Planning and Approvals Act 1993* as set out in Annexure A and is approved under section 40Q.



John Ramsay
Executive Commissioner

REASONS FOR DECISION

Background

Amendment

The draft amendment proposes to rezone land at 27 Scott Road, Bridgewater (folios of the Register 6706/983 and 10085/1) from the Open Space Zone to the Inner Residential Zone.

Site information

The site consists of two folios of the Register (10085/1 and 6706/983), both addressed at 27 Scott Road, Brighton. The site covers an area of 7,620m² with a frontage to Scott Road and Barton Crescent. The land is owned by the Director of Housing.

The prevailing land use is residential, and the site is developed with multiple dwellings. The surrounding area is characterised by residential and recreational land uses. The site is located approximately 380m from Green Point Road, which is recognised as a Major Activity Centre (Government Services and Community infrastructure) in the Southern Tasmania Regional Strategy 2010-2035 (the regional strategy).

The site is zoned Open Space and it is covered by the Bushfire-Prone Areas Code.

Issues raised in representations

The draft amendment was referred to TasWater under section 56S of the *Water and Sewerage Industry Act 2008*. In response TasWater made a representation stating no objection to the draft amendment and that TasWater did not wish to attend any hearing.

Planning authority's response to the representations

The planning authority considered the representations and recommended:

- d) Pursuant to section 40K (2)(c) of the *Land Use Planning and Approvals Act 1993*, advise the Tasmanian Planning Commission that the representation received during advertising does not warrant modification to draft amendment RZ 2023/ 003 as detailed in this report.
- e) Pursuant to section 40(K)(2)(d) of the *Land Use Planning and Approvals Act 1993* advise the Tasmanian Planning Commission that the planning authority is satisfied that the draft amendment of the LPS meets the LPS Criteria.

Consideration of the draft amendment

1. Under section 40M of the *Land Use Planning and Approvals Act 1993* (the Act), the Commission is required to consider the draft amendment to the Local Provisions Schedule (LPS) and the representations, statements and recommendations contained in the planning authority's section 40K report and any information obtained at a hearing.
2. No representations were received and the Commission did not hold a hearing.
3. The Commission must also consider whether the draft amendment meets the LPS criteria as set out under section 34(2) of the Act:
 - (a) contains all the provisions that the SPPs specify must be contained in an LPS;
and

- (b) is in accordance with section 32; and
- (c) furthers the objectives set out in Schedule 1; and
- (d) is consistent with each State policy; and
- (da) satisfies the relevant criteria in relation to the TPPs; and
- (e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and
- (f) has regard to the strategic plan, prepared under section 66 of the *Local Government Act 1993*, that applies in relation to the land to which the relevant planning instrument relates; and
- (g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and
- (h) has regard to the safety requirements set out in the standards prescribed under the *Gas Safety Act 2019*.

Regional land use strategy

4. The relevant regional land use strategy is the Southern Tasmania Regional Land Use Strategy 2010-2035 (regional strategy).
5. The planning authority submitted that the draft amendment is consistent with the following policies of the regional strategy:
 - ROS 1.5 Ensure residential areas, open spaces and other community destinations are well connected with a network of high-quality walking and cycling routes.
 - SI 1.3 Provide social infrastructure that is well located and accessible in relation to residential development, public transport services, employment and education opportunities.
 - SI 2 Provide for the broad distribution and variety of social housing in areas with good public transport accessibility or in proximity to employment, education other community services.
 - SI 2.1 Provide flexibility in planning schemes for a variety of housing types (including alternative housing models) in residential areas.
 - PI 1.1 Preference growth that utilizes under-capacity of existing infrastructure through the regional settlement strategy and Urban Growth Boundary for metropolitan area of Greater Hobart.
 - PI 2.1 Use the provision of infrastructure to support desired regional growth, cohesive urban and rural communities, more compact and sustainable urban form and economic development.
 - AC3.1 Actively encourage people to walk, cycle and use public transport to access Activity Centres.
 - SRD 1 Provide a sustainable and compact network of settlements with Greater Hobart at its core, that is capable of meeting projected demand.
 - SRD 1.5 Ensure land zoned residential is developed at a minimum of 15 dwellings per hectare (net density)
 - SRD 2 Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability.

- SRD 2.6 Increase densities to an average of at least 25 dwellings per hectare (net density)(i) within a distance of 400 to 800 metres of Integrated transit corridors and Principal and Primary Activity Centres, subject to heritage constraints.
- SRD 2.9 Encourage a greater mix of residential dwelling types across the area with a particular focus on dwelling types that will provide for demographic change including an ageing population.
- SRD 2.11 Increase the supply of affordable housing.

Commission consideration

- 6. The subject site is located within the Regional Land Use Strategy's Urban Growth Boundary, in an area that is fully serviced, developed with established multiple dwellings and generally surrounded by residential development. The land to the north is zoned Inner Residential, the land to the east and south is zoned General Residential and the land to the west is zoned Open Space as shown in Figure 1.



Figure 1 – Subject site and surrounding zones

7. The Commission agrees that the draft amendment is consistent with the regional strategy's regional policies regarding Settlement and Residential Development, Land Use and Transport Integration, and Social Infrastructure.
8. The draft amendment recognises the existing on-site development which contributes to the mix of residential dwellings in an area that is well located and accessible to public transport, employment and education opportunities.
9. The Commission finds that rezoning areas for residential uses in proximity to the Bridgewater Activity Centre will enhance the viability and vibrancy of the centre, consistent with the regional strategy's policies regarding activity centre hierarchy and land use and transport integration.
10. The Commission finds that the draft amendment is, as far as is practicable, consistent with the regional strategy.

Suitability of the site

11. In its report supporting the draft amendment, the planning authority, noted that the site is suitable for the Inner Residential Zone.
12. The planning authority submitted:

The proposed rezoning, the new zone purpose will be primarily to provide for higher-density residential uses and non-residential uses that support the local community and do not cause unreasonable loss of amenity.

Under the proposed amendment, the land will meet the zone purpose of the 'Inner Residential' zone and, rectify the anomaly of the zone where development of Residential use was developed when in the existing zoning, it should be prohibited. The proposed rezoning will also provide consistency for the character of the area and adjoining sites as well as applicable State and Local Government policies.
13. The planning authority noted that the proposed rezoning would not impact on the application of the prevailing codes in the planning scheme. The site is not listed in the Local Historic Heritage Code, or within a state listed property on the Tasmanian Heritage Register. There is no identified or known Aboriginal or cultural heritage on the site or adjoining land.
14. The planning authority submitted that the site is conveniently located to take advantage of walkable areas, shorter vehicle trips, and the existing local public transport. The site is connected to the reticulated services and located within close proximity to the Green Point Road activity centre and its services. The planning authority further noted that the site is in a location where there is an established residential character.
15. The planning authority further states:

In addition to that, the area surrounding 27 Scott Road, is also in keeping with the Centacare Evolve Housing' Bridgewater-Gagebrook Master Plan, which aims to deliver better housing outcomes for residents within the area.
16. The planning authority concluded that the draft amendment aligns with the Guideline No. 1 as the site:
 - has been identified as a higher density residential development site;
 - is located in a close proximity of the Bridgewater Activity Centre;
 - is well serviced by public transport; and
 - is not highly constrained by hazards, natural or cultural values or other impediments that limit developing the land to higher densities.

Commission consideration

17. The Commission agrees with the planning authority that the site is suitable for the proposed rezoning. The Commission notes that the Zone Purpose Statements for the Inner Residential Zone include development that is capable of being serviced by the existing infrastructure and is connected to the transport and recreational network.
18. The Commission finds that the subject portion of the site is suitably located and serviced to further the Inner Residential Zone Purpose Statements. The Commission agrees with the planning authority that the subject site is not adversely constrained by natural hazards, or other restrictions.

Local Strategies

Brighton Strategic Plan 2023-2033

19. The planning authority considered that the draft amendment is consistent with the following goals of the Brighton Strategic Plan 2023-2033:
 - 1.1 Build resilience and opportunity.
 - 1.4 Encourage a sense of pride, local identity and engaging activities.
 - 2.4 Ensure strategic planning and management of assets has a long term sustainability and evidence-based approach.
 - 3.3 Community facilities are safe, accessible and meet contemporary needs.
 - 4.1 Be big picture, long-term and evidence-based in our thinking.
 - 4.3 Ensure strong engagements and relationships to shape the agenda and advocate for our community.

Brighton Structure Plan 2018

20. The planning authority submitted that the draft amendment aligns with the vision of the Brighton Structure Plan 2018 as it aims to create:

A diverse range of housing opportunities will cater for the increased population who seek to live, learn, work and retire in Brighton.
21. With respect to the strategies for housing, the planning authority noted that the draft amendment would correct an anomaly in zoning of the site, which is currently used for residential purposes, and would support the following strategies:
 - Maintaining the urban growth boundary;
 - Formalising the existing land supply for higher density housing; and
 - Supporting the delivery of housing opportunities for the Brighton community.

Commission consideration

22. The Commission agrees that the draft amendment aligns with the local strategies, recognises existing residential use within the urban growth boundary at a density consistent with the application of the Inner Residential Zone. The Commission further notes that the draft amendment would formalise the existing residential use, in accordance with the Brighton Structure Plan 2018.
23. The Commission considers that the draft amendment is consistent with the local strategies.

State Policies

Tasmanian State Coastal Policy 1996

24. The site is located within 1km of the coastal high-water mark, and therefore the above policy applies.
25. The planning authority submitted:

Due to the existing residential use and development of the subject land and also of the surrounding area, the proposed amendment to LPS is not likely to adversely affect any environmentally sensitive areas. The proposal is consistent with the Policy regarding urban and residential development.

Water Quality Management 1997

26. The planning authority noted that the site is connected to the reticulated services which will ensure that water issues will be managed on-site and will have minimal off-site impacts. The planning authority further noted that the relevant provisions of the Tasmanian Planning Scheme - Brighton will ensure that any development on the site is consistent with the above policy.

National Environment Protection Measures

27. The planning authority considers that the draft amendment would not have any adverse impacts on any matters specified in the above state policy.

Schedule 1

28. The planning authority considered that the draft amendment furthers the Objectives of Schedule 1. The planning authority noted that the draft amendment aims to correct an anomaly in the planning scheme regarding an inconsistency between the prevailing zone and existing land use. The planning authority considered that the draft amendment is consistent with state, regional and municipal strategies.
29. The planning authority concluded:

The proposed amendment will directly provide a pleasant, efficient, and safe environment for living, justifying the certainty of possible uses of residential for the subject land and conforming the subject land with surrounding residential areas.

Commission consideration

30. The Commission finds that the draft amendment is consistent with the relevant State Policies and furthers the Objectives of Schedule 1 of the Act.

Modifications required to draft amendment

31. Under section 40M of the Act the Commission must consider whether modifications to a draft amendment of an LPS ought to be made.
32. The draft amendment is modified by amending the text and mapping for clarity, including the extending the Inner Residential Zone along the road reserve to the north to correspond with the prevailing Inner Residential Zone in the surrounding area.
33. The draft amendment is also modified by changing the CT references to the folios of the Register.

Decision on draft amendment

34. Subject to the modifications described above, the Commission is satisfied that the draft amendment meets the LPS criteria and gives its approval.

Attachments

Annexure A – Modified amendment RZ-2023-03

Annexure A

Modified amendment RZ-2023-03 - Tasmanian Planning Scheme - Brighton

Rezone 27 Scott Road, Bridgewater (folios of the Register 6706/983 and 1008/1) and the adjacent road parcel (folio of the Register 238703/1) from the Open Space Zone to the Inner Residential Zone, as shown below.



TASMANIAN PLANNING COMMISSION

DECISION

Planning scheme	Tasmanian Planning Scheme - Brighton
Amendment	RZ 2023-004 - Insert BRI-S12.0 - Burrows Avenue Specific Area Plan
Planning authority	Brighton
Date of decision	10 May 2024

Decision

The draft amendment is modified under section 40N(1)(b) of the *Land Use Planning and Approvals Act 1993* as set out in Annexure A and is approved under section 40Q.



Dan Ford
Delegate (Chair)



Rohan Probert
Delegate

REASONS FOR DECISION

Background

Amendment

The draft amendment proposes to insert the Burrows Avenue Specific Area Plan (SAP) to an area of Brighton described below.

Site information

The subject site is approximately 26ha, irregularly shaped and comprised of the properties bounded by Racecourse Road to the north, Elderslie Road to the south, Morrison Street to the east and Brooke and Cartwright Streets to the west (Figure 1).



Figure 1: LIST Map area of the draft amendment.

The subject properties are adjacent and to the south of the Brighton Racecourse. The shape and configuration of the established cadastre was heavily influenced by the area's proximity to the racecourse and is characterised by large and relatively narrow lots that were historically developed and used to support the racing industry. The land is located within the Urban Growth Boundary identified in the Southern Tasmania Regional Land Use Strategy 2010-2035, (regional strategy) and is currently within the General Residential Zone. While the shape and configuration of lots has not facilitated further subdivision, uncoordinated multiple dwelling complexes have been developed in the area over time. As a result, the area has evolved with a relatively unusual settlement pattern.

The area is not serviced to typical urban standards with respect to sewage infrastructure, stormwater infrastructure, footpaths, kerbing and guttering.

Racecourse Road is unsealed west of the Cartwright Street roundabout and there is an unmade road running generally north/south from Racecourse Road to Elderslie Road midway between Brooke Street and Morrison Street.

The land to the west is in the Rural Zone. Land to the south at 33 Elderslie Road is intended to be subdivided into approximately 100 lots by Homes Tasmania, while the new Brighton High School is under construction on the adjacent 1 Elderslie Road.

Issues raised in representations

A petition was received during the exhibition period signed by 58 signatories. The petition was in two parts.

Part one requested Council to commit to funding and providing 'basic residential infrastructure', including kerb and channel, piped stormwater systems, connected footpaths, adequate road widening, extensions to the sewage system, improved access to public transport and compliant street lighting. This part raised issues not relevant to the Commission's determination of the draft amendment.

The second part of the petition is relevant to this draft amendment and is expressed in the following terms:

We the undersigned also wish to be heard as representors against the proposed draft Planning Scheme amendment known as the Burrows Avenue Specific Area Plan (RZ 2023-004).

We wish to make the following points against the amendment:

- This amendment is a direct result of Council not providing adequate, safe and effective infrastructure in our part of the community over many decades.
- The amendment seeks to treat our properties differently to any other similar zoned property in Tasmania because of the Council's failure to provide basic infrastructure in the past.
- The amendment will not satisfy its proposed purpose as [it] will be a significant deterrent to multiple dwelling developments and will subsequently be a limitation to improved infill growth.
- The amendment will significantly decrease the property value of developable land as it will force developers to provide infrastructure which should have been provided by the Council.
- The amendment will do nothing to provide much needed infrastructure in our area.

The draft amendment was referred to TasWater under section 56S of the *Water and Sewerage Industry Act 2008*. In response, TasWater made a representation stating that it had no objection to the draft amendment and that it did not wish to attend any hearing.

Planning authority's response to the representations

The planning authority recommended no modification to the draft amendment in response to the representations.

Date and place of hearing

The hearing was held at the Commission's office on Level 3, 144 Macquarie Street, Hobart on 22 August 2023.

Appearances at the hearing

Planning authority: Jo Blackwell, Senior Planner
Leigh Wighton, Senior Technical Officer

Representors: Ken Ryan
Maurice Keating

Consideration of the draft amendment

Statutory Requirements

1. Under section 40M of the *Land Use Planning and Approvals Act 1993* (the Act), the Commission is required to consider the draft amendment to the Local Provisions Schedule (LPS) and the representations, statements and recommendations contained in the planning authority's section 40K report and any information obtained at a hearing.
2. A hearing was convened to assist the Commission consider the issues in the representations.
3. The Commission must also consider whether the draft amendment meets the LPS criteria as set out under section 34(2) of the Act:
 - (a) contains all the provisions that the SPPs specify must be contained in an LPS; and
 - (b) is in accordance with section 32; and
 - (c) furthers the objectives set out in Schedule 1; and
 - (d) is consistent with each State policy; and
 - (da) satisfies the relevant criteria in relation to the TPPs; and
 - (e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and
 - (f) has regard to the strategic plan, prepared under section 66 of the *Local Government Act 1993*, that applies in relation to the land to which the relevant planning instrument relates; and
 - (g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates;
 - (h) has regard to the safety requirements set out in the standards prescribed under the *Gas Safety Act 2019*.

Specific Area Plan

4. The draft SAP is proposed to apply to approximately 26ha of land within the General Residential Zone located to the north of Elderslie Road, Brighton. The draft SAP is intended to ensure that future development within the draft SAP area provides:
 - sufficient public infrastructure;
 - housing diversity;
 - improved residential amenity;
 - for road and pedestrian connectivity;
 - public and private landscaping; and
construction of an unmade road.
5. To achieve this, the draft SAP proposes a precinct, associated local area objectives and new definitions. The draft SAP applies in addition to the underlying zone provisions and contains Development Standards relating to:
 - frontage infrastructure;
 - landscaping;
 - housing diversity;
 - development and works in the proposed precinct; and
 - subdivision.
6. The draft SAP does not contain a Use Table or any Use standards.
7. Under section 32(4) of the Act, a LPS may only include a specific area plan if:
 - (a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or
 - (b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.
8. In its report supporting the draft amendment (supporting report) and at the hearing, the planning authority submitted that the underlying lot configuration within the draft SAP area was unique, being characterised by relatively large but narrow rectangular lots historically used for horse grazing, stabling and management in association with the racing industry. The planning authority submitted that over time, and particularly since 2004 when the zoning changed from Rural to General Residential, land within the draft SAP area had been subject to residential infill predominantly in the form of multiple dwelling development. The planning authority submitted that due to the relatively long and narrow dimensions of parent lots, multiple dwelling development in the area was typified by relatively low areas of green space and landscaping and relatively large areas of impervious surfacing associated with vehicle parking and manoeuvring. The planning authority also submitted that while multiple dwelling developments were maximising dwelling yields, there was little diversity in the number of bedrooms each dwelling provided, and that the resulting residential amenity was relatively low.
9. In its supporting report and at the hearing, the planning authority submitted that public infrastructure such as footpaths, kerb and guttering, sewer and stormwater reticulation,

street trees and public open space was normally provided by developers as part of the subdivision of land. They submitted that as the long and narrow dimensions of parent lots in the SAP area were not conducive to subdivision, development was occurring within the SAP area without public infrastructure being provided. The planning authority submitted that the purpose of the draft SAP was to introduce planning controls to overcome these localised issues and require developers to provide public infrastructure necessary to support the development by way of installation or financial contribution.

10. Mr Ken Ryan, speaking at the hearing for the signed petitioners, raised concern that residents were not adequately notified of the draft amendment. In response, the planning authority confirmed that they had provided notifications as required by the Act. Mr Ryan also submitted that Council, not developers, should pay for and provide public infrastructure within the draft SAP area.
11. In response to Mr Ryan, Council's Senior Technical Officer, Mr Leigh Wighton, submitted that future works were planned in the vicinity of Elderslie Road and Morrison Street but not Burrows Avenue. Mr Wighton also submitted that the provision of public infrastructure was driven by subdivision, and that as lots within the SAP area were more conducive to multiple dwelling development than subdivision, required public infrastructure had not been provided.
12. In its supporting report, the planning authority also raised concern regarding an anticipated increase in traffic and associated impacts linked to the new Brighton High School, under construction on the corner of Elderslie and Brighton Roads and expected to open in 2025. While no traffic impact assessment was provided as part of the draft amendment, the planning authority submitted that the proposed SAP would provide for additional pedestrian and road connections which may assist to disperse traffic and pedestrian movements.

Commission consideration

13. The Commission accepts the evidence provided by the planning authority that the land has relatively unusual spatial qualities resulting from former planning controls and the historical use of lots in association with the racing industry and the Brighton Racecourse to the north. The Commission accepts that the shape (deep and relatively narrow) and size of lots within the subject area is not conducive to further subdivision and has resulted in a prevalence of multiple dwelling development.
14. The Commission notes that the provision of public infrastructure is linked to the subdivision standards of the underlying General Residential Zone rather than those relating to multiple dwellings. The Commission considers that while increased residential density is encouraged within the regional strategy's Urban Growth Boundary, the prevalence of multiple dwelling development in the SAP area has contributed to a lack of some public infrastructure.
15. The Commission accepts that while multiple dwelling development is providing additional housing within the subject land, it is not providing the public infrastructure or residential amenity consistent with such an urban area. The Commission agrees with the submission of the planning authority that without unique provisions, the cost of providing infrastructure within the subject area is likely to be spread over the Council's wider ratepayer base, rather than being attributed to the developer of each site.
16. The Commission accepts that the spatial qualities of the subject land warrant unique provisions to overcome the issues presented by the planning authority.
17. The Commission finds that the draft amendment is consistent with the requirements of section 32(4)(b) of the Act.

18. In the hearing and through letters to the planning authority, the Commission sought clarification on parts of the draft SAP. In its submission dated 28 March 2024, the planning authority provided a final draft of the SAP, incorporating changes to provide consistency with other newly proposed SAPs in Brighton, improve clarity and to assist in its operation. Parts of the draft SAP including definitions, objectives and standards were amended where necessary to reflect the strategic intent of the planning authority to address the unusual nature of the land.

Regional land use strategy

19. The relevant regional land use strategy is the Southern Tasmania Regional Land Use Strategy 2010-2035 (regional strategy).
20. The planning authority's supporting report submitted that the inclusion of the draft SAP would provide for holistically managed residential growth by addressing localised issues which have resulted from the unique spatial qualities of the land. They also submitted that the draft SAP aims to provide a mix of dwelling types to provide housing diversity within the draft SAP area to address the homogenous development of two-bedroom strata units.
21. At the hearing, the planning authority identified that the site is within the regional strategy's Urban Growth Boundary and suitably located to provide for infill housing. The planning authority submitted that this could not be achieved through subdivision and that the draft SAP is necessary to deliver key services.
22. In its supporting report, the planning authority also submitted that the introduction of the draft SAP would further regional policies ROS 1.5 and LUTI 1.6 relating to Recreation and Open Space and Land Use and Transport Integration by including standards requiring the construction of footpaths and road connectivity between Elderslie Road and Burrows Avenue. They also submitted that the draft SAP would further regional policy PI 2.2 relating to Physical Infrastructure by making provision for construction of, or contribution to, local infrastructure.

Commission consideration

23. The Commission accepts the evidence of the planning authority that the inclusion of the draft SAP would further SRD 2.1, SRD 2.6 and SRD 2.9 of the regional strategy by encouraging a greater range of residential dwelling types and supporting sustainable development in an area identified for densification.
24. The Commission also accepts the evidence of the planning authority that introduction of the draft SAP would increase pedestrian and road connectivity and help coordinate the supply of infrastructure in the area.
25. The Commission finds that the draft amendment is, as far as is practicable, consistent with the regional strategy.

Strategic Plan

26. The planning authority's supporting report submits that the draft amendment is consistent with the following strategies within the Brighton Council Strategic Plan 2019-2029 (the Strategic Plan):
 - S1.1 Understand/Improve Health and Wellbeing;
 - S1.2 Create Housing/Employment/Play/Education (Liveability);
 - S1.4 Support Connected Communities;
 - S1.5 Build a resilient community and environmentally sustainable future; and

- S3.3 Enabling Infrastructure.

Commission consideration

27. The Commission notes the relatively general nature of the elements within the Strategic Plan relevant to the consideration of the draft amendment.
28. The Commission is satisfied that the draft amendment has regard to the Council's Strategic Plan.

State Policies

State Policy on Water Quality Management 1997

29. The planning authority submitted in its supporting report that the draft amendment would be consistent with the *State Policy on Water Quality Management 1997* (Water Quality Policy) in that further development would be managed through future development applications.
30. The planning authority also submitted that the *State Coastal Policy 1996* and the *State Policy on the Protection of Agricultural Land 2009* do not apply to the draft amendment.

Commission consideration

31. The Commission finds that the Water Quality Policy would be adequately addressed through future development application requirements and that no other State Policies are relevant to the draft amendment.

National Environment Protection Measures

32. *National Environment Protection Measures* (NEPMs) are automatically adopted as State Policies under section 12A of the *State Policies and Projects Act 1993* and are administered by the Environment Protection Agency.
33. The planning authority submitted in its supporting report that the draft amendment did not trigger consideration under any of the NEPMs.
34. The Commission finds the draft amendment is not inconsistent with any of the NEPMs.

Schedule 1 Objectives

35. The planning authority, in its supporting report, submitted that the draft amendment would further the Schedule 1 objectives by supporting the provision for fair, orderly and sustainable use and development of air, land, and water by providing a range of housing types and improving the character and residential amenity of the area. Additionally, it submitted that works associated with service delivery, connectivity and infrastructure upgrades would assist economic development.

Commission consideration

36. The Commission accepts the evidence provided by the planning authority and finds that the purpose of the draft SAP is consistent with fair, orderly and sustainable use and development, and that it seeks to further the Schedule 1 objectives of the Act.

Modifications required to draft amendment

37. Under section 40M of the Act, the Commission must consider whether modifications to a draft amendment of an LPS ought to be made.

38. The drafting of the draft SAP was discussed with the planning authority at the hearing and through directions and subsequent submissions following the hearing, which are available on the Commission's website. As a result, modifications are made to the drafting and overlays of the draft SAP to better achieve its intended purpose and improve its operation, including:
- adding definitions for 'Council infrastructure' and 'street trees';
 - modifying several standards to more clearly relate to the applicable objective;
 - changing some Acceptable Solutions and Performance Criteria within standards to provide consistency with the State Planning Provision drafting conventions;
and
- improving the description of objectives to clarify intended outcomes.
39. Various technical modifications were also made to the draft SAP to provide greater consistency with Tasmanian Planning Scheme drafting and formatting conventions as outlined in the Commission's Practice Notes 5 and 8.
40. The Commission considers the modifications to be minor in nature and that they do not alter the policy intent proposed by the draft amendment.
41. Accordingly, the draft amendment is modified to amend the wording of the draft SAP as shown in Annexure A.

Decision on draft amendment

42. Subject to the modifications described above, the Commission is satisfied that the draft amendment meets the LPS criteria and gives its approval.

Attachments

Annexure A - Modified amendment RZ 2023-004

Annexure A

Modified amendment RZ 2023-004 - Tasmanian Planning Scheme - Brighton

1. Amend the planning scheme maps to insert the BRI-S12.0 Burrows Avenue Specific Area Plan, to land in Brighton as shown below.



2. Insert BRI-S12.0 Burrows Avenue Specific Area Plan into the Brighton LPS written document as shown below:

BRI-S12.0 Burrows Avenue Specific Area Plan

BRI-S12.1 Plan Purpose

The purpose of the Burrows Avenue Specific Area Plan is:

BRI-S12.1.1	To provide for the infrastructure required to service the demand created by new subdivision and multiple dwelling developments.
BRI-S12.1.2	To provide for lot and housing diversity and residential amenity which respond to the constraints of the existing land-use pattern.
BRI-S12.1.3	To provide road and pedestrian network connectivity.
BRI-S12.1.4	To provide for landscaping that contributes to and improves the character of the area.
BRI-S12.1.5	To provide for the construction of the undeveloped road reserve and encourage subdivision in accordance with the Burrows Avenue Specific Area Plan Precinct A Development Framework.

BRI-S12.2 Application of this Plan

BRI-S12.2.1	The specific area plan applies to the area of land designated as BRI-S12.0 Burrows Avenue Specific Area Plan on the overlay maps and in Figure BRI-S12.1.
BRI-S12.2.2	In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to, the provisions of: (a) General Residential Zone, as specified in the relevant provision.

BRI-S12.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

BRI-S12.4 Definition of Terms

BRI-S12.4.1 In this specific area plan, unless the contrary appears:

Term	Definition
council infrastructure	means infrastructure managed by council including stormwater networks, footpaths, roads, streetlighting, landscaping, street trees and the like.
development framework	means the Burrows Avenue Specific Area Plan Precinct A Development Framework as shown in Figure BRI-S12.3.
Precinct A	means the area of land shown in Figure BRI-S12.2 as Precinct A.
street tree	means a tree that has the centreline of its trunk within a road reserve and grows to a minimum height of 3m.

BRI-S12.5 Use Table

This sub-clause is not used in this specific area plan.

BRI-S12.6 Use Standards

This sub-clause is not used in this specific area plan.

BRI-S12.7 Development Standards for Buildings and Works

BRI-S12.7.1 Infrastructure provision for multiple dwellings

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings.

Objective:	That: (a) multiple dwelling development delivers sufficient council infrastructure to provide for road and pedestrian network connectivity and amenity; and (b) developer contributions are made towards the cost and provision of council infrastructure in accordance with the relevant policy adopted by council.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1.1</p> <p>Council infrastructure must be provided or upgraded as required, having regard to:</p> <ul style="list-style-type: none"> (a) the demand that the development places on council infrastructure; (b) any existing council infrastructure; (c) the topography and other site conditions; and (d) any advice from a State authority, regulated entity or council. <p>P1.2</p> <p>For council infrastructure that has been provided by council, an infrastructure contribution must be paid, having regard to Council’s adopted Key Infrastructure Investments and Defined Infrastructure Charges policy that is relevant to the land.</p>
<p>A2</p> <p>Not less than 1 street tree, which may include an existing street tree, must be provided along the frontage of a new multiple dwelling development excluding for multiple dwelling development on an internal lot.</p>	<p>P2</p> <p>Street trees must be provided along the frontage of a multiple dwelling development, having regard to:</p> <ul style="list-style-type: none"> (a) the width of lot frontages; (b) the location of infrastructure; (c) the topography of the site; (d) the safety and efficiency of the road network; (e) the nature of the road; and (f) existing vegetation to be retained.

BRI-S12.7.2 On-site landscaping for multiple dwellings

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings.

Objective:	That new multiple dwellings contribute positively to the residential amenity, safety and character of the area through provision of trees and landscaping treatments.	
Acceptable Solutions	Performance Criteria	
A1 Multiple dwellings must provide not less than 1 tree in the private open space of each dwelling which can grow to a minimum height of 3m and a minimum spread of 2m at maturity.	P1 Multiple dwellings must provide a reasonable level of landscaping, having regard to: (a) areas to be landscaped; (b) proposed planting; (c) the location of infrastructure; (d) the topography of the site; and (e) existing vegetation to be retained on the site.	
A2 Landscaping of parking and circulation areas, comprising not less than 5% of the total area of the parking and circulation areas, must be provided if more than 5 parking spaces are proposed.	P2 Landscaping of parking and circulation areas must contribute positively to the amenity and character of the area, having regard to: (a) minimising the visual impact of the parking and circulation areas on the streetscape; (b) minimising any loss of amenity of the occupants of adjoining properties; and (c) minimising opportunities for crime or anti-social behaviour by avoiding the creation of concealment spaces.	

BRI-S12.7.3 Housing diversity

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings.

Objective:	That multiple dwelling development provides diverse number of bedrooms per dwelling.	
Acceptable Solutions	Performance Criteria	
A1 Multiple dwelling development must have: (a) not more than 4 dwellings on a site; or (b) not more than 80% of dwellings as 2-bedroom dwellings.	P1 Multiple dwelling development must provide a diversity of dwelling sizes, having regard to: (a) the number of bedrooms per multiple dwelling; and (b) rooms that could be used as a bedroom.	

BRI-S12.7.4 Development and works in Precinct A

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings.

Objective:	That buildings and works within Precinct A do not prejudice the future use of land for urban development.	
Acceptable Solutions		Performance Criteria
A1	<p>Building and works within Precinct A must be:</p> <ul style="list-style-type: none"> (a) for an addition to an existing dwelling; (b) of a temporary nature able to be removed prior to the development of the land; or (c) on a lot, excluding a balance lot, that has been created by an approved subdivision under this specific area plan. 	<p>P1</p> <p>Building and works within Precinct A must not preclude or hinder the effective implementation of the development framework in Figure BRI-S12.3, having regard to:</p> <ul style="list-style-type: none"> (a) streetscape character and amenity; (b) existing use and development; (c) opportunities for passive surveillance; and (d) provision of council infrastructure along the frontage of the site.

BRI-S12.8 Development Standards for Subdivision

BRI-S12.8.1 Subdivision - Precinct A

This clause is in substitution for General Residential Zone – Clauses 8.6.1 Lot design A1 and P1; and 8.6.1 A4 and P4.

Objective:	That subdivision within Precinct A provides for consistency with the purpose of the specific area plan and the development framework.	
Acceptable Solutions		Performance Criteria
A1	<p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) be in accordance with the development framework; and (b) have an area of not less than 450m², and: <ul style="list-style-type: none"> (i) be able to contain a minimum building area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; or 	<p>P1</p> <p>The layout of lots, roads and pedestrian access must be generally consistent with the development framework, having regard to:</p> <ul style="list-style-type: none"> (a) demonstrated site constraints; (b) topography; (c) provision of necessary road and service infrastructure; and (d) any advice received from the road authority.

<p>(c) be required for public use by the Crown, a council or a State authority;</p> <p>(d) be required for the provision of Utilities; or</p> <p>(e) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	
<p>A2</p> <p>No Acceptable Solution.</p>	<p>P2.1</p> <p>Council infrastructure must be provided or upgraded as required, having regard to:</p> <ul style="list-style-type: none"> (a) the demand that the development places on council infrastructure; (b) any existing council infrastructure; (c) the topography and other site conditions; and (d) any advice from a State authority, regulated entity or council. <p>P2.2</p> <p>For council infrastructure that has been provided by council, an infrastructure contribution must be paid, having regard to Council’s adopted Key Infrastructure Investments and Defined Infrastructure Charges policy that is relevant to the land.</p>

Figure BRI-S12.1 - Burrows Avenue Specific Area Plan Area



Figure BRI-S12.2 - Precinct A Area

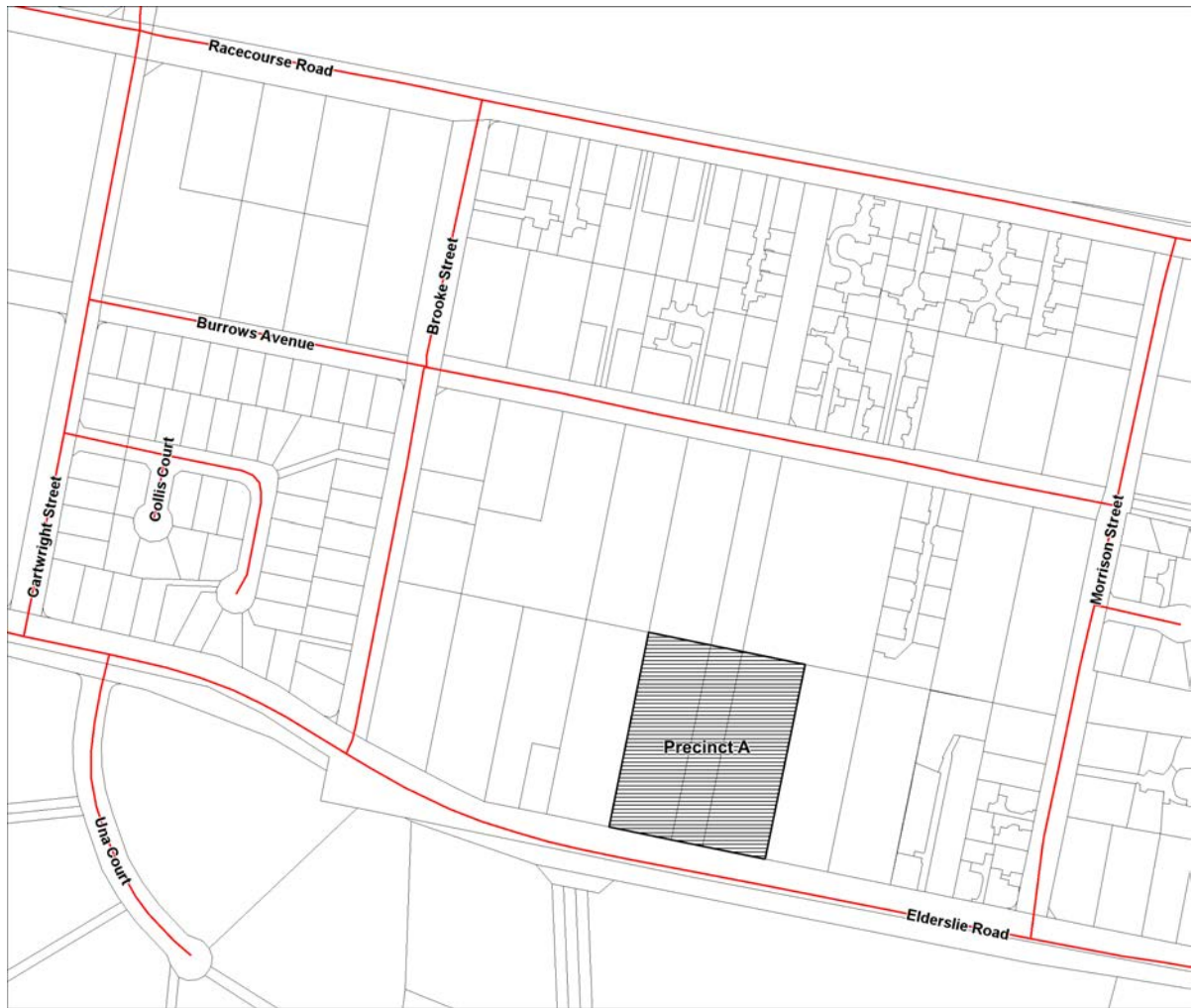


Figure BRI - S12.3 - The Burrows Avenue Specific Area Plan Precinct A Development Framework



TASMANIAN PLANNING COMMISSION

DECISION

Planning scheme	Tasmanian Planning Scheme - Brighton
Amendment	RZ 2022-05 - Rezone multiple lots in South Brighton, insert South Brighton Specific Area Plan (SAP) and amend Brighton Highway Services SAP at Clause BRI-S3-0.
Planning authority	Brighton Council
Date of decision	10 May 2024

Decision

The draft amendment is modified under section 40N(1)(b) of the *Land Use Planning and Approvals Act 1993* as set out in Annexure A and is approved under section 40Q.



Dan Ford
Delegate (Chair)



John Ramsay
Delegate



Rohan Probert
Delegate

REASONS FOR DECISION

Background

Amendment

The draft amendment proposes:

- a. to rezone the land at:
 - o 25 William Street, 2-11 and 13 Dylan Street, 1-13 Melinda Court, and parts of 12, 14 and 15-17 Dylan Street and 69 Brighton Road to the General Residential Zone;
 - o Parts of 12, 14 and 15-17 Dylan Street to the Rural Zone;
 - o Part of 33 Elderslie Road to the Local Business Zone; and
 - o Part of 69 Brighton Road to the Environmental Management Zone;
- b. to amend the priority vegetation area overlay on Dylan Street, Melinda Court, 69 Brighton Road and 33 Elderslie Road;
- c. to apply the South Brighton Specific Area Plan (SAP) to 69 Brighton Road, 33 Elderslie Road, 25 and 27 William Street, 1-11 and 13 Dylan Street and 1-13 Melinda Court, and parts of 12, 14 and 15-17 Dylan Street; and
- d. to extend the Brighton Highway Services Precinct SAP over parts of 12, 14 and 15-17 Dylan Street;
- e. to amend the provisions of the Brighton Highway Services Precinct SAP.

The draft amendment aims to provide a framework for the implementation of the South Brighton Master Plan which was produced and prepared by the Brighton Council, Dylan Street Landowners Group and the Department for Education, Children and Young People.

The planning authority submitted that the key features of the South Brighton Master Plan are:

- Approximately 265 indicative new infill residential lots in the Dylan Street and Melinda Court area;
- Approximately 20ha of greenfield land on the western side of Brighton Road. This equates to approximately 300 new residential lots if developed at 15 dwellings per hectare;
- Approximately 3,800 square metres of land for the local business zone;
- Approximately 24,000 square metres are to be added to the Highway Services Development Precinct SAP for large-format retail;
- Several new roads to provide increased connectivity through Dylan Street, Melinda Court and Hove Way;
- Shared pedestrian and cycling pathways along Brighton Road, around the perimeter of the high school site and throughout Dylan Street and Melinda Court;
- A network of public open space areas, including a large area in the south-west of the site to protect threatened grasslands;
- Two new roundabouts on Brighton Road;
- New bus stops on Brighton Road; and
- Enhanced landscaping treatment for all existing and new roads.

Site information

The wider area is surrounded by land zoned General Residential and Light Industrial to the north, Utilities and Agriculture to the east, Rural to the south, and Rural Living and Rural to the west. The site is zoned Rural Living, General Residential, Community Purpose and Rural. The area is covered by the Natural Assets, Landslip Hazard Area and Bushfire-Prone Areas codes. It is sparsely vegetated and has a fairly gentle grade sloping towards the south.

The area is situated within the Urban Growth boundary and is largely connected to a reticulated service network. Elderslie Road/William Street is located north of the site and Brighton Road intersects the site. The Midland Highway bypasses the site to the east and the Brighton activity centre is located north of the area. 1 Elderslie Road, on the corner of Elderslie Road and Brighton Road, has been purchased by the Department for Education, Children and Young People for a future high school currently under construction and expected to be completed in 2025.

Issues raised in representations

The representors raised the following issues:

- The potential residential land supply is not sufficient;
- Vandalism associated with small and isolated pockets of Local Business Zone;
- Local Business Zone provides uses that could generate a land use conflict with the future school use;
- No access or indicative lot layout at 10 Dylan Street;
- Compensation and cost of the proposed infrastructure for property owners;
- Lot layout for 5 Dylan Street and 9 Melinda Court;
- Traffic design;
- Bus stop locations and bus manoeuvring;
- Access from Brighton Road;
- TasRail and Department of State Growth culverts under TasRail's South Line and the Midland Highway;
- Shared pathways should not be located within State Rail Network land;
- Impact on rail crossing at William Street;
- Reduced bushfire risk associated with development around Brighton High School; and
- Bushfire management within the proposed SAP area at the interface with non-urban land.

The draft amendment was referred to TasWater under sections 56S and 56O of the *Water and Sewerage Industry Act 2008*. In response, TasWater made a representation stating that they do not object to the draft amendment.

In the representation, however, TasWater noted that the infrastructure assessment, dated December 2020 and prepared by GHD, needed to be updated to include all the relevant land requiring reticulated sewage infrastructure, such as 1 and 33 Elderslie Road and 69 Brighton Road.

Planning authority's response to the representations

The planning authority considered the representations and resolved to modify the draft amendment by amending Figure BRI-S11.2-The South Brighton Specific Area Plan Development Framework of the South Brighton SAP as shown below:

Table 1: Proposed change to South Brighton Master Plan lot layout on 8, 10 & 10A Dylan St



	
<p>South Brighton Master Plan that was publicly exhibited.</p>	<p>Proposed modification to South Brighton Master Plan with relocated cul-de-sac and indicative lots shown on 10A Dylan St.</p>

Figure 1- Figure BRI-S11.2-The South Brighton Specific Area Plan Development Framework

Date and place of hearing

Hearings were held at the Commission’s office on Level 3, 144 Macquarie Street, Hobart on 14 and 15 August 2023, 23 October 2023 and 28 February 2024.

Appearances at the hearings

Planning authority: David Allingham - Brighton Council
Callum Pearce-Rasmussen - Brighton Council
Leigh Wighton - Brighton Council
Tim Leaman - Principal Ecologist, North Barker Ecosystem Services

Representors: Evan Boardman - Planning Consultant - e3planning
Al Cole - TasWater
Matthew Taylor - TasWater
Eamonn Tiernan - TasWater
Mary Bessell - Homes Tasmania
Tony Dourias - Dourias Group Holdings

Consideration of the draft amendment

1. Under section 40M of the *Land Use Planning and Approvals Act 1993* (the Act), the Commission is required to consider the draft amendment to the Local Provisions Schedule (LPS) and the representations, statements and recommendations contained in the planning authority’s section 40K report and any information obtained at a hearing.
2. A hearing was convened to assist the Commission in considering the issues in the representations.
3. The Commission must also consider whether the draft amendment meets the LPS criteria as set out under section 34(2) of the Act:
 - (a) contains all the provisions that the SPPs specify must be contained in an LPS; and
 - (b) is in accordance with section 32; and

- (c) furthers the objectives set out in Schedule 1; and
- (d) is consistent with each State policy; and
- (da) satisfies the relevant criteria in relation to the TPPs; and
- (e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and
- (f) has regard to the strategic plan, prepared under section 66 of the *Local Government Act 1993*, that applies in relation to the land to which the relevant planning instrument relates; and
- (g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and
- (h) has regard to the safety requirements set out in the standards prescribed under the *Gas Safety Act 2019*.

Specific Area Plan

4. Under section 32(4) of the Act, a LPS may only include a SAP if:
- (a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or
 - (b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.
5. In response to the test under section 32(4) of the Act, the planning authority stated in relation to the draft South Brighton SAP:

The proposed South Brighton SAP is necessary to apply to the land to address the unique spatial qualities that come with the consolidation of 39 different properties.

The South Brighton SAP provides a development framework that facilitates consolidation of this land in a way that creates a comprehensive, practical, people-focused residential community with good connectivity and a high level of amenities.

The majority of lots in Precinct A of the SAP are currently between 0.5ha and 2ha and in different ownership. The area to the South Brighton is a logical extension to the Brighton township, particularly around the proposed Brighton High School at 1 Elderslie Road.

If the land were simply rezoned to General Residential without the SAP controls, the land would most likely be developed in an ad-hoc manner and would fail to provide the connectivity, and high levels of amenity and address the site constraints holistically.

6. With respect to the draft Brighton Highway Services Precinct SAP extension, the planning authority submitted:

The extension of the Highway Services Precinct SAP is necessary to realise the unique economic qualities that are afforded to it by its location next to the Midlands Highway and to take advantage of the significant investment in road infrastructure to make it accessible.

As noted in the Market Assessment, an expansion of the Highway Services SAP in South Brighton is likely to capture 10.2% of large format retail trade in the greater Hobart area which is considered to support development activity.

The use and development standards in the SAP are designed to ensure that the precinct only provides for large-format retail trade that is favourable to a highway location and does not distort the other Activity Centres in the municipality.

Commission consideration

The South Brighton SAP

7. The Commission accepts the planning authority's submission that there is a shortfall of residential land supply in the Brighton area to meet population projections, and that the subject land is identified for residential growth within the Southern Tasmania Regional Land Use Strategy 2010-2035 (regional strategy) and the Brighton Structure Plan 2018.
8. The Commission notes the planning authority's intention to facilitate the restructuring and consolidation of the land, which is currently typified by rural residential development and lot sizes consistent with its current zoning. The Commission accepts that there is complexity associated with achieving increased housing density through infill development and providing associated infrastructure across a relatively large number of land parcels in different ownership.
9. The Commission considers that the draft South Brighton SAP would facilitate infill development and a diversity of residential lot sizes with good connections to public, active and road transport networks, and within walking distance of the Brighton activity centre. The Commission also considers that the organised development of lots, roads, public open spaces and reticulated infrastructure networks while addressing prevailing site constraints also justify the unique provisions of the draft South Brighton SAP.
10. The Commission therefore accepts that that the area of land has particular spatial qualities that justify provisions that are unique to the area of land in the form of the draft South Brighton SAP.
11. The Commission is satisfied that the draft amendment is consistent with section 32(4)(b) of the Act.

The Brighton Highway Services Precinct SAP

12. The Commission notes that amendments to existing SAPs must meet the LPS criteria, which includes satisfying the tests of section 32(4). The nature and purpose of an amendment to an existing SAP will inform the extent of consideration, or weight, that the Commission must give to whether an amendment continues to satisfy the section 32(4) test. A relevant consideration for the extent of assessment required is whether the amendment falls within the scope and purpose of the original SAP. In the circumstance where an amendment is so substantial that it alters or distorts the purpose of the SAP, it follows that the amendment must be assessed with the same rigour as if it were a new SAP and demonstrate how it meets, or continues to meet, the tests of section 32(4).
13. In this instance, the Commission notes that a purpose statement protecting residential amenity is proposed to be added to the SAP's purpose statements. The Commission considers that the purpose statement and the subsequent standard concerning residential amenity would not compromise the intent of the SAP as identified in the purpose statements.
14. The Commission considers that the proposed modifications to the Use Table BRI-S3.5 would not compromise the intent of the Brighton Highway Services Precinct SAP, but rather provide for a wider suite of appropriate land uses consistent with the purpose statements BRI-S3.1.1,

BRI-S3.1.2 and BRI-S3.1.3. The Commission agrees with the planning authority that large format retail trade proposed to be provided by the SAP would not distort the established activity centre hierarchy and would allow for appropriate development that benefits from a location adjacent to the Midland Highway.

15. The Commission finds that the proposed modifications and expansion of the Brighton Highway Services Precinct SAP is consistent with section 32(4)(a) of the Act.

Regional land use strategy

16. The relevant regional land use strategy is the Southern Tasmania Regional Land Use Strategy 2010-2035 (regional strategy).

South Brighton SAP

17. In its report supporting the draft amendment (supporting report), the planning authority responded to the Biodiversity and Geodiversity policies (BNV 1, BNV 2 and BNV 5) of the regional strategy, submitting that the Natural Values Assessment prepared by North Baker Ecosystem Services had informed the Master Plan layout via the introduction of the Environmental Management Zone. The planning authority further noted that several declared weeds had been identified on site and could be removed through future development applications.
18. The planning authority also considered the draft amendment against the regional strategy's Managing Risks and Hazards policies MRH 1, MRH 2 and MRH 3, which seek land use planning responses to manage risks and hazards.
19. The planning authority submitted:

The Master Plan has been designed to minimise the risk and loss of life and property [associated with] flooding based on the Infrastructure Assessment and also the Council's recently endorsed Stormwater Catchment Management Plan.

Overland flow paths and areas of widespread inundation are not [located] on private land but have been incorporated into the road and open space network.
20. In response to the regional strategy's Cultural Values policy CV 1, the planning authority noted that an Aboriginal Heritage Assessment was prepared for the site. The Assessment identified a site which has been incorporated into a public open space area.
21. The planning authority considered the draft amendment against the regional strategy's Recreation and Open Space policy ROS 1, which aims to plan for an integrated open space and recreation system that responds to the existing and future needs of the community.
22. The planning authority stated:

The Master Plan has been designed to provide a high-quality open space network which is well connected with a network of shared trails and roads. An active edge around the future school site will also improve walkability and access to the school.

The Master Plan layout has consideration to all the Healthy by Design principles and includes:

 - An integrated accessible network of walking and cycling routes with high amenity
 - Functional street network with safe and convenient footpaths and crossing points
 - Encourage reduced traffic speeds on Brighton Road

- Require landscaping to provide attractive and welcoming streetscapes
 - Encourage mix-use walkable neighbourhoods with good access to the future high school, local business zone, large format retail and the existing Brighton commercial centre
 - Open space areas are provided within 400m of each lot and are well connected by shared trails and roads
 - Open space areas have been designed to have good passive surveillance
 - Future public transport routes have been identified on Brighton Road and can be accessed by a network of well-connected shared trails
23. The planning authority considered the draft amendment against the regional strategy's Social Infrastructure policies under SI 1 and SI 2, which seek land use planning responses that encourage the provision of high quality social and community facilities.
24. The planning authority submitted:
- The Master Plan area surrounds land that has been acquired for a future high school which has recently been rezoned Community Purpose. The Department of Education will provide a gymnasium and arts space after identifying that these are social infrastructure gaps within the community.
- A local business zone has been provided on 33 Elderslie Road which has the potential to provide for additional community infrastructure.
- The South Brighton SAP provides for a range of lot sizes in Precinct B where they are located close to open space, services and public transport.
25. In response to the regional strategy's Physical Infrastructure policies (PI 1 and PI 2), the planning authority noted that the draft amendment aims to provide for a more compact and sustainable urban form. The planning authority considers that the current larger rural residential lots are an inefficient use of land given its proximity to the Brighton town centre and future Brighton High School. The planning authority concludes that they have developed a 'Key Infrastructure Investment and Defined Infrastructure Charges' Policy which would allow the Council to determine an infrastructure charge for a range of different infrastructure.
26. With respect to the regional strategy's policy regarding Land Use and Transport Integration (LUTI 1), the planning authority stated:
- The subject area is adjacent to the existing transport corridor of the Midland Highway and Brighton Road. Brighton is serviced by Metro. Brighton is a high-order activity centre. Urban expansion of the land is supported by LUTI 1.1.
- A higher density residential area has been provided for in Precinct B in the SAP network where it is close to public transport stops, schools and services.
- The planning scheme amendment is strongly supported by LUTI 1.4 as it consolidates residential development in Greater Hobart in the key settlement of Brighton Township.
27. In response to the regional strategy's Productive Resources policy PR 2, the planning authority noted that the draft amendment would protect non-significant agricultural land as indicated by the Agricultural Assessment.
28. The planning authority responded to the Settlement and Residential Development policies SRD 1 and SRD 2, submitting that the draft amendment would provide a sustainable and compact settlement which provides housing choice and affordability. The planning authority noted that with a substantial proportion of the regional strategy's 25-year planning period

remaining, the Brighton Local Government Area had already constructed approximately 81% of the infill housing identified within regional policy SRD 2.7. The planning authority submitted that demand for infill housing was therefore well in excess of the regional strategy's target, and that more housing in Brighton was needed.

29. The planning authority noted that, based on the population projections outlined in the Brighton Structure Plan, the existing supply of residential land would only just satisfy the 20-year supply from Treasury projections and would require all infill development opportunities to proceed, which the planning authority submit is unrealistic. The planning authority submitted that the draft amendment would provide for an additional 47ha supply of residential land and would satisfy the population projection scenarios under both the Treasury projections and Brighton Structure Plan projections.

30. In response to the policies relating to Activity Centres, the planning authority submitted:

The increased residential densities around the Brighton Activity Centre will support the growth of the Activity Centre and provide additional employment. The improved pedestrian amenity and cycling lanes on Brighton Road will also make the nearby Brighton Industrial Hub more accessible for workers.

The South Brighton Master Plan encourages walking, cycling and public transport use. The SAP does not provide additional standards concerning car parking.

Brighton Highway Services Precinct SAP

31. With respect to the Brighton Highway Services Precinct SAP, the planning authority considered the draft amendment against the regional strategy's Activity Centres policies under AC 1 and AC 3. The planning authority submitted that the Brighton township is identified as a Rural Services Centre in the regional strategy and noted that the Brighton Highway Services Precinct would function as a specialist centre and therefore would not distort the activity centre hierarchy.

32. The planning authority also stated:

The uses allowed in the Highway Services Precinct SAP have been carefully considered so that they don't distort the function and vibrancy of the existing Brighton township. The uses are generally for large format retail and limit uses that are better suited to other activity centres (e.g. office space, supermarkets, child care, doctors etc.).

The Market Assessment indicated that the expansion of the Highway Services Precinct is viable and can complement the existing Specialist Centres of Cambridge Park and Derwent Park.

Commission consideration

33. The Commission is persuaded by the evidence provided by the planning authority. The South Brighton SAP relates to land that is serviceable, adjacent to Brighton's General Residential Zone and within the Urban Growth Boundary. The site is not constrained by natural hazards or restrictive development overlays, and the lot and road layout have been designed having regard to overland flow paths in accordance with policies MRH 1, MRH 2 and MRH 3.
34. The Commission is satisfied with the justification provided by the planning authority and agrees that the South Brighton SAP is consistent with the regional strategy's policies regarding Settlement and Residential Development and Land Use and Transport Integration. With a large proportion of the infill housing identified for Brighton having already been constructed approximately 10 years into regional strategy's 25-year planning period, and with the centre of Brighton being largely surrounded by Rural Living Zone-sized lots, the SAP would provide for additional residential development to help satisfy local and regional housing demand.

35. Concerning transport networks, the site is well connected to public transport, road and walking and cycling networks, consistent with regional policy LUTI 1.
36. The Commission considers that rezoning additional General Residential land overlain with the draft South Brighton SAP near the Brighton Activity Centre will enhance the viability and vibrancy of that centre, consistent with the regional strategy's policies regarding Activity Centres.
37. The Commission finds that the draft amendment is, as far as is practicable, consistent with the regional strategy.

Suitability of the site

The South Brighton SAP

38. In its supporting report, the planning authority considered that the proposed SAP was suitable for the area. The planning authority noted that the draft amendment is necessary to apply to the land to address the unique spatial qualities of the site. The planning authority submitted that the site is a logical extension to the Brighton township.
39. The planning authority submitted:

If the land were simply rezoned to General Residential without the SAP controls, the land would most likely be developed in an ad-hoc manner and would fail to provide the connectivity, and high levels of amenity and address the site constraints.
40. The planning authority noted that specific planning controls are required to ensure that the Master Plan for the area can be implemented effectively. The planning authority also submitted that both the SAP and the Master Plan had been informed by various expert reports and provided for a well-connected and people-focused community with high residential amenity.
41. The planning authority further stated:

The Masterplan provides a network of quality open space, a connected shared trail network and employment and social infrastructure opportunities to complement the increased residential development and new Brighton High School.

Due to the complexity of consolidating an established area with several property owners, the South Brighton Specific Area Plan (SAP) will be inserted in the LPS ordinance to provide a framework for the coordinated delivery of the Master Plan.
42. With respect to traffic management, the planning authority submitted that the provisions for new roundabouts, road linkages and bus stops would ensure that transport would be managed efficiently. The site also is conveniently located adjacent to the Midland Highway and Brighton Road.
43. The planning authority further noted that the new pedestrian linkages and roads associated with the Master Plan would provide more direct linkages to Brighton Road and Brighton High School at 1 Elderslie Road.
44. The Department of State Growth, in their representation, stated the following:

State Growth's preference is that traffic from the Midland Highway travelling toward Brighton township is encouraged to use the current access to Brighton Road, sign-posted on the Midland Highway. This will help avoid the potential weaving conflict between heavy vehicles using the Midland Highway on-ramp to the north of the Industrial Estate and vehicles accessing Hove Way.

State Growth suggests that the Council consider planning controls that ensure that access to properties is via the internal road network, and not Brighton Road. This will reduce conflict between pedestrians and vehicles crossing over footpaths along Brighton Road, as well as conflict between the ingress and egress of vehicles from driveways and buses/vehicles travelling along Brighton Road.

45. Concerning reticulated services, the planning authority noted that the site is serviced by reticulated water, and that a sewer pump station will be required to be installed to service part of the area covered by the SAP. The layout of the site has been designed so that areas subject to overland flow paths and inundation are part of the road network and open space areas, not private land.
46. At the hearing, stormwater management was discussed with the planning authority. The planning authority submitted that the SAP does not provide sufficient guidance on stormwater management, and that an additional stormwater management standard was necessary. The standard would include a figure showing stormwater catchment areas and would require potential developers to design stormwater systems relative to the identified catchments.
47. Ms Jennifer Jarvis for TasRail, in her further submission dated 12 April 2024, submitted that TasRail had concerns regarding the clause BRI-S11.8.3.2 Stormwater - Precinct A.
48. Ms Jarvis submitted:

TasRail's concern is that the existing stormwater system appears to rely on discharge points that take water through culverts under the Midland Highway which then flow directly into State Rail Network land, flowing under the railway culvert before discharging into the Jordan River. The DSG culverts appear to have been installed at the time of the highway upgrade but TasRail is not privy as to what hydrology or other data informed water capture and discharge decisions at that time and the rail culvert was not upgraded at this time (or since). The culverts each side of the highway which discharge directly into the railway are on higher land than the railway.
49. TasRail submitted that it was unclear where Brighton Council's stormwater management responsibilities would extend to, and what implications that would have on the railway culvert. Ms Jarvis also noted that TasRail was unaware whether any hydrology modelling had been conducted to confirm the existing stormwater capacity and current loading.
50. Ms Jarvis concluded:

As a primary stakeholder for decisions associated with management of stormwater in this region, TasRail would like to see the Performance Criteria (P1) further expanded so that advice is not only sought from the stormwater authority but also other authorities (including TasRail) with assets directly or potentially impacted by stormwater management. The advice sought should also include consideration of existing capacity of rail culverts and an understanding of requirements for any proposed new stormwater infrastructure within rail corridor boundaries which will need to comply with relevant rail standards, but also for review of hydrology modelling and related assessments including risk and engineering design.
51. With respect to other site qualities, the planning authority noted that the site contains an Aboriginal heritage site, which has been set aside as open space on 15 Dylan Street for conservation purposes.
52. In relation to prevailing planning scheme overlays, the planning authority submitted that the entirety of the site is covered by the Bushfire-Prone Areas overlay and noted that all future subdivision applications will need to meet the requirements of the code. The planning authority concluded that once Precinct A is developed for residential use and associated

infrastructure, the area will no longer be subject to the requirements of the Bushfire-Prone Areas Code.

53. The Tasmania Fire Service, in their representation, noted that the western, southwestern and southeastern edges of the SAP have an interface with non-urban land.

54. The Tasmania Fire Service submitted:

It is important that future subdivision design can accommodate setbacks to achieve BAL-19 along these interfaces, as required by the Bushfire-Prone Areas Code. It is important that the final version of the SAP ordinance allows discretion in relation to minimum lot sizes to ensure lots can be designed in accordance with the Code.

55. Mr Evan Boardman for Ramilya Khayrutdinova, an owner of 9 Melinda Court, noted that the South Brighton SAP introduces complexity and inequality to the planning system. Mr Boardman submitted that the Master Plan was inequitable and unworkable stating that some landowners would be required to give up land for roads, public open space and walkways and other services to their detriment and to the benefit other landowners. Mr Boardman was concerned that the actual planning outcomes of the SAP were unclear as it was impossible to definitively calculate areas to be lost to roads or public open space and any resulting new lots.

General Residential Zone

56. In its supporting report, the planning authority considered that rezoning 25 William Street, 2-11 and 13 Dylan Street, 1-13 Melinda Court, and parts of 12, 14 and 15-17 Dylan Street and 69 Brighton Road to General Residential Zone allows residential development within the Urban Growth Boundary in an area identified as South Brighton Development Precinct in the regional strategy. The planning authority submitted that the site is a logical extension to the existing Brighton township, and that the rezoning is supported by local and regional strategies.

Local Business Zone

57. With regard to rezoning part of 33 Elderslie Road to the Local Business Zone, the planning authority submitted:

The amendment to rezone approximately 3,800 sqm of land to local business will provide for additional conventional retail space to support the new residential community.

The rezoning is supported by the Market Assessment which identifies that Brighton will need an additional 15,400 sqm of retail space by 2040.

The local business zone is well located next to the proposed Brighton High School and shared trail and at a new intersection on Elderslie Road. The location is opposed to the existing light industrial area and is considered to be an extension of the existing Brighton township activity centre.

58. Homes Tasmania, in their representation, noted that the application of the Local Business Zone would reduce the potential residential lot yield and cause land use conflict by potentially introducing inappropriate land uses.

59. Homes Tasmania stated:

While the Local Business Zone offers the opportunity for compatible uses (such as a medical centre, a local supermarket or a childcare centre) there are also inappropriate uses that would be No Permit Required or Permitted. These include tobacco outlets (General Retail and Hire), alcohol sales and gambling (Hotel Industry).

The Southern Tasmania Regional Land Use Strategy (Regional Strategy) recognises the importance of social and affordable housing and directs Local Governments to

provide greenfield land for residential purposes to meet the demand for housing choice and affordability (SRD 2.3).

The Regional Strategy also explicitly states the direction to increase the supply of affordable housing (SRD 2.11). By limiting the yield and causing land use conflicts for residential development at this site, the application of the LBZ is inconsistent with the Regional Strategy.

Environmental Management Zone

60. Concerning the site's natural values, the planning authority noted in its supporting report that the purpose of rezoning part of 69 Brighton Road to Environmental Management is to protect the EPBC-listed threatened grassland identified by the Natural Values Assessment.

61. The planning authority stated:

The EPBC-listed community "Lowland Native Grassland of Tasmania" was identified on the northwestern corner of 69 Brighton Road. An Environmental Management zoned area (approximately 1.64ha) has been provided to protect and retain the community. An additional "Matters of Environmental Significance" report has been prepared explaining why the proposal won't breach any EPBCA significant impact criteria and doesn't require referral.

The EPBC listed *Dianella amoena* and TSPA listed *Austrostipa bigeniculata*, *Vittadinia muelleri* and *Calocephalus citreus* flora occur on 69 Brighton Road, 1 Melinda Ct and Lot 2 Melinda Court. It is proposed to retain the priority vegetation overlay area over areas where these species occur and management of these species will be addressed in future development applications.

The remainder of the of priority vegetation overlay area is proposed to be removed after the natural values assessment determined that there are no other natural values of significance.

Priority Vegetation overlay

62. In relation to amending the priority vegetation overlay on 69 Brighton Road, 33 Elderslie Road, and several properties on Dylan Street and Melinda Court, the planning authority noted that a Natural Values Assessment, dated 21 November 2022, produced by North Baker Ecosystem Services, was prepared for the entire area covered by the proposed South Brighton SAP.

63. The planning authority submitted:

The NVA found that there was one threatened vegetation community and several significant flora species, but these were contained to just three properties.

The amendment proposes to remove the priority vegetation area from areas where no threatened flora and fauna identified during the surveys.

Rural Zone

64. With respect to the rezoning of parts of 12, 14 and 15-17 Dylan Street to the Rural Zone, the planning authority submitted that the rezoning request aims to provide consistency with the land to the south subject to the Highway Services Precinct SAP. Following the hearing, the Commission directed the planning authority to reconsider the zoning of this part of the site.

65. In response, the planning authority submitted that the Light Industrial Zone would be more suitable for the areas of the site in question. The planning authority considered that these parts of the site met Guideline No. 1. for the Light Industrial Zone as the site is not aiming to accommodate large-scale, high-impact industrial use, and due to the likelihood of uses having off-site impacts. The planning authority concluded that the area is a precinct and the intention is not to accommodate a single, isolated industrial land use.

Brighton Highway Services Precinct SAP

66. The planning authority noted that the extension of the Brighton Highway Services Precinct SAP is supported by the South Brighton Market Assessment, August 2021 by Choice Location Strategists which recognises that there would be adequate demand for large format retail area.
67. The planning authority concluded:

The proposed large format retail was justified large[sic] on the proximity to the Midland Highway and the existing Brighton Highway SAP.
68. With regards to the amendments to the Use Table, the planning authority submitted that the modifications aim not to distort the activity centre hierarchy. The supporting evidence, provided by Ethos Urban, dated 11 June 2020, submitted that the proposed modifications would not distort the retail hierarchy in Brighton municipality due to the proposed uses serving a different market to existing centres in the municipality.
69. The planning authority concluded that the associated development standards concerning residential amenity aim to manage the interface between commercial and residential uses.

Commission consideration

70. In relation to the General Residential Zone rezoning request, the Commission notes that the General Residential Zone Purpose Statements include providing for development where full infrastructure services are available or can be provided and that is connected to the public and active transport network. The area is not severely constrained by any natural hazards or other restrictive development overlays. The Commission considers that the site is suitable for the application of the General Residential Zone.
71. The Commission considers that the partial rezoning of 69 Brighton Road to the Environmental Management Zone to protect EPBC-listed threatened grassland is an appropriate response to the site's characteristics.
72. In relation to the rezoning of part of 33 Elderslie Road to the Local Business Zone, the Commission accepts the submission of the planning authority that there is merit in applying the zone near the Brighton High School, the adjacent residential catchment and nearby light industrial area and the new Elderslie Road intersection. However, the Commission also accepts Homes Tasmania's submission regarding potential land use conflict associated with several of the allowable land uses under the Local Business Zone's Use Table. The Commission considers that the Hotel Industry Use Class could potentially generate land use conflict with the adjoining high school and that it is therefore an inappropriate land use in this location.
73. The Commission is persuaded by the evidence presented by the planning authority regarding the amendment of the priority vegetation overlay on 69 Brighton Road, 33 Elderslie Road, and several properties on Dylan Street and Melinda Court.

South Brighton SAP

74. The Commission agrees with the planning authority that the South Brighton SAP would provide a coordinated and holistic planning response to the existing site constraints.
75. In relation to the TasRail representation regarding stormwater management, the Commission agrees that it is unclear how stormwater would be managed and what implications that management may have on the railway culvert. The Commission supports Tasrail's submission that the Performance Criteria in clause BRI-S11.8.3.2 Stormwater - Precinct A be amended to include consideration of any advice from the rail authority.

76. To ensure that any advice from the rail authority can inform future assessment, the Commission also considers that the SAP should be amended to include an Application Requirements section requiring all development applications which rely on stormwater management in Catchment A to be referred to the rail authority.
77. The Commission considers that the South Brighton SAP would allow for residential infill development of an underutilised site that can be connected to municipal services. The site is located close to the Brighton activity centre and can be well connected to the surrounding transport network. The Commission agrees with the planning authority that the SAP would provide for a quality open space and recreational network which is connected to social infrastructure services.

Brighton Highway Services Precinct SAP area

78. The Commission considers that the proposed changes to the Brighton Highway Services Precinct SAP are appropriate. The Commission considers that the standards regarding the management of the interface between residential zoned land and the land covered by the Brighton Highway Services Precinct SAP would protect residential amenity in the area.
79. With respect to the retail hierarchy, the Commission agrees with the planning authority that the additional uses allowed by the SAP would provide for large format retail that is suitable for the highway location and would not distort the retail hierarchy.
80. The Commission considers that there is planning merit in rezoning parts of 12, 14 and 15-17 Dylan Street to the Light Industrial Zone. The Commission considers that the Zone Purpose would align with the intended land uses, and that the Use and Development Standards would adequately protect surrounding residential areas from potential impacts. The Commission modifies the draft amendment by rezoning parts of 12, 14 and 15-17 Dylan Street to the Light Industrial Zone. Additionally, the Commission considers that the amendment warrants extending to rezone the land currently subject to the Brighton Highway Services Precinct SAP at 40 and 50 Hove Way (Folio of the Register 180898/1 and 180898/2 respectively) from the Rural Zone to the Light Industrial Zone.
81. The Commission notes that the spatial alignment of the Light Industrial Zone, as proposed, does not match with the exhibited and certified zone alignment. The Commission acknowledges the planning authority's submission that the proposed spatial zone alignment provides consistency with Practice Note 7 as the zone boundary would follow the centre line of the potential road reserve along the boundary of 15 Dylan Street as shown in the South Brighton Master Plan.

The planning authority's policy on the infrastructure contribution to land

82. In its supporting report, the planning authority submitted that the SAP includes an infrastructure provision which provides an option for infrastructure to be provided by the developer or to enter into a Part 5 agreement pursuant to section 71 of the Act. The planning authority noted that the option for the developer to pay a contribution is contingent on preparing an addendum to Council Policy 1.7 - Key Infrastructure Investments and Defined Infrastructure Charges.
83. The Commission sought clarification about the planning authority's policy regarding infrastructure contributions for land. In response, the planning authority submitted a Key Infrastructure Investments and Defined Infrastructure Charges policy for the Commission's consideration. The policy aims to set guidelines by which Brighton Council can make key infrastructure investments.

84. Mr Boardman, in his representation on behalf of Ramilya Khayrutdinova, raised concern regarding infrastructure contributions for land, stating:

The impacts and benefits to owners within the Precinct would not be felt equally. Some owners would be required to give up land for roads, public open space or walkways which would benefit other landowners. Some owners would reap the benefits of subdivision without any loss of some areas of their land to infrastructure or public open space. This is the case for my client who would have a road across the rear of their property public open space and a public walkway to the west, with the potential for 3 lots at the cost of all outbuildings.

85. Following the hearing, the Commission enquired about the potential for staging the implementation of the South Brighton SAP to provide for timely and coordinated provision of essential infrastructure.

86. The planning authority stated:

Given the unique situation and with no clear examples of where this has been done in Tasmania to follow, I urge the Commission to leave the delivery of the Development Framework as open as possible and let the private market lead the staging rather than the planning scheme dictate terms more than is already proposed.

Council believes that imposing a staging plan is likely to lead to perverse outcomes and constrain future development, rather than facilitate it. We have tended to see in Brighton that when a land gains development potential some owners cash in and sell up and developers often come in and buy [sic]key sites to pursue a larger development site. This is the ideal and likely scenario for this precinct, and if it occurs, the staging plan will be irrelevant or inappropriate for the new structure of ownership.

87. The planning authority submitted that the Development Framework, the standards of the SAP and the Key infrastructure Policy would provide sufficient guidance on the delivery of essential infrastructure for the developer and would allow the planning authority to intervene if required.
88. The planning authority recommended a change to the draft amendment to provide clarity on the preferred stormwater layout. The planning authority recommended including a stormwater management plan, which included stormwater catchments, and adding a standard requiring the stormwater system to be designed in accordance with the plan to the draft amendment.

Commission consideration

89. Whilst the Commission appreciates the representor's concerns regarding equal provision and delivery of the essential infrastructure, the content of the policies is a matter for the Brighton Council. The Commission's consideration is limited to whether the updated policies and associated references should be incorporated into the planning scheme.
90. However, the Commission recommends the planning authority review its Key Infrastructure Investments and Defined Infrastructure Charges policy to ensure that future development in the area will not generate inequality among the existing residents and compromise the intended purpose of the South Brighton SAP.

State Policies

State Policy on Water Quality Management 1997 (Water Quality Policy)

91. The planning authority submitted that the draft amendment would not have any negative implications on Water Quality Policy.

State Coastal Policy 1996 (Coastal Policy)

92. The planning authority noted that the Coastal Policy does not apply to the subject site.

State Policy on the Protection of Agricultural Land 2009 (PAL Policy)

93. The planning authority submitted that the Agricultural Assessment provided for 69 Brighton Road demonstrated that the draft amendment is consistent with the PAL Policy.
94. The Agricultural Assessment prepared by Pinion Advisory concluded:
- The property in question is covered by Class 4+5 and 5+6 land;
 - The property in question holds a negligible level of local and regional significance;
 - The proposed rezoning is compliant with the PAL policy; and
 - The proposed development is sensitive to the adjacent land use activity and is not anticipated to create any negative impacts and/or constraints on the capability/capacity of the neighbouring properties to be actively managed and farmed, albeit the agricultural land in the vicinity of the block has low/very low agricultural qualities.

National Environmental Protection Measures 1999 (NEPMs)

95. The planning authority noted that the draft amendment does not prompt any considerations under the NEPMs.

Commission consideration

96. The Commission agrees with the planning authority that the draft amendment is consistent with the relevant State Policies.

Schedule 1

97. The planning authority submitted that the draft amendment seeks to further the Objectives of Schedule 1 of the Act.
98. With respect to Part 1, the planning authority submitted that the preparation of the Master Plan was guided by local strategic documents to facilitate residential growth in one of Tasmania's fastest growing suburbs, in accordance with Part 1 (b) and (d).
99. With respect to Part 2 (c) and (f), the planning authority stated:

The rationale for the proposed amendment is to address a housing supply issue through the creation of vibrant and well connected neighborhood with supporting economic conditions.

The purpose of the planning scheme amendment is to provide for a walkable community with high levels of residential amenity and connectivity that promotes health and well-being.

Commission consideration

100. The Commission considers that the draft amendment seeks to further the Objectives of the Resource Management and Planning System in Schedule 1 of the Act.

Modifications required to draft amendment

101. Under section 40M of the Act, the Commission must consider whether modifications to a draft amendment of an LPS ought to be made.
102. The draft amendment is modified by rezoning 40 and 50 Hove Way, parts of 12, 14 and 15-17 Dylan Street to the Light Industrial Zone.
103. The draft amendment is modified by amending the text and mapping for clarity by including the adjacent road reserve and references to the folios of the Register to the draft amendment.
104. The draft amendment is modified by inserting a Use Table as clause BRI-S11.5. The Use Table is in substitution for clause 14.2 - Use Table of the Local Business Zone.
105. The drafting of the proposed South Brighton SAP was extensively discussed with the planning authority at the hearing and through directions and submissions before and following the hearing. As a result, modifications are made to the drafting of the proposed SAP to better achieve its intended purpose and improve its operation, including:
- revisions to BRI-S11.1 Plan Purpose and BRI-S3.1 Plan Purpose;
 - revisions to BRI-S11.4 Definition of Terms; and
 - clarifications to the Objectives, Acceptable Solutions, and Performance Criteria to improve the drafting of the BRI-S3.0 Brighton Highway Services Precinct SAP and the BRI-S11.0 South Brighton SAP.
106. Various technical modifications were also made to the proposed SAPs to provide greater consistency with Tasmanian Planning Scheme drafting and formatting conventions as outlined in the Commission's Practice Notes 5 and 8.

Decision on draft amendment

107. Subject to the modifications described above, the Commission is satisfied that the draft amendment meets the LPS criteria and gives its approval.

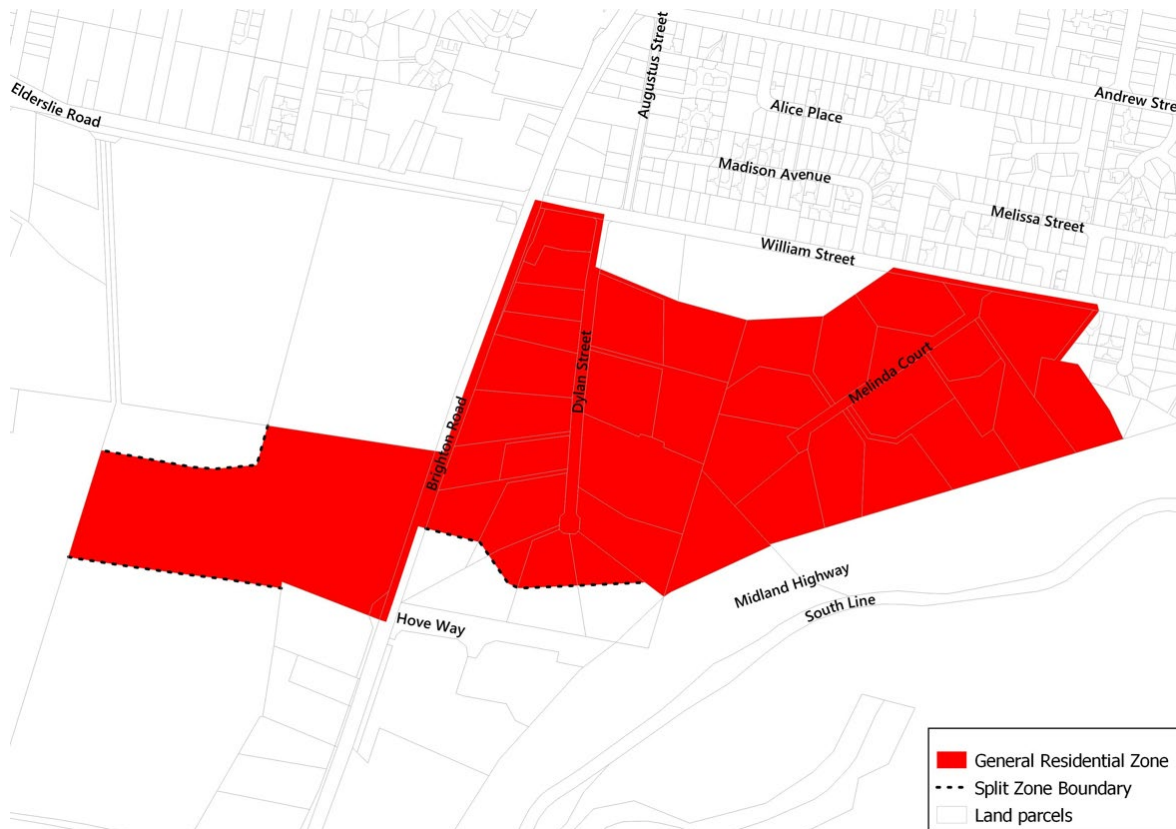
Attachments

Annexure A - Modified amendment RZ 2022-05

Annexure A

Modified amendment RZ 2022-05 - Tasmanian Planning Scheme - Brighton

1. Rezone 25 William Street, 2-11 and 13 Dylan Street, 1-13 Melinda Court and parts of 12, 14 and 15-17 Dylan Street and 69 Brighton Road and the adjacent road reserves to the General Residential Zone, as shown below.



2. Rezone part of 33 Elderslie Road and the adjacent road reserve to the Local Business Zone, as shown below:



3. Rezone part of 69 Brighton Road and the adjacent road reserve to the Environmental Management Zone, as shown below.



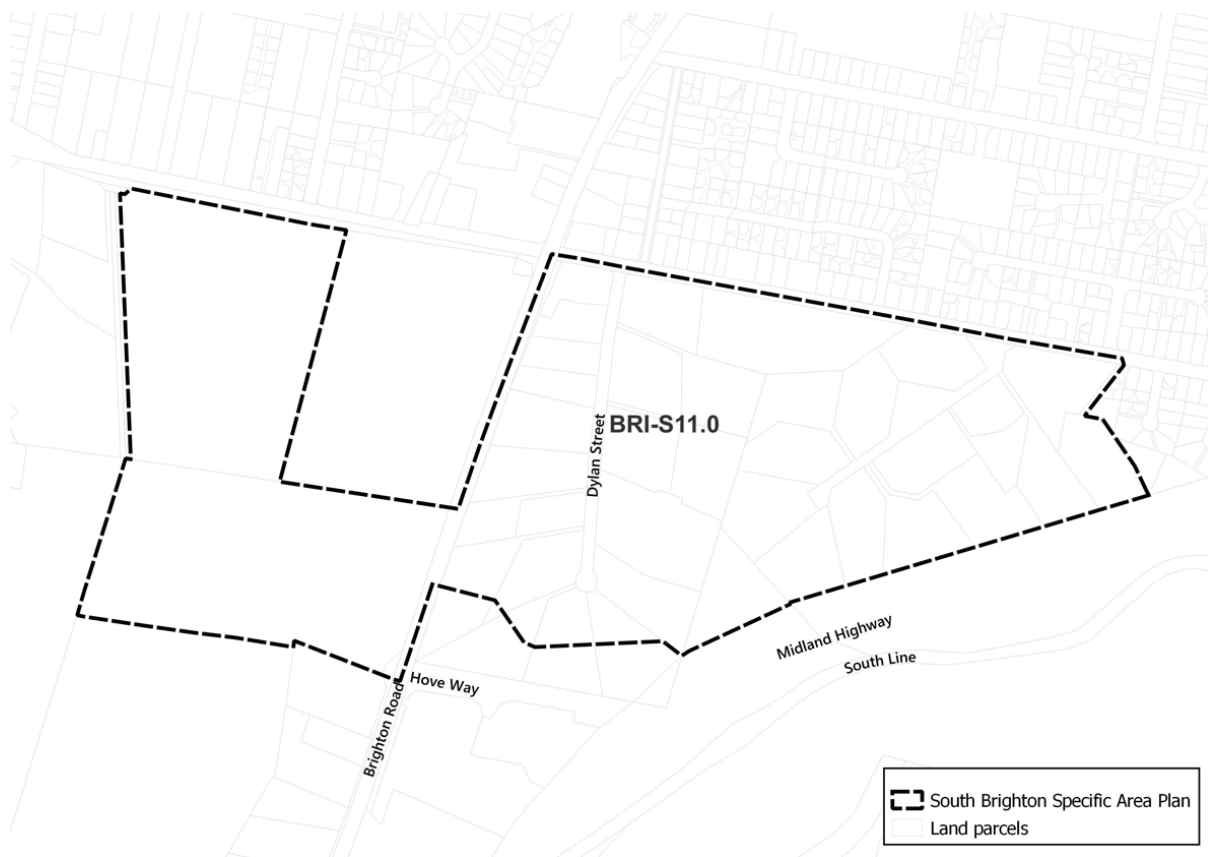
4. Rezone 40 and 50 Hove Way, parts of 12, 14 and 15-17 Dylan Street and the adjacent road reserves to the Light Industrial Zone, as shown below.



5. Amend the priority vegetation overlay on Dylan Street, Melinda Court, 69 Brighton Road and 33 Elderslie Road, as shown below.



6. Insert the overlay for BRI-S11.0 South Brighton Specific Area Plan, as shown below.



7. Insert BRI-S11.0 South Brighton Specific Area Plan, as follows:

BRI-S11.0 South Brighton Specific Area Plan

BRI-S11.1 Plan Purpose

The purpose of the South Brighton Specific Area Plan is:

- BRI-S11.1.1 To implement the South Brighton Development Framework.
- BRI-S11.1.2 To maximise and facilitate future development potential.
- BRI-S11.1.3 To coordinate the provision of infrastructure and public open space.
- BRI-S11.1.4 To create a safe and pleasant urban environment, through landscaping, connectivity between roads, the high school and open spaces.
- BRI-S11.1.5 To provide a range of lot sizes close to public open space, services and public transport.
- BRI-S11.1.6 To provide a road network that:
 - (a) facilitates connection between lots;
 - (b) encourages connectivity between the east and west side of Brighton Road; and
 - (c) utilises and incorporates existing overland flowpaths.
- BRI-S11.1.7 To facilitate a transition to a slow traffic and pedestrian friendly environment for Brighton Road.

BRI-S11.2 Application of this Plan

BRI-S11.2.1 The specific area plan applies to the area of land designated as the South Brighton Specific Area Plan on the overlay maps and shown in Figure BRI-S11.1.

BRI-S11.2.2 In the area of land, that this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of:

- (a) 8.0 General Residential Zone;
- (b) 23.0 Environmental Management Zone; and
- (c) C3.0 Road and Railway Assets Code,

as specified in the relevant provision.

BRI- S11.2.3 Application requirements:

In addition to any other application requirements, the planning authority will require the following information to determine compliance with the Acceptable Solutions or Performance Criteria:

- (a) written advice that all development in Precinct A which includes stormwater management must be referred to the rail authority.

BRI-S11.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

BRI-S11.4 Definition of Terms

BRI-S11.4.1 In this Specific Area Plan, unless the contrary intention appears:

Term	Definition
council infrastructure	means infrastructure managed by Council including stormwater networks, footpaths, roads, streetlighting, landscaping, street trees and the like.
development framework	means the South Brighton Specific Area Plan Development Framework shown in Figure BRI-S11.2.
Precinct A	means the area of land shown in Figure BRI-S11.3 as Precinct A.
Precinct B	means the area of land shown in Figure BRI-S11.3 as Precinct B.
shared path-link	Means an area open to the public that is designated for the use of pedestrians, cyclists and other personal mobility device users and links different areas as shown in the Development Framework.
street tree	Means a tree that has the centreline of its trunk within a road reserve and grows to a minimum height of 3m.

BRI-S11.5 Use Table

This clause is in substitution for Local Business Zone - clause 14.2 Use Table.

Use Class	Qualification
No Permit Required	
Business and Professional Services	
Food Services	
General Retail and Hire	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for home-based business.
Utilities	If for minor utilities.
Permitted	
Bulky Goods Sales	
Community Meeting and	

Entertainment	
Educational and Occasional Care	
Emergency Services	
Research and Development	
Residential	<p>If:</p> <p>(a) located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises; and</p> <p>(b) not listed as No Permit Required.</p>
Visitor Accommodation	If located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises.
Discretionary	
Equipment and Machinery Sales and Hire	
Manufacturing and Processing	
Residential	If not listed as No Permit Required or Permitted.
Resource Processing	If for food or beverage production.
Service Industry	
Sports and Recreation	
Storage	
Tourist Operation	
Transport Depot and Distribution	<p>If for:</p> <p>(a) a public transport facility; or</p> <p>(b) distribution of goods to or from land within the zone.</p>
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Vehicle Parking	
Visitor Accommodation	If not listed as Permitted.
Prohibited	

All other uses	
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BRI-S11.6 Use Standards

This sub-clause is not used in this specific area plan.

BRI-S11.7 Development Standards for Buildings and Works

BRI-S11.7.1 Building and Works

This clause is in addition to General Residential Zone - clause 8.4 Development Standards for Dwellings.

Objective:	That buildings and works do not prejudice the efficient future utilisation of land for urban development.	
Acceptable Solutions	Performance Criteria	
A1 Buildings and works must: (a) be for an addition to an existing dwelling; (b) be of a temporary nature able to be removed prior to the development of the land; or (c) be on a lot, excluding a balance lot, that has been created by an approved subdivision under this Specific Area Plan.	P1 Buildings and works must not preclude or hinder the effective and efficient implementation of the Development Framework in Figure BRI-S11.2, having regard to: (a) the topography of the site; (b) any existing access arrangements; (c) location of any services; (d) the purpose, location and extent of any building and works; and (e) any alternative subdivision layout that achieves the Specific Area Plan Purpose.	

BRI-S11.7.2 Access to Brighton Road

This clause is in addition to Road and Railway Assets Code - clause C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction.

Objective:	To provide safe vehicular access to Brighton Road.	
Acceptable Solutions	Performance Criteria	
A1 Access to Brighton Road must provide for vehicles to enter and exit the site in a forward direction.	P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a vehicle crossing, having regard to: (a) any increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road;	

	<ul style="list-style-type: none"> (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any advice received from the rail or road authority.
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BRI-S11.8 Development Standards for Subdivision

BRI-S11.8.1 Landscaping

This sub-clause is in addition to General Residential Zone - Clause 8.6 Development Standards for Subdivision.

Objective:	To encourage safe and attractive landscaped roads, shared path-links and open space.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Not less than one street tree must be provided along the frontage of a new lot, which may include an existing street tree, except for internal lots.</p>	<p>P1</p> <p>Street trees must be provided along the frontage of new lots, having regard to:</p> <ul style="list-style-type: none"> (a) the width of lot frontages; (b) location of infrastructure; (c) the topography of the site; (d) the safety and efficiency of the road network; (e) the nature of the road; and (f) existing vegetation that can be retained.
<p>A2</p> <p>The subdivision does not include any open space lots.</p>	<p>P2</p> <p>If subdivision includes the creation of new open space and/or shared path links in accordance with the development framework in Figure BRI-S11.2, landscaping must be provided having regard to:</p> <ul style="list-style-type: none"> (a) enhancement of the open space or shared path link area; (b) providing a range of plant heights and forms to create diversity, interest and amenity; (c) preventing the creation of concealed entrapment spaces;

	<p>(d) removal of existing invasive weed species; and</p> <p>(e) any advice from a suitably qualified person.</p>
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BRI-S11.8.2 Infrastructure provision

This clause is in addition to General Residential Zone - clause 8.6 Development Standards for Subdivision.

Objective:	<p>That:</p> <p>(a) subdivision design provides for Council infrastructure that will enable further land development in accordance with the Development Framework and purpose of the Specific Area Plan; and</p> <p>(b) developer contributions are made towards the cost and provision of infrastructure in accordance with the relevant Policy adopted by the Council.</p>
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1.1</p> <p>The provision, and upgrading of Council infrastructure, must be provided having regard to:</p> <p>(a) the demand the subdivision places on Council infrastructure;</p> <p>(b) the need for connecting Council infrastructure to common boundaries with adjoining land to facilitate future subdivision potential;</p> <p>(c) any existing Council infrastructure;</p> <p>(d) any upgrades to existing Council infrastructure that may be required;</p> <p>(e) topography and other site conditions; and</p> <p>(f) any advice from a State authority, regulated entity or a Council.</p> <p>P1.2</p> <p>Where Council Infrastructure has been provided by Council, an infrastructure contribution must be paid having regard to Council's adopted any Key Infrastructure Investments and Defined Infrastructure Charges Infrastructure Contribution policy that is relevant to the land.</p>

BRI-S11.8.3 Development Standards for Subdivision - Precinct A

BRI-S11.8.3.1 Subdivision layout - Precinct A

This clause is a substitution for General Residential Zone - clause 8.6.1 Lot design A4 and P4, and clause 8.6.2 Roads.

Objective:	The subdivision layout in Precinct A is reasonably consistent with the purpose of the Specific Area Plan and the Development Framework.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities; or (c) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<p>P1</p> <p>The layout of lots, roads, public open space and pedestrian connections must be reasonably consistent with the purpose of the Specific Area Plan and the Development Framework having regard to:</p> <ul style="list-style-type: none"> (a) the facilitation of high levels of vehicular and pedestrian connectivity in the subdivision and to open spaces and adjacent areas; (b) the integration of landscaping into the road, pedestrian and open space network; (c) avoid compromising the appropriate and reasonable future subdivision of the entirety of any balance lot or adjoining lot; (d) any natural hazards or other site conditions that constrain future development; (e) the topography of the site; (f) facilitating higher lot densities around existing dwellings and adjoining public open space; (g) the provision of the necessary road and service infrastructure; (h) any relevant Codes; and (i) any advice received from the road authority.

BRI-S11.8.3.2 Stormwater - Precinct A

This clause is in addition to General Residential Zone - clause 8.6.3 Services.

Objective:	That the subdivision of land provides for a public stormwater system for each catchment in Precinct A.	
Acceptable Solutions		Performance Criteria
A1	P1	
No Acceptable Solution.	<p>The arrangement and provision of the stormwater system, must be in accordance with an approved stormwater management plan for the relevant catchment(s) as shown in Figure BRI-S11.4, having regard to:</p> <ul style="list-style-type: none"> (a) the existing and proposed stormwater system; (b) potential staging of the stormwater system; (c) maximising connectivity with the surrounding stormwater system to facilitate future subdivision potential; (d) topography of the site; (e) the future subdivision potential of any balance lots on adjoining or adjacent land. (f) any advice from the stormwater authority; and (g) any advice from the rail authority. 	

BRI-S11.8.4 Development Standards for Subdivision - Precinct B

BRI-S11.8.4.1 Lot size - Precinct B

This clause is in substitution for General Residential Zone - clause 8.6.1 Lot design A1 and P1 and A2 and P2.

Objective:	To provide for lots close to services, facilities and public transport corridors in Precinct B.	
Acceptable Solutions		Performance Criteria
A1	P1	
<p>Each lot, or a lot proposed in a plan of subdivision, in Precinct B must:</p> <ul style="list-style-type: none"> (a) have an area of not less than the lots sizes specified in Table BRI-S11.9.1, and: <ul style="list-style-type: none"> (i) be able to contain a minimum building area as specified in Table 	<p>Each lot, or a lot proposed in a plan of subdivision, in Precinct B must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of buildings on the lots; 	

<p>BRI-S11.9.1 with a gradient not steeper than 1 in 5, clear of:</p> <ul style="list-style-type: none"> a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and <p>(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; or</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<ul style="list-style-type: none"> (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area.
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than specified in Table BRI-S11.9.1.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to maneuver vehicles on the site; and (f) the pattern of development existing on established properties in the area, <p>and is not less than 3.6m wide.</p>

BRI-S11.8.4.2 Movement network connections - Precinct B

This clause is in addition to General Residential Zone - clause 8.6.2 Roads and Environmental Management Zone - clause 23.5.1 Lot design.

Objective:	The road layout, open space and pedestrian connections in Precinct B are consistent with the purpose of the Specific Area Plan and the development framework.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 The arrangement and construction of roads and shared path-links in Precinct B must provide for vehicular and pedestrian connectivity, having regard to: (a) connections to the existing roads along the northern and eastern boundary; (b) opportunities for passive surveillance and permeability along the boundary of 1 Elderslie Road; (c) Connections through 33 Elderslie Road and 69 Brighton Road; (d) provision for lots with frontage to Brighton Road; and (e) the Development Framework.

BRI-S11.9 Tables

BRI-S11.9.1 Lot sizes, frontages and building area - Precinct B

	Minimum Lot Size*	Minimum frontage	Minimum building area
Ordinary lot (i.e. not otherwise specified below)	450m ²	12m	10m x 15m
Lots adjoining or opposite public open space, or Lots within 400m of a public transport corridor, or Lots within 200m walking distance of a business zone, local shop or school.	350m ²	12m	9m x 12m

**Not including any fee simple access strip*

Figure BRI-S11.1 The South Brighton Specific Area Plan Area

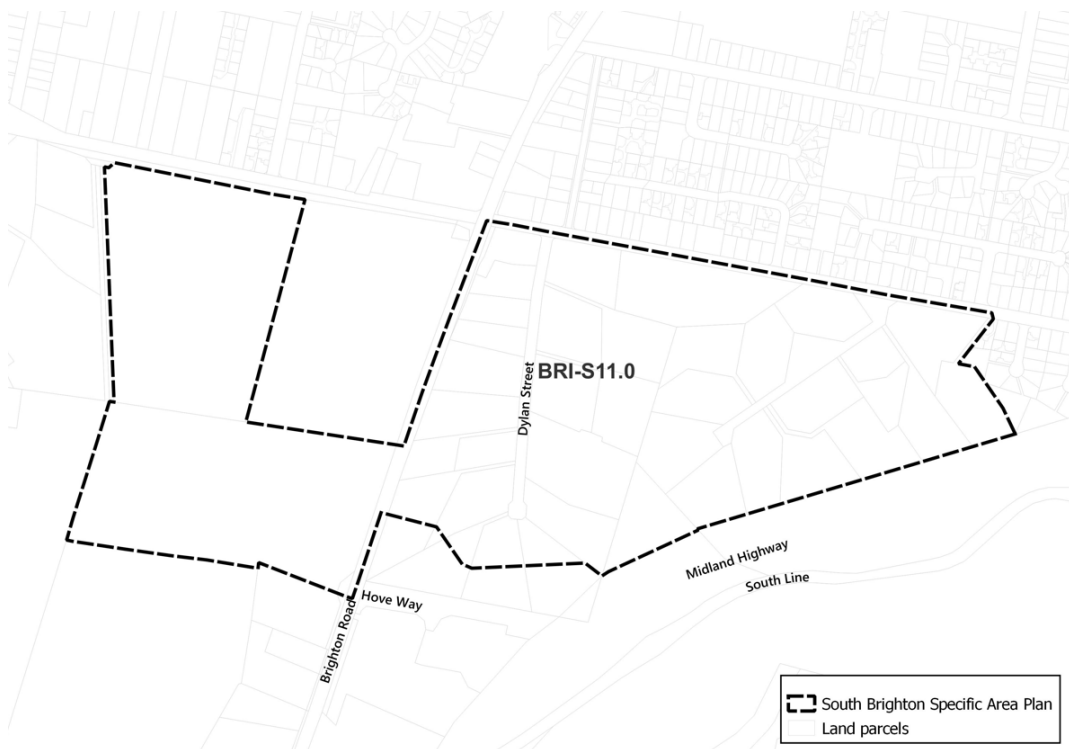


Figure BRI-S11.2 The South Brighton Specific Area Plan Development Framework

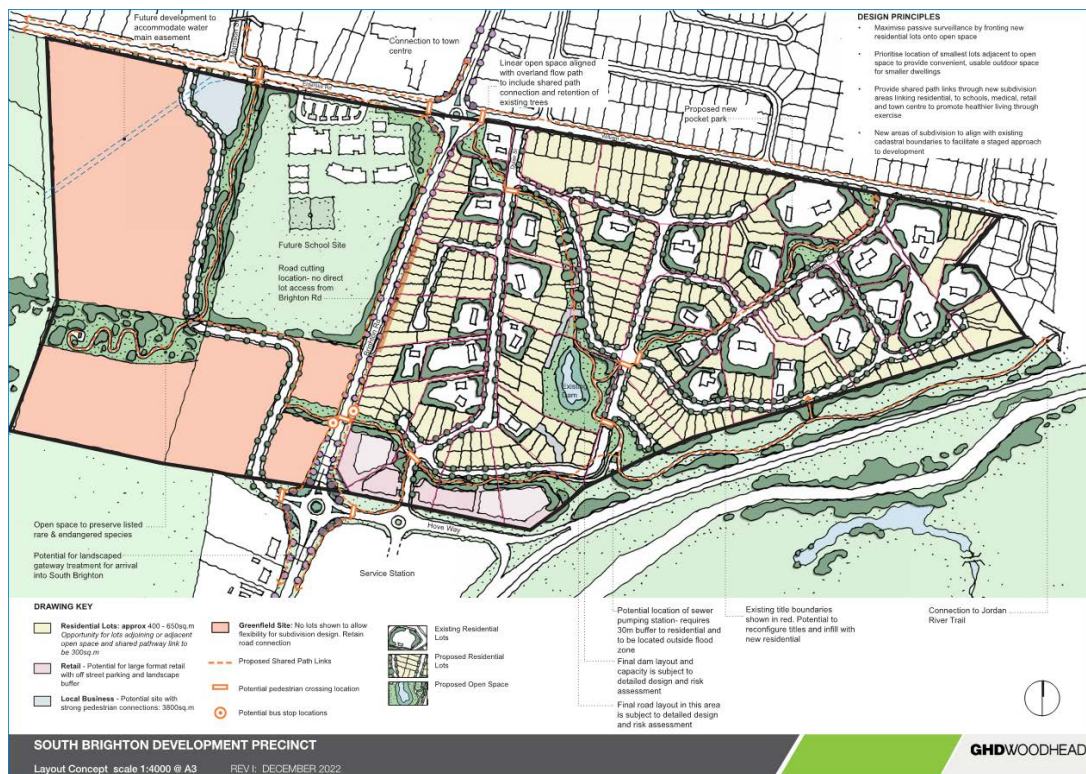


Figure BRI-S11.3 Precincts

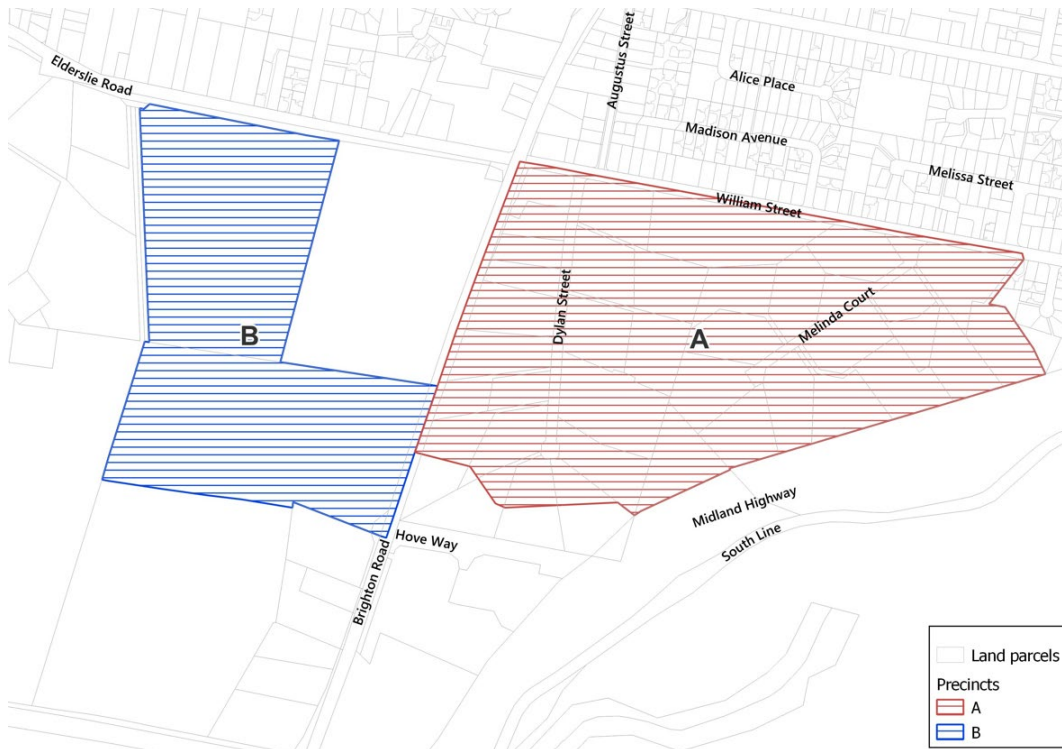
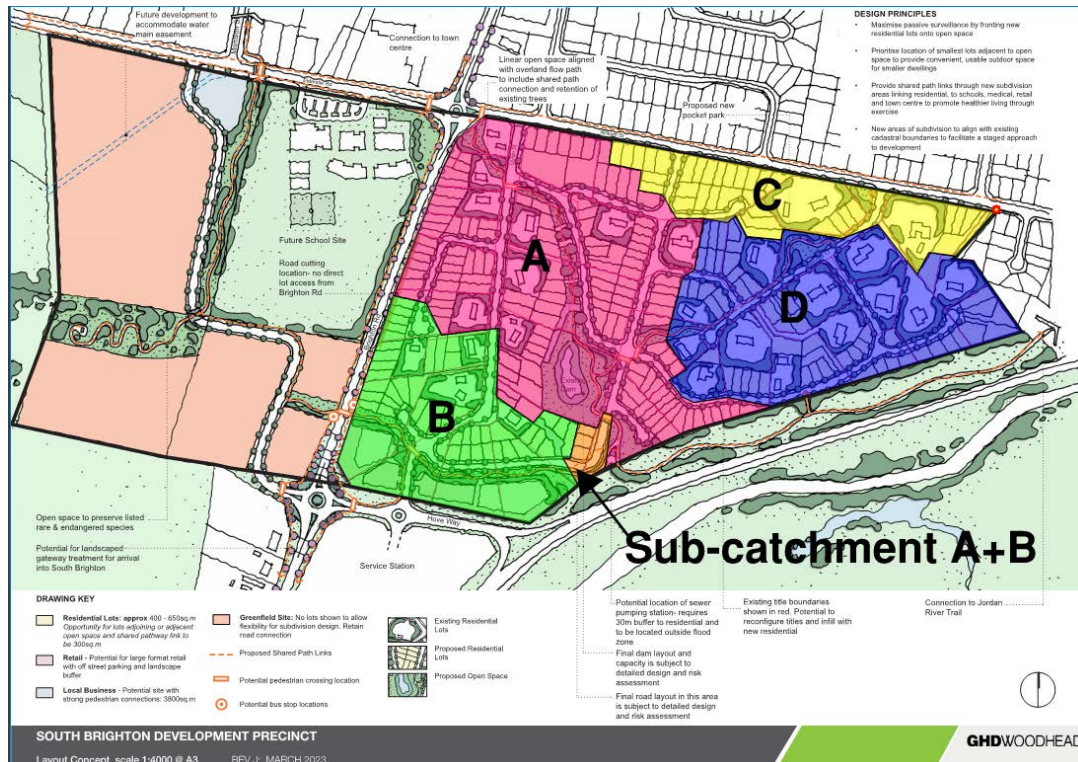


Figure BRI-S11.4 Stormwater catchments



8. Insert the overlay for BRI-S3.0 Brighton Highway Services Precinct Specific Area Plan, as shown below



9. Delete the Specific Area Plan extent overlay for BRI-S3.0 Brighton Highway Services Precinct Specific Area Plan, as follows:

BRI-S3.0 Brighton Highway Services Precinct Specific Area Plan

BRI-S3.1 Plan Purpose

The purpose of the Brighton Highway Services Precinct Specific Area Plan is:

- BRI-S3.1.1 To provide for fuel and food services for motorists traveling the Midland Highway.
- BRI-S3.1.2 To provide a location in Brighton for showrooms that primarily sell bulky goods and require large display areas.
- BRI-S3.1.3 To provide for use and development that is appropriate for, or requires, a location adjacent the Midland Highway.
- BRI-S3.1.4 To manage potential off-site amenity impacts on surrounding residential zones.
- BRI-S3.1.5 To encourage building design that positively contributes to public places.

BRI-S3.2 Application of this Plan

- BRI-S3.2.1 The specific area plan applies to the area of land designated as Brighton Highway Services Precinct Specific Area Plan on the overlay maps.
- BRI-S3.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of:
 - (a) Light Industrial Zone,
 as specified in the relevant provision.

BRI-S3.3 Local Area Objectives

This clause is not used in this specific area plan.

BRI-S3.4 Definition of Terms

This clause is not used in this specific area plan.

BRI-S3.5 Use Table

This clause is in substitution for Light Industrial Zone - clause 18.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and cultural values management	
Passive Recreation	
Utilities	If minor utilities.
Permitted	

Bulky Goods Sales	
Emergency Services	
Food services	If for: (a) no more than two (2) takeaway food shops; and (b) no more than one (1) restaurant, whether as a single use or as an ancillary use to a principle use.
Service Industry	If for car wash.
Vehicle fuel sales and service	
Discretionary	
Community meeting & entertainment	If a cinema.
Equipment and Machinery Sales and Hire	
Food Services	Except if permitted.
General Retail and Hire	If for department store or bottle shop.
Resource Processing	If for food and beverage production.
Sport and Recreation	
Tourist Operation	If for visitor centre.
Utilities	Except if No Permit Required.
Prohibited	
All other uses	

BRI-S3.6 Use Standards

BRI-S3.6.1 Discretionary uses

This clause is in addition to Light Industrial Zone - clause 18.3.2 Use Standards.

Objective:	That uses listed as Discretionary do not compromise or distort the activity centre hierarchy.	
Acceptable Solutions	Performance Criteria	

<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>A use listed as Discretionary must not compromise or distort the activity centre hierarchy, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the size and scale of the proposed use; (c) the function of the activity centre and the surrounding activity centres; and (d) the extent that the proposed use impacts on the other activity centres.
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BRI-S3.7 Development Standards for Buildings and Works

BRI-S3.7.1 Setback

This clause is in substitution for Light Industrial Zone - clause 18.4.2 Setbacks A1 and P1.

<p>Objective:</p>	<p>Building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Building setback from a frontage must be no less than:</p> <ul style="list-style-type: none"> (a) 15m to Brighton Road; (b) 20m to Midland Highway; and (c) 10m to a road in, or adjoining, a residential zone. 	<p>P1</p> <p>Building setback from frontage contribute positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone, having regard to:</p> <ul style="list-style-type: none"> (a) the setback of adjoining buildings; (b) maintaining a continuous building line if evident in the streetscape; (c) the characteristics of the site, adjoining properties and the streetscape; and (d) opportunity for parking.

BRI-S3.7.2 Design

This clause is in addition to Light Industrial Zone - clause 18.4 Development Standards for Buildings and Works.

Objective:	That building façades promote and maintain high levels of pedestrian interaction, amenity, and safety and contribute positively to the streetscape and public places.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>New buildings or alterations to an existing façade must be designed to satisfy all of the following:</p> <p>(a) provide the main pedestrian entrance to the building(s) facing the frontage or facing an effective internal frontage created by internal access roads, pedestrian and parking areas;</p> <p>(b) if for a ground floor level façade facing a frontage:</p> <p>(i) have not less than 30% of the total surface area consisting of windows or doorways; or</p> <p>(ii) not reduce the surface area of windows or doorways of an existing building, if the surface area is already less than 30%; be coloured using colours with a light reflectance value not more than 40%; and</p> <p>(c) if for a ground floor level façade facing a frontage must:</p> <p>(i) not include a single length of blank wall greater than 30% of the length of façade on that frontage; or</p> <p>(ii) not increase the length of an existing blank wall, if already greater than 30% of the length of the façade on the frontage.</p>	<p>P1</p> <p>New buildings or alterations to an existing façade must be designed to contribute positively to the streetscape and public places having regard to:</p> <p>(a) how the main pedestrian access to the building addresses the street, internal areas of pedestrian or vehicular movement or other public places;</p> <p>(b) windows on the façade facing the frontage for visual interest and passive surveillance of public spaces;</p> <p>(c) architectural detail or public art on large expanses of blank walls on the façade facing the frontage and other public spaces so as to contribute positively to the streetscape and public spaces; and</p> <p>(d) installing security shutters or grilles over windows or doors on a façade facing the frontage or other public spaces only if essential for the security of the premises and any other alternatives are not practical.</p>	
<p>A2</p> <p>New buildings must be designed to satisfy all of the following:</p>	<p>P2</p> <p>New buildings must be designed to be compatible with the streetscape, having regard to:</p>	

<ul style="list-style-type: none"> (a) mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places; (b) roof-top mechanical plant and service infrastructure, including lift structures, must be contained within the roof; (c) not include security shutters or grilles over windows or doors on a façade facing the frontage or other public places; and (d) provide external lighting to illuminate external vehicle parking areas and pathways. 	<ul style="list-style-type: none"> (a) minimising the visual impact of mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, when viewed from the street or other public places; (b) minimising the visual impact of security shutters or grilles and roof-top service infrastructure, including lift structures; and (c) providing suitable lighting to vehicle parking areas and pathways for the safety and security of users.
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BRI-S3.7.3 Passive Surveillance

This clause is an addition to Light Industrial Zone - clause 18.4 Development Standards for Buildings and Works.

Objective:	That building design provides for the safety of the public.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building design must:</p> <ul style="list-style-type: none"> (a) provide the main entrance or entrances to a building so that they are clearly visible from the street and well-lit at night; (b) provide windows with clear glazing no less than the following: <ul style="list-style-type: none"> (i) 40% of the facade of walls that front a street; (ii) 30% of the facade of walls that face public space or a car park for the building; (c) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; 	<p>P1</p> <p>Building design must provide for passive surveillance of public spaces, having regard to:</p> <ul style="list-style-type: none"> (a) providing the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces; (b) locating windows to adequately overlook the street and adjoining public spaces; (c) incorporating shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa; (d) locating external lighting to illuminate any entrapment spaces around the building site;

<p>(d) provide external lighting to illuminate car parking areas and pathways; and</p> <p>(e) provide well-lit public access at the ground floor level from any external car park.</p>	<p>(e) providing external lighting to illuminate car parking areas and pathways;</p> <p>(f) designing and locating public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces; and</p> <p>(g) providing for sight lines to other buildings and public spaces.</p>
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BRI-S3.7.4 Landscaping

This clause is an addition to Light Industrial Zone - clause 18.4.5 Landscaping.

Objective:	That safe and attractive landscaping treatment enhances the appearance of the site and provides a visual break from land in a residential zone.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Along a boundary with a residential zone landscaping must be provided for a depth no less than 5m.</p>	<p>P1</p> <p>Along a boundary with a residential zone landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to:</p> <p>(a) the characteristics of the site; and</p> <p>(b) the characteristics of the adjoining residentially-zones land.</p>

BRI-S3.7.5 Fencing

This clause is in substitution to Light Industrial Zone - clause 18.4.3 Fencing.

Objective:	That fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.
Acceptable Solutions	Performance Criteria
<p>A1</p>	<p>P1</p> <p>Fencing must contribute positively to the streetscape and not have an unreasonable adverse impact upon the amenity of land in a</p>

No Acceptable Solution ¹	<p>residential zone which lies opposite or shares a common boundary with a site, having regard to:</p> <ul style="list-style-type: none"> (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; and (g) the characteristics of the site, the streetscape and the locality, including fences.
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BRI-S3.7.6 Browsers and Fuel Tanks

This clause is an addition to Light Industrial Zone - clause 18.4 Development Standards for Buildings and Works

Objective:	That siting of browsers and fuel tanks do not unreasonable adverse impact on residential amenity of land in a residential zone.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Browsers and fuel tanks and any vehicular access associated with such infrastructure must be separated from land in a residential zone by no less than 50m.</p>	<p>P1</p> <p>Browsers and fuel tanks and any vehicular access associated with such infrastructure must not have an unreasonable impact on residential amenity of adjoining land.</p>	

BRI-S3.8 Development Standards for Subdivision

BRI-S3.8.1 Lot design

This clause is in substitution for Light Industrial Zone - clause 18.5.1 Lot design.

Objective:	To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Specific Area Plan Purpose.	
Acceptable Solutions		Performance Criteria

¹ An exemption applies for fences in the underlying zone - see Table 4.6

<p>A1</p> <p>No acceptable solution.</p>	<p>P1</p> <p>The size of each lot must be sufficient to accommodate development compatible with the Specific Area Plan Purpose.</p>
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have a building area of not less than 40m x 40m, with a gradient of not more than 1 in 10, clear of:</p> <p>(a) frontage, side and rear boundary setbacks required by clause BRI-S3.7.2 A1 & A2; and</p> <p>(b) easements or other title restrictions that would limit or restrict the development of a commercial building.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) the Specific Area Plan Purpose;</p> <p>(b) on-site parking and manoeuvring, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot; and</p> <p>(c) the need for earth works, retaining walls, and cut & fill associated with future development.</p>
<p>A3</p> <p>The frontage for each lot must be no less than 25m.</p>	<p>P3</p> <p>The frontage of each lot must be sufficient to accommodate development in accordance with the Specific Area Plan Purpose.</p>
<p>A4</p> <p>No Acceptable Solution.</p>	<p>P4</p> <p>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to:</p> <p>(a) the Specific Area Plan Purpose;</p> <p>(b) any relevant road network plan adopted by the Planning Authority;</p> <p>(c) facilitating the potential of subdivision of adjoining land;</p> <p>(d) maximising levels of access, safety, convenience and legibility having regard to a road function hierarchy; and</p>

	(e) provision of a single access for all land within the Specific Area Plan to both Brighton Road and Midland Highway.
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BRI-S3.9 Tables

This sub-clause is not used in this specific area plan.

Applicant	Project Summary	Grant Category	Amount Requested	Amount Awarded
Brighton Senior Citizens Club- Denise Pond	Funds to support hire of facilities	Small Community Grant	\$500.00	\$500.00
Brighton Branch CWA- Lynette Zielinski	Funds to pay Aurora Account	Small Community Grant	\$1,000.00	\$1,000.00
Brighton Garden Club - Louise Bennett	Funds to support events, community work and still establishing a new club. Banners and marquee for events.	Small Community Grant	\$1,000.00	\$1,000.00
Under One Rainbow - Sonya Williams	Funds to support community events. Paints for colour run events, craft supplies and information bags.	Small Community Grant	\$1,500.00	\$1,500.00
Tea Tree Community Association - Donna Terry	To purchase a mobile whiteboard package.	Small Community Grant	\$1,595.14	\$1,595.14
Speaking Made Easy Brighton Group - Shirley McKerrow	Education. The group would like to research four nurses from the Curtain Family of Eldersile who served in WW1. They would like to then place stories on boards and place them at the Pontville cenotaph.	Small Community Grant	\$2,000.00	
Zoodoo Zoo - Elyshia Wignell	Defibrillator to be located at Zoodoo Zoo for all community to use if required.	Small Community Grant	\$3,500.00	
Brighton Playcentre/Playgroup Inc - Jennifer Heawood	Public Liability and Utilities	Small Community Grant	\$3,826.00	\$3,826.00
Brighton Food Hub - Geoff Hull	Volunteer Infrastructure and Expansion Project. 1. Part One of grant is to support volunteers by providing items for a lunch room kettle, chairs, fridge, microwave oven, training aids to assist training volunteers such as a whiteboard. 2. Cover costs incurred by volunteers when advising other councils or community groups out of area.	Small Community Grant	\$5,000	\$2,400.00
Centacare Evolve Housing - Christina Augustine	Homes for All. Funding to support a project will go to funding an artist to take photos and complete a photo installation in the Brighton Municipality for Homelessness Week.	Small Community Grant	\$5,000.00	\$2,500.00

Applicant	Project Summary	Grant Category	Amount Requested	Amount Awarded
Tamil Arts & Cultural Society of Tasmania Inc Krithika Krishnamoorthy	Empowerment through Education and Culture	Small Community Grant	\$5,000.00	
		Total Small Grants	\$29,921.14	\$14,321.14

Applicant	Project Summary	Grant Category	Amount Requested	Amount Awarded
St Vincent de Paul Society - Warren Yates	Dining with Friends Program	Medium Community Grant	\$8,000.00	\$8,000.00
Bridgewater PCYC Drop-in Centre - Sam Burns (Daniel no longer at PCYC)	Purchase a TV, new curtains, game console and painting space.	Medium Community Grant	\$8,000.00	
Brighton Football Club	Energy Costs (lighting for grounds).	Medium Community Grant	\$10,000.00	\$4,000.00
BGH Breakers - Scott Wade, Sachie Yasuda	Netball and Basketball Programs	Medium Community Grant	\$10,000	\$10,000.00
Uniting Vic Tas - Nicole Day	Promoting Positive Mental Health for Children under 12 years.	Medium Community Grant	\$14,977.00	
Brighton Fighting and Fitness Boxing Club - Adrian Lovell	Renovations to Bob Scott Pavilion. Plastering & ring equipment & canvas.	Medium Community Grant	\$15,000.00	\$10,000.00
Brighton Bowls and Community Club Inc	Remodel and update kitchen. Purchasing and installing a 3 door fridge, gas deep fryer, kitchen servery and kitchen modifications.	Medium Community Grant	\$15,000.00	
Veterans Memorial Centre Inc - Tony Bannister	Purchase 3 heaters and put roof on the kitchen.	Medium Community Grant	\$22,250.00	\$16,280.22
		Total Medium Grants	\$103,227.00	\$48,280.22
Total Small & Medium Grants			\$133,148.14	\$62,601.36

BRIGHTON COUNCIL

LGBTQA+ Community Consultation

Research proposal

ENQUIRIES

Dr Ruby Grant
Research Fellow
La Trobe University
Victoria 3086

T 0438 901 857
E r.grant@latrobe.edu.au
latrobe.edu.au/arcshs

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Overview. This proposal outlines a detailed community consultation approach to explore the needs and experiences of the lesbian, gay, bisexual, transgender, queer, and asexual (LGBTQA+) community in the Brighton area. This consultation presents a unique opportunity for Brighton Council to engage its LGBTQA+ residents to inform community strategies that are fit-for-purpose. With a complex, growing population, including an estimate of between 660 and 1,900 LGBTQA+ people, Brighton Council requires evidence-based approaches to meet the needs of its diverse communities. This consultation seeks to comprehensively understand the lives of Brighton’s LGBTQA+ residents and their families, friends and allies. In doing so, it aims to identify and provide solutions to address any place-based challenges facing this community. Led by LGBTQA+ health expert, Dr Ruby Grant, the proposed six-month project will draw on best practice in LGBTQA+ research and community consultation techniques to capture quality feedback from this often-overlooked subset of the population. In collecting this data, Brighton Council stands to become a leader in LGBTQA+ inclusion in Tasmania, with potential outcomes informing innovative policy and community initiatives that will promote Brighton as a place where everyone feels safe, included, and valued regardless of their gender or sexual orientation.

The **Australian Research Centre in Sex, Health and Society** (ARCSHS) at La Trobe University specialises in social research into sexuality, health and the social dimensions of human relationships. It works collaboratively and in partnership with communities, community-based organisations, government and professionals in relevant fields to produce research that advances knowledge and promotes positive change in policy, practice and people’s lives.

www.latrobe.edu.au/arcshs

1. Why does this matter?

1.1 LGBTQA+ POPULATION HEALTH

The LGBTQA+ population in Australia is estimated to range between 3.5% to 11%, representing approximately 900,000 to 2.8 million people.¹ While most individuals within this community lead healthy and fulfilling lives, it is crucial to acknowledge and address the persistent challenges that many still face. Despite progress in societal attitudes and legal recognition, research shows that **LGBTQA+ people in Australia continue to experience stigma, leading to social and health disparities compared with the wider population**, including:

- Poorer general and physical health²
- Poorer mental health, including greater psychological distress and suicidality^{3,4,5}
- Experiences of discrimination and violence⁶
- Higher rates of alcohol, tobacco, and other drug use⁷
- Increased homelessness and housing insecurity^{3,8}
- Lower average incomes and high rates of poverty³
- Reduced healthcare access and satisfaction with care³

As in the national context, LGBTQA+ people in Tasmania experience similar trends in reduced health and wellbeing, social isolation, discrimination, and barriers to accessing healthcare.⁹ We must keep in mind that Tasmania was the last Australian state to decriminalise homosexuality and the only state to criminalise cross-dressing. This has arguably left a legacy of stigma and discrimination that LGBTQA+ Tasmanians continue to deal with today. For example, a report from *The Tasmania Project* survey found that LGBTQ people in Tasmania had lower life satisfaction and incomes, poorer overall health and safety, and less housing and job security than non-LGBTQ people.¹⁰ Notably, the inaugural *Telling Us The Story* report,¹¹ which is the largest Tasmanian Government-commissioned survey of over 800 LGBTQA+ people in Tasmania, found that:

- 1 in 3 have experienced abuse at home;
- 1 in 3 have experienced verbal abuse or threats of violence at school;
- 75% have hidden their sexuality and/or gender identity in public for fear of abuse;
- 17% feel somewhat or very unsafe in Tasmania.

One study of LGBTQA+ people's wellbeing in Tasmania during the initial outbreak of COVID-19 found that LGBTQA+ people felt less safe, less 'at home,' less accepted, and less included in their local communities than they did prior to the pandemic.¹² Therefore, **understanding the health, wellbeing, and social needs of this population at a local level is essential for developing equitable, inclusive, and sustainable communities.**

1.2 LGBTQA+ COMMUNITIES IN OUTER SUBURBAN AREAS

LGBTQA+ people are now more likely to live in outer suburban areas than elsewhere, yet many LGBTQA-specific services, events, and community supports are located in inner cities.¹³ Recent research has found that (even when taking into account key socio-demographic factors such as income, age, education, and employment), **LGBTQA+ people living in outer suburban Australia are even more likely than those in inner cities to experience psychological distress and suicidal ideation.**¹⁴ While connection to LGBTQA+ communities is usually a protective factor against mental ill-health for this population,¹⁵ LGBTQA+ people in outer suburban Australia are less likely to feel connected to LGBTQA+ communities¹⁴. **This confirms the need for outer suburban communities, like Brighton, to continue developing local initiatives that are welcoming and inclusive.**

The economic cost of such adverse mental health outcomes among LGBTQA+ adults was estimated to be up to \$3 billion in 2019 in Victoria alone.¹⁶ Addressing this crisis in LGBTQA+ mental health is fast becoming a national priority, with the Australian Government recently committing to its first 10-Year National Action Plan for the Health and Wellbeing of LGBTIQ people. LGBTQA+ inclusion and community wellbeing are also Tasmanian Government priorities, with LGBTQA+ people being target populations in Tasmanian Government strategies such as *Rethink 2020: Tasmania's Strategic Plan for Mental Health*, the *Tasmanian Suicide Prevention Strategy 2023-2027*, the *Department of Justice LGBTIQ+ Action Plan*, and the *Department of Police, Fire and Emergency Management LGBTIQ+ Action Plan*. As the sphere of government closest to people's everyday lives, local governments are well-positioned to respond to the challenges LGBTQA+ people face by delivering place-based initiatives promoting LGBTQA+ inclusion, which has proven benefits for mental health and wellbeing and community development.

2. What questions need answering?

Based on current estimations,¹ the Brighton municipality has a likely LGBTQA+ population between approximately 660 and 1,900 people of all ages. Given that 37% of Brighton residents report health issues, with mental health featuring prominently,¹⁷ addressing the mental health and wellbeing of LGBTQA+ residents will be critical for improving the overall quality of life in the Brighton area. Furthermore, as Brighton's population is increasing at a rate faster than Tasmania as a whole,¹⁷ it is likely that its LGBTQA+ community may continue to increase with time. Community consultation is therefore necessary to better understand local experiences and needs. While national and state-wide data on LGBTQA+ populations provide important context for the health and wellbeing experiences of LGBTQA+ people in Brighton, more detail about their perceptions of and experiences in Brighton will help identify areas for community development.

The following questions warrant further exploration in consultation with a wide range of community members and key stakeholders:

1. What are the experiences of LGBTQA+ people living, working, and/or visiting Brighton?
2. How do LGBTQA+ people and their families and friends feel about living, working, and/or visiting Brighton?
3. Are there any aspects of life in Brighton that pose barriers to wellbeing for LGBTQA+ residents?
4. How can the Brighton Council best provide safe, welcoming, and inclusive spaces, infrastructure, and facilities for LGBTQA+ people, their families and friends?

3. How will we answer these questions?

In line with other similar local government LGBTIQ+ community consultation undertaken in Tasmania,¹⁸ we propose conducting an anonymous **online survey** collecting demographic information, perceptions of Brighton, experiences in Brighton, and experiences with the Brighton Council. Survey questions will include both closed check-box style questions and open-ended questions for participants to openly share their experiences and feedback.

Depending on advice from Council, the consultation could include the following demographics:

- Current adult residents of Brighton who identify as LGBTQA+;
- Current residents of Brighton aged 14-17 who identify as LGBTQA+;
- Current residents of Brighton who are parents/carers of an LGBTQA+ child or young person;
- Family members, friends, and allies of LGBTQA+ people in Brighton;
- Adults and organisations working with LGBTQA+ young people in Brighton;
- LGBTQA+ adults who work in or otherwise regularly visit Brighton;
- Former adult residents of Brighton who identify as LGBTQA+.

Based on population estimates and accounting for variations in engagement, such a survey may attract approximately 100-150 responses. Participants will be recruited through physical flyers in a range of locations around the municipality and via social media with the support of council, local social groups, organisations, and state-wide LGBTQA+ organisations and community groups (e.g. Working It Out inc., TasPride, Equality Tasmania). To encourage participation, survey participants would have the option to go into a draw to win an iPad (or similar), as is common practice in comparable community surveys.

Funding dependent, there is also the option to build on the survey results with community consultation **interviews and/or focus groups**. Interviews and group conversations with the populations outlined above will provide additional, richer insight into the research questions. Interview and focus groups would allow for community members to share their experiences in greater detail, while also offering perspectives on potentially unanticipated facets of LGBTQA+ experiences and needs in Brighton not initially covered by the survey. A likely focus group/interview sample would range between 10-25 people (additional to the survey sample). To encourage participation and compensate individuals for their time, interview and/or focus group participants would be reimbursed with gift vouchers.

4. Research team

The research will be led by staff from the Australian Research Centre in Sex, Health and Society (ARCSHS) at La Trobe University. ARCSHS houses the largest team of LGBTQ+ health and wellbeing researchers in the country and is an internationally recognised centre of expertise on this topic. The LGBTQ+ research program is led by **Professor Adam Bourne**, who has 17 years' experience of research among LGBTQ+ populations, including work in Australia, the UK, Sub-Saharan Africa and South-East Asia. Professor Bourne is currently a member of the Victorian Ministerial LGBTIQ+ Taskforce and is Co-Chair of its Health and Human Services Working Group. Professor Bourne supervises the contracted researcher for this proposed project, **Dr Ruby Grant**, who is the nation's leading expert on Tasmanian LGBTQA+ community health and a Research Fellow at ARCSHS. Based in Hobart, Dr Grant has conducted the largest body of LGBTQA+ social and public health research focussing on Tasmanian populations. Dr Grant is an experienced applied social researcher whose work has directly informed Tasmanian Government policies pertaining to LGBTQA+ wellbeing. She is passionate about community-driven research that explores the role of place in shaping LGBTQA+ inclusion and belonging. Drawing in other experts from within ARCSHS, Dr Grant will work with key staff from the Brighton Council to ensure the project meets their needs, and the needs of their communities and stakeholders.

5. How will we share our findings?

Bi-monthly reports to Council will detail emerging findings from across the data collection activities, allowing for real-time refinement of activities, where required.

At the conclusion of the project, a **professionally designed report** will describe the research and detail key findings from across all data collection, together with evidence-based recommendations. This will be made freely available for download by the public and be promoted through ARCSHS's extensive professional networks and those of the Council. Presentations of key findings will be made to Council and other interested parties.

6. What are the resource implications?

Presented below are two itemised budget proposals for a 6 month project with Dr Grant leading the conceptualisation, development, and reporting with the support of an experienced research officer who will assist with project administration and data collection. **Option 1** presents a lower-cost version of the project, only including the conduct and reporting of an online survey, with a recruitment incentive. **Option 2** presents a more comprehensive, two-phase project, including the development, conduct, and reporting of both an online survey and follow-up community interviews and focus groups. Option 2 is more resource intensive, including project costs for participant reimbursement, professional transcription, and focus group catering. Both options include production of a professionally designed project report.

Potential additional funding avenues include: Department of Premier and Cabinet LGBTIQ+ Community Grants (round opens March 2024), Tasmanian Community Fund.

Option 1: Online Survey ONLY

Salaries

Project Lead: Dr Grant, 10 days	10,285
Research officer, 0.3 FTE, 6 months	21,916

Project costs

Incentive (iPad Pro)	1,399
Report	1,500

Total Project Value \$ **35,100**

Option 2: Online Survey and Focus Groups

Salaries

Project Lead: Dr Grant, 20 days	18,700
Research officer, 0.4 FTE, 6 months	29,221

Project costs

Participant reimbursement (42)	2,100
Catering, focus groups	200
Transcriptions (10 x 1 hr)	2,100
Transcriptions (4 x 2 hr focus groups)	2,520
Report	1,500

Total Project Value \$ **56,341**

7. References

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2. Perales F. The health and wellbeing of Australian lesbian, gay and bisexual people: a systematic assessment using a longitudinal national sample. *Aust N Z J Public Health*. 2019 Jun 1;43(3):281–7.
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**Brighton
Council**

BRIGHTON COUNCIL – DRAFT GREENING BRIGHTON STRATEGY



2024-2033

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Acknowledgements

We acknowledge the traditional owners who once walked this land: the Mumirimina people. The Mumirimina belonged to the Oyster Bay tribe. This was the largest tribe in Lutruwita/Tasmania and covered 8000 square kilometers. 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 colonization, dispossession of the Mumirimina was early, rapid and extensive. We acknowledge the Tasmanian Aboriginal Community today and 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.



Executive Summary:

In 2016, Brighton Council developed the Greening Brighton Strategy 2016-2021 to provide a coordinated strategic approach to increasing the number of trees in Brighton's streets, parks, and private gardens. This document provides an update on progress from 2016.

Building on the objectives of the original strategy, it outlines key strategies and 65 actions to guide Brighton Council's efforts in increasing tree cover and urban greening in Brighton over the next 10 years. The strategy sets an annual target of a 1% increase in canopy cover to achieve an urban canopy cover of 25% by 2033. The document considers the use of native vegetation, choice of street trees, irrigation infrastructure and the use of vegetation to reduce erosion. It highlights four key areas for greening Brighton.:

- Streetscapes
- Nature Strips
- Parks and Gardens
- Urban and New Development

The document also emphasises the importance of raising community awareness, engagement and involvement.

As Brighton shifts to a dryland climate, integrating the appropriate drought tolerant vegetation will be fundamental in establishing the future tree cover of the municipality. Street tree establishment will be complemented by the introduction of denser understorey vegetation, introducing habitat complexity and aesthetic appeal. Urban greening is rapidly becoming a critical component of green infrastructure for future sustainable development. Increases in vegetation cover within urban areas improve environmental outcomes, beautify landscapes for residents and build community resilience to climate change.

Key recommendations:

- Integrate native tree species into the existing Street Tree Strategy plant list
- Complement tree planting with multi layered dense and diverse understorey plantings
- Transition away from deciduous broad leaf street trees
- Focus on creating green corridors and link existing and future greening work together
- Investment in Brighton's water infrastructure
- Target suburbs of Bridgewater and Gagebrook
- Encourage residents to plant nature strips
- Increase tree planting in parklands and along park edges
- Construct water sensitive urban design at storm water points and roadsides
- Improve data collection, monitoring and reporting of green cover change

Background

Climate change is having an impact on human health and the environment. Our urban areas are becoming highly exposed to risks from increased temperatures, decreased ecosystem diversity, environmental stress, and reductions in existing green space and tree cover. Lack of greenspace, urban biodiversity and tree cover exacerbate the heat island effect, affecting the quality of life and the health and wellbeing of residents. Utilising green infrastructure such as street trees and increased vegetation cover, integrated with proper green urban planning, will assist in building the resilience of urbanised areas to the impacts of climate change and extreme weather events.

Brighton municipality is located 20km from Hobart on the eastern shore of the Derwent River and forms part of the urban rural boundary of Greater Hobart. The municipality is neighboured by the Derwent Valley, Southern Midlands and Clarence Councils and is the major gateway to the north of the state.

The region contains a diverse assortment of environments from native grasslands and coastal salt marshes to woodlands along the urban peripheries. Local economic development primarily comes from agriculture, industry, and a range of small farm enterprises. The municipality consists of nine suburbs. Dromedary, Honeywood, Pontville, and Tea Tree are predominately rural. Bridgewater, Brighton, Gagebrook, Herdsmans Cove and Old Beach are predominately urban and contain most of the population.

Many parts of the Brighton Local Government Area (LGA) have been identified as having limited tree cover and would greatly benefit from urban planting endeavours. Increasing street trees and other vegetation into the streets, parks, and suburban areas of Brighton will increase resilience to the impacts of climate change.

The Brighton LGA has Tasmania's highest incidence of asthma –5% higher than the national average (Asthma Australia 2024). Using low allergy native plants, to improve air quality can help reduce irritants that cause allergies and enable people with asthma to participate more actively in community life.



Introduction

In 2016, Brighton Council formulated and commenced the Greening Brighton Strategy 2016-2021 to provide a coordinated strategic approach to increasing the number of trees in Brighton's streets, parks, and private gardens.

The vision for Greening Brighton, is to significantly increase tree cover in urban areas to create a sustainable and diverse green asset which provides a desirable living environment that supports growth in population, property, and industry, and therefore the lifestyles and health of the area's diverse community ties.

The 2016 Strategy 2016 outlined a commitment to:

- Increase the tree canopy across Brighton's urban areas through strategic tree plantings.
- To provide a consistent and co-ordinated approach to street tree planting.
- To encourage the local community to embrace the greening of Brighton's urban areas.
- To encourage private developers to improve landscaping practices.
- To improve data collection, monitoring, reporting and communication of Brighton's urban forest.
-

The first five years of the strategy were aimed at urban areas with reduced tree cover and low socio-economic profiles. It focused on the areas Bridgewater, Gagebrook and Herdman's Cove. The strategy also flagged the need for greater community engagement through a variety of initiatives.

Through the Greening Brighton Strategy, Brighton Council committed an annual budget of \$30,000 for planting street trees. Landscape Architects Inspiring Place were engaged by Brighton Council, to develop a Street Tree plan to assist in identifying appropriate street trees to be planted within the urban areas of the Brighton municipality.

Purpose of the 2024 Greening Brighton Strategy

In 2024, Brighton Council engaged The Derwent Catchment Project to review and evaluate the Greening Brighton Strategy and work with stakeholders to develop an updated strategy.

The aim of the review is to evaluate the effectiveness, achievements, and challenges of the Greening Brighton Strategy 2016-2021 and to assist in identifying opportunities and constraints moving forward and to extend the strategy to cover all urban areas in Brighton LGA.

The new strategy builds on the objectives of the original strategy by incorporating the following:

1. Climate resilience strategies: selection of native tree species that are compatible with a changing climate, exert greater impact on temperature regulation and reductions in the urban heat island effect, increase biodiversity of the Brighton area.
2. Community health and wellbeing: Fostering a sense of place and local identity, improvement in air quality and broader community health.
3. Equal opportunities: Promoting equitable and safe access to green spaces across the Brighton municipality.
4. Raise community awareness, engagement and involvement: Highlight the benefits of green spaces, promoting ownership and pro-environmental behaviours, increase community participation in green spaces, reductions in potential vandalism.
5. Collaboration between council and community: Enhance opportunities and relationships to preserve, plant and maintain urban green spaces in the Brighton municipality.
6. Challenges ahead and how to address them: Expanding, managing, and protecting green spaces.

The aims of this document are to:

1. Provide a comprehensive review on what has been achieved to date from the Greening Brighton Strategy.
2. Identify what work remains to be completed.
3. Prioritise future greening work.
4. Guide how greater integrated greening can be achieved.

Review of Achievements Greening Brighton Strategy 2016-2021

A review of progress against the actions in the 2016 Greening Brighton Strategy was undertaken. The results from this review are located in Table 1. In general good progress has been made on most actions. High priority locations in particular suburbs have been planted with street trees. However, all medium and low priority plantings are still to be completed. Appendix D provides a more detailed update of the progress on the implementation of the 2019 Street Tree Plan. A review of Brighton Council's current species list for tree plantings indicates that not all species will easily adapt to increasing temperatures under climate change.

A more regular monitoring program would have allowed for more accurate assessment of the change in tree canopy coverage. Where relevant outstanding actions have been included in the updated implementation plan on page 47.

Table 1. Progress on actions of the 2016 Greening Brighton Strategy.

Reference	Action	Responsibility	Timing/Priority	Findings of Review
Networking and Marketing	Council becomes a member of the 2020 Vision Network and provides the Network with Council logos to use for promotional material.	Planning	Immediately	Achieved
Strategy A	Engage an expert consultant to determine a suitable species palette for the priority areas.	Planning	Within 3 months	Achieved, provided by landscape architect Inspiring Place. Amendments and recommendations in new strategy
Strategy A	Prepare Detailed Design Plans for each Priority Area and a 5-year planting schedule.	Planning, Engineering & Works	Within 6 months	Achieved, plan provided by landscape architects Inspiring Place
Strategy A	Undertake annual plantings in accordance with detailed design plans and 5-year planting schedule.	Works	Within 6 months and ongoing	Started & progressing, further recommendations in new strategy
Monitoring	Undertake annual i-tree canopy assessments to measure progress for greening Brighton's urban areas.	Planning & Engineering	Within 1 year and ongoing annually	Single assessment in 2024.

Reference	Action	Responsibility	Timing/Priority	Findings of Review
Monitoring	Investigate whether a more accurate assessment of tree canopy can be undertaken using Light Detecting and Ranging (LiDAR) data.	Planning & Engineering	Within 1 year	Not completed, huge potential when readily available.
Monitoring	Setup a data and GIS tool to track the progress of this strategy.	Planning & Engineering	Within 1 year	Not completed
Strategy B	Establish guidelines and processes for a "Trees for New Developments Program"	Planning, Building & Works	Within 1 year	Achieved, Landscaping Policy 2022, Amenity Policy for Industrial Zones 2016
Strategy A	Prepare Landscaping Guidelines for Subdivisions	Planning	Within 1 year	Achieved, Landscape Policy 2022
Strategy B	Prepare landscaping guidelines for new commercial and multi-unit developments	Planning	Within 1 year	Achieved, Landscape Policy 2022, Amenity Policy for Industrial Zones 2021
Strategy B	Investigate introducing landscaping bonds for developments that need landscaping	Planning & Finance	Within 18 months	Not completed
Strategy B	Amend the Planning Scheme to make the landscaping guidelines a regulatory requirement	Planning	Within 2 years	Achieved, Transitioned to, Landscaping Policy 2022.
Strategy C	Identify planting opportunities in critical open space areas and linkages.	Planning, Engineering & Works	Within 2 years	Included in new strategy
Strategy C	Engage the local community to participate in planting and maintaining trees in consultation with experts.	Planning & Community Engagement	Within 2 years	Started & progressing

Analysing Tree Cover in the Brighton Municipality

As part of the 2016 Greening Brighton Strategy an analysis of the tree cover was undertaken for the suburbs of Bridgewater, Gagebrook and Herdsman's Cove using i-tree canopy. This was used as the basis for a vegetation analysis of tree cover change in the Brighton Municipality, from 2016 to 2024 for these suburbs. In addition, a new baseline survey for tree canopy cover was undertaken for all urban areas in the Brighton Municipality. For details on the methods and new baseline see Appendix F.

Results

Between 2016 to 2024 an i-tree canopy comparison for the urban areas of Bridgewater, Gagebrook and Herdsmans Cove suggest the tree canopy cover has increased by 5.46%, and other impervious surfaces by 1.35%. Areas that have decreased in cover include grass –2.51%, buildings –2.42% and water –2.01% (Table 2). However, these results should be approached with caution (see notes below).

Overall increases in tree canopy cover within the Brighton municipality coupled with declines in building and grass cover suggest there is an increase in tree canopy coverage in grassy areas, suburbs, and parklands. Whilst results indicate that tree cover has increased in the Brighton municipality, some trees that have been planted toward the end of 2021 are still immature and not large enough to register in the i-Tree Canopy analysis yet. Therefore, a complete picture of total canopy cover increase is slightly obscured.

Table. 2. Results of i-Tree Canopy comparison between 2016 and 2024 indicating increases in tree (5.46%), road (.14%) and impervious cover (1.35%).

Category	2016-2021 Strategy % n = 500	2024 Analysis % n = 501	Change of percentage
Tree canopy	12.9	18.36	5.46
Building	10.4	7.98	-2.42
Road	9.64	9.78	.14
Grass	56.2	53.69	-2.51
Impervious (other)	8.63	9.98	1.35
Water	2.21	0.2	-2.01

Note:

Although all effort was made to follow the 2016 methodology we cannot guarantee that the same boundary file was used or that the same classification system was used for each point. The lack of water in the 2024 analysis is of particular concern as this may suggest a variation in classification or boundary. Using the i-tree canopy analysis more annually as recommended in the 2016 strategy would provide a better understanding of the trends through time.

When LIDAR becomes a more easily accessible tool the use of LIDAR analysis of satellite imagery instead of i-tree canopy will enable comparison of the entire area rather than a random subset.

Results from the new baseline analysis encompassing all urban zones indicate a total coverage of 12.4% tree canopy cover, 9.6% building, 8.8% road, 52.6% grass, 15.2 impervious (other) and 1.4% water within the Brighton municipality (Fig. 4, Table 3). This new baseline will allow for Brighton Council to compare future greening over the entire urbanised areas in the municipality.

Table 3. Results of i-Tree Canopy new baseline analysis indicating total percentages of existing cover for trees, buildings, roads, grass, impervious (other) and water across all urban zones in the Brighton municipality 2024.

Category	Number of points registered in i-Tree Canopy n = 500	Whole Brighton Municipality 2024 Analysis % Cover	Area (mi ²)
Tree canopy	62	12.40	1.04
Building	48	9.60	0.81
Road	44	8.80	0.74
Grass	263	52.60	4.42
Impervious (other)	76	15.20	1.28
Water	7	1.40	0.12
Total	500	100	8.40



A New Approach

Setting a target

To deliver the maximum benefits to the urban environment, peer reviewed literature recommends an optimum urban land use canopy cover of 40%. At present Brighton's urban canopy cover is estimated to be 12.4%, well below this figure.

It is recommended that Brighton Council aim to increase canopy cover by 1% each year with a goal of a 25 % coverage by 2033. Initially achieving this goal will depend largely on Council providing leadership by planting areas of public land. It is hoped that this will help local residents to recognise the benefits of a green urban environment and inspire them to help contribute by greening their own properties.

In the long term, private landholder participation will be essential if the optimal 40% coverage is to be achieved.

It essential that progress is monitored annually using the best data available, including keeping track of plantings and success rates. This will incorporate information about additional vegetation layers such as grasses and shrubs, that are not currently picked up by using i-tree canopy cover.

Achieving the target

This section of the document outlines key strategies and actions to build on previous work and guide Brighton Council's efforts in increasing tree cover and urban greening in Brighton over the next 10 years in order to reach the 25% target.

Key considerations for building climate change resilience are introduced. Underpinned by the principle of promoting biodiversity by increasing plant density, four categories for Greening Brighton are discussed. Other areas where these principles can be applied are also described along with strategies for increasing community engagement. The document identifies some priorities for action and an implementation plan on page 45.



Climate change considerations

Considering the use of native vegetation, choice of street trees, watering and irrigation requirements and planting to prevent erosion is important for building climate change resilience in the Brighton Municipality.

Native vegetation

Whilst Australia has an enormous amount of flora diversity, many Australian cities prioritize exotic plant species in their treescapes. Urban trees are silent assets within our cityscapes as they provide numerous social, health, economic and environmental benefits. Globally, local governments are increasing investment in urban greening projects. However, little consideration is given as to whether a species being planted will be resilient to the ever-increasing variability in climatic patterns. Advantages of utilizing native plants rather than exotics for use in urban streetscapes include:

- Appropriately adapted to local climate and soil profiles of the Australian landscape
- Aesthetically pleasing as exotic ornamentals tend to require ongoing maintenance and upkeep to maintain condition and vibrancy.
- Reduction in on ground maintenance costs and upkeep (less mowing, pruning, watering)
- Amelioration of local micro-climatic conditions.
- Integrates with the local surrounding vegetation and broader landscape.
- Provide habitat, shelter and food for local wildlife (invertebrates + vertebrates)
- Less likely to spread and become 'invasive'.
- Enhance recreational use as native plants can showcase what a truly remarkable Australian floral palette is available.

NV1 Action – Select native plant species that are adapted to lower precipitation, drier landscapes, have increased flexibility with fluctuating weather extremes and will not become invasive

Utilizing Natives, Grasses & Sedges

Streetscapes are an often-underutilized opportunity to integrate habitats into existing urban landscapes, increasing biodiversity and restoring environmental and ecological connectivity in cities (Tan et al., 2022). Furthermore, streetscapes can play a significant role in the retention and conservation of national and regional biodiversity. Species such as *Austrostipa* (Spear grass) and *Rhytidosperra* (Wallaby grass) have strong tolerances for environmental stressors, making them prime candidates for urban street planting environments. Other grass species such as *Themeda triandra* (Kangaroo grass) may be planted to restore local grassland communities whilst promoting spatial connectivity with remnant patches in the surrounding Brighton area. By integrating these threatened flora, Brighton Council can significantly increase the local awareness and appreciation of these ecologically important species whilst reducing the overall maintenance of street plantings.

Integrating native species along with grasses and sedges into streetscape plantings can reduce the overall maintenance costs for several reasons:

1. **Adaptability to Local Conditions:** Native vegetation is well-adapted to local climate, soil, and the environmental conditions of the Brighton area. As such, they typically require less water, fertilizer, and other inputs compared to non-native species, reducing ongoing maintenance needs.
2. **Low Maintenance Requirements:** Native species such as grasses and sedges often have minimal maintenance requirements once established. They are generally resilient to pests, diseases, and environmental stressors such as heatwaves, thereby reducing the need for intervention to maintain plantings in the long term.
3. **Drought Tolerance:** Many native grasses and sedges have deep root systems that enable them to access moisture deep within the soil profile, making them more drought-tolerant than non-native species. This reduces the need for supplementary watering such as irrigation during dry periods, further lowering maintenance costs.
4. **Naturalized Aesthetic:** Native vegetation contributes to a more naturalized and ecologically diverse streetscape aesthetic. They can provide habitat and food sources for local wildlife, support pollinators, and enhance biodiversity, compared to non-native plantings.
5. **Reduced Pruning Requirements:** Unlike ornamental shrubs or trees, native plantings do not typically require regular pruning or shaping, further reducing maintenance costs of management and upkeep.
6. **Erosion Control:** The extensive root systems of native grasses and sedges help stabilize soil, preventing erosion and reducing dust, particularly in areas prone to runoff, soil disturbance or extended dry periods. This reduces the need for erosion control measures and maintenance activities associated with erosion damage.
7. **Longevity and Durability:** Once established, natives persist and thrive with minimal human intervention, reducing the need for replanting or replacement over time. This can result in long-term cost savings compared to high-maintenance plantings that require frequent renewal or are short lived.
8. **Sustainability and Environmental Benefits:** Using native vegetation in streetscape plantings promotes ecological sustainability and reduces the ecological footprint associated with maintenance activities such as pesticide use, fertilizer application, and irrigation. This aligns with broader goals of environmental stewardship and conservation that the Brighton aims to achieve.

By incorporating native grasses and sedges into streetscape plantings numerous benefits in terms of reduced maintenance costs, ecological sustainability, and aesthetic appeal can be achieved, making them an attractive option for Brighton municipality in seeking to create a more green, vibrant, low-maintenance urban environment.

NV2 Action – Integrate more local grass and sedge species into streetscape and understorey plantings to increase groundcover, expand Brighton’s greening footprint and encourage local ecology

NV3 Action – Select plantings to increase local naturalized aesthetic

Use of Tube Stock vs Established Trees

Establishing street trees in urban areas can be an expensive undertaking given the nature of urbanized landscapes. Therefore, improving urban tree performance by providing appropriate site preparation and reducing the trees size at initial planting is vital to support their growth to maturity. This strategy will increase Brighton Councils return on greenspace investment. Investing in quality soil volume and separation from utilities and other built infrastructure does not require new money, but rather the repurposing and re-timing of resources which are typically made available within existing budgets.

Brighton Council currently purchases established street trees in 45L bags for \$150. This makes the financial cost of planting a 100m strip at 10m intervals \$1500. Alternatively, nursery tube stock purchased for \$3.00 can provide 500 plants at the same price, allowing for vegetation to be planted more densely, increasing biodiversity of the plantings and providing greater visual impact (Fig. 1).

Whilst tube stock looks less impressive when initially planted, it is much more robust in the long term. Tube stock suffers less transplant shock and rapidly establishes a healthy root system which facilitates rapid growth. The result is tube stock trees often reach the same height as their more established counterparts within a year or two. Conversely, utilizing established trees for street plantings requires intensive site preparation and increases stress on newly established trees as the plants root system is constrained by large containers. Funding successful tree establishment and eliminating expenditure on maintaining and replacing larger poorly performing trees after planting will significantly increase return on community investment in street trees. The integration of established street trees can still be a viable option for greening Brighton, with a more targeted approach of integrating show case trees, and larger volumes of tube stock plantings.

Vandalism of street trees is a continuous issue that poses a significant barrier to successful tree establishment in parts of the Brighton municipality. The replacement of vandalized street trees incurs a substantial cost to Brighton Council, amounting to \$300 per tree (\$150 for the tree and \$150 for labour). This makes the greening efforts of certain areas prohibitively expensive if trees must be frequently replaced or require extensive protection measures.

Street trees are valuable community assets and integral components of city infrastructure. While protecting established trees from vandalism remains an ongoing challenge, Brighton Council can adopt the following strategies:

- **Reduce Tree Plantings in High-Vandalism Areas:** In areas with high vandalism rates, the extent of established tree plantings can be reduced. Instead, low shrub vegetation can be used as a temporary solution to establish greenery.
- **Install Large Guard Structures:** Erecting large guard structures around selected established trees can protect them until they mature. Once the trees' trunks have thickened and they have gained height, these guard structures can be repurposed for other trees.
- **Increase Shrub Planting Densities:** Enhancing the density of shrub plantings around protected trees can provide an additional layer of defence and improve the overall aesthetic and ecological value of the area.
- **Adapt Planting Positions:** Strategically positioning plantings to create a vegetative barrier can help protect established street trees from vandalism.

NV4 Action – Reduce purchase of larger established trees and integrate with smaller tree tube stock, decreasing transplant shock and increasing establishment success

NV5 Action –Plant feature trees with higher densities of tube stock understorey and ground cover diversity

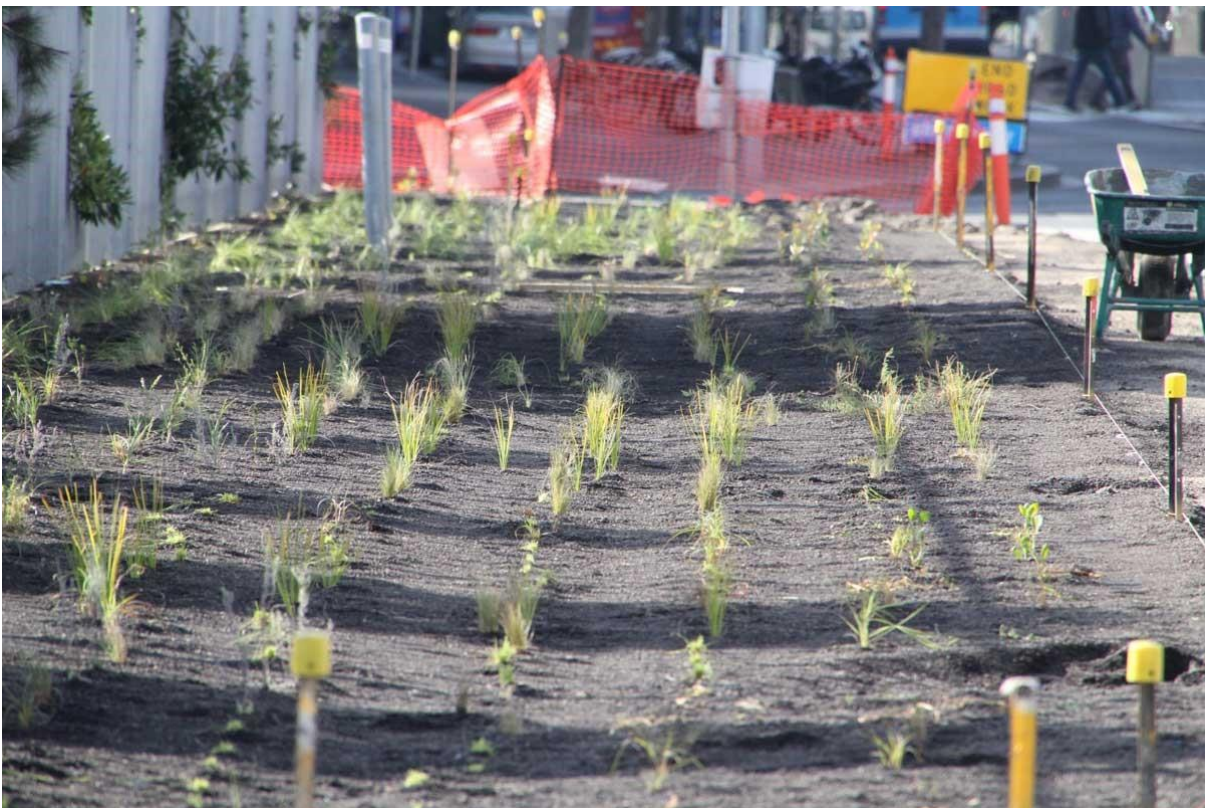


Figure 1 A newly planted streetscape in Melbourne efficiently utilising limited space with tube stock plants and incorporating species diversity and density when establishing. Image source: <https://www.melbourne.vic.gov.au/community/greening-the-city/urban-nature/streetscape-biodiversity/Pages/streetscape-biodiversity.aspx>

Heatwaves and Unsuitable Trees

Urban landscapes are harsh environments and the groundwork undertaken by Brighton Council is to be commended for successfully establishing street trees in these urbanized areas. Current street tree plantings have greatly assisted with the overall greening of Brighton, increased aesthetic appeal, and have received positive public feedback.

Whilst current street tree plantings have been largely successful, due to the current and forecasted impacts of climate change, a longer-term alternative to adaptive street tree planting is needed. This will require a transition to mostly native vegetation for street tree plantings.

Heatwaves are increasing in frequency and intensity globally. Climatic modelling indicates that this trend will continue throughout the 21st century, with heat waves occurrences doubling by 2020 and quadrupling by 2040 (Percival, 2023; Teskey et al., 2015). These hotter, longer, and more frequent heatwaves will require selecting more climate resilient street tree species (Marchin et al., 2022).

Leaves of certain tree species are more susceptible to higher temperatures than others, largely due to leaf thickness (Marchin et al., 2022). Tree species that are more vulnerable to heatwaves and high evaporation rates lose leaves as a defence mechanism to reduce water loss in more critical structures of the plant (Sanusi & Livesley, 2020). This is known as a survival mechanism or avoidance strategy.

Studies by Sanusi & Livesley (2020), indicated that London plane trees (*Platanus x acerifolia*), when exposed to four consecutive days of consistently high temperatures (41°C) in Melbourne, shed 30-50% of their canopy leaves. Canopy shedding reduces tree's ability to modulate microclimates and to maintain pedestrian thermal comfort throughout the summer period (Sanusi & Livesley, 2020). Additionally, studies by Marchin (2022) & Pollastrini (2019) concluded that a similar physiological strategy occurs in some oak (*Quercus*) and maple (*Acer*) species. The probability of significant canopy loss is only reduced by the availability of soil moisture. This presents a significant problem as Brighton shifts to a drier, more arid climate.

Whilst current work from Brighton Council has been significant in greening urban areas and to a high standard, the current list of tree species suggested in the 2019 Street Tree Plan is not going to be appropriate with the forecasted climate modelling for Brighton. Plantings should be transitioned away from vulnerable species to allow for greater adaptive capacity in the selection and planting of trees.

London, oak and some maples in the existing street tree species list are unlikely to be adaptive enough for urban planting under the University of Melbourne's climatic modelling (Kendal et al. 2017). It is important to note that large cities, such as Melbourne and Sydney, which do have extensive plane tree cover are now actively replacing them (Bowring 2023, Davey 2019). Importantly, Brighton Councils' statement in its 2050 vision: "*Embedding climate change awareness into decision making*" needs to be encouraged when selecting street trees.

The viability of the current Street tree Strategy 2019 tree species list under projected climate change modelling is listed in Appendix A.

Whilst street tree planting is an important component in urban greening, the expansion and installation of more diverse understorey assemblages beneath street trees, should be considered of fundamental importance to the longer-term goals of greening Brighton. Trees reduce urban temperatures via solar radiation interception and by providing shade to buildings and footpaths. However, below canopy microclimates also impact urban cooling as much tree canopies alone (Martini et al., 2017). The number and density of plantings underneath street tree canopies has the potential to exert greater influence on microclimate, as well as on the cooling effect, than a single row of urban trees, in some cases by up to 70% (Martini et al., 2017). By utilising all the different morphological characteristics each plant possesses, such as shape, size, density, and leaf structure, the greatest net benefit can be achieved from a multispecies planting in urban streetscapes (Rahman et al., 2018). Naturalistic or more diverse streetscape plantings have gained significant traction to increase and improve vegetation diversity in streets, without requiring additional land or maintenance funding (Babington et al., 2023).

ST1 Action – Transition new native tree list into the existing Street Tree Planting Strategy 2019

ST2 Action – Expand and install more diverse understorey assemblages beneath street trees

ST3 Action – Remove and replace struggling broad leaf deciduous trees and integrate native species

ST4 Action – Increase density of street tree plantings to reduce canopy gaps

ST5 Action – Develop a framework for selecting species to alternate or mix street trees to promote tree diversity and conservation



Current Water Usage and Irrigation Infrastructure

As of Oct 2023, Brighton council currently uses 106.91 kilo litres per day across 23 sites to irrigate street trees, streetscapes and parks (Brighton Council 2024).

Currently, street trees and native plantings receiving irrigation from dripper systems are along the East Derwent Highway into Bridgewater, Scotts Road and the Brighton Bowls Club. However, information provided by Brighton Council indicates that this irrigation method is not currently measured to see how deep water moves through substrate profiles.

Therefore, how effective, or efficient this method is for watering is currently unknown. To determine the effectiveness and efficiency of a specific watering method, it's essential that Brighton Council conduct thorough monitoring and evaluation of the existing watering systems. This includes assessing water usage, tree health, soil moisture levels, and overall landscape performance over time. Considering local environmental conditions, regulatory requirements, and resource availability is crucial in optimizing watering practices for current and future green landscaping and streetscape management.

Dealing with future uncertainty is increasingly recognized as a key challenge for the design and management of water infrastructure. It is strongly recommended that Brighton Council evaluate budgeting for at least one new connection point annually or at least biannually from its annual \$30,000 budget.

Whilst new connections for irrigation are expensive, with TasWater charging \$10,000 for each new connection point, this is the most cost-effective approach moving forward in the development of long-term irrigation infrastructure and in building future water resilience for the Brighton municipality. Additional irrigation options for street tree plantings once water points are installed include:

- using 40mm line then T section off to street trees with 13mm dripper line when long gaps between trees exists.
- For trees that are closer together or streetscape plantings 13mm dripper line may be used for the entire planting.
- On average if the dripper line is looped around each tree, then every plant should receive four or five drippers.

Current irrigation methods utilized by Brighton Council involve the application of 50L tree gator bags to irrigate some of the street tree plantings. These bags, whilst useful, are expensive (\$50-\$65 each) and require additional input costs with anti-theft cabling and the employment of two ground crew and a truck to refill them every week in the peak of summer. This watering method takes a full day at a cost of roughly \$1500 a day, every week. Additionally, tree gator bags whilst useful are inefficient in the long term for sustainable street tree maintenance. Brighton Council should phase out this irrigation method to reduce operations and maintenance costs of street tree plantings. Returns from the reduction in tree gator bag purchase and associated upkeep can be spent on targeted, longer term, water resilient infrastructural development such as new connection points and street irrigation.

Incorporation and Utilisation of Preexisting Water Infrastructure in Future Greening Efforts

The effective incorporation and utilisation of pre-existing water infrastructure is a critical consideration for Brighton Council when planning for all future projects. This will help build the municipalities water resilience. Leveraging existing water resources can significantly reduce the initial costs associated with installing new water connection points and minimize the need for additional infrastructure.

Key Locations with Potential for Enhanced Water Utilisation

Several parks in Brighton currently have pre-existing water infrastructure that is either underutilised or not effectively integrated into parkland upgrades. These are missed opportunities for increasing long-term water efficiency and the success of tree establishment. These areas include:

1. **Cris Fitzpatrick Community Park**
 - **Existing Infrastructure:** A water pipeline runs along the southern boundary of the park.
 - **Opportunities:** Recent upgrade works could have included extending this pipeline to support new plantings along the eastern and northern perimeter of the park. This would have enhanced the irrigation efficiency and reduced the reliance on manual watering methods.
2. **Swan Park**
 - **Existing Infrastructure:** A water connection point is located at the Calvert Crescent roadside boundary.
 - **Opportunities:** Installing a dripper line from this connection point could provide an efficient irrigation solution for new plantings. At a cost of \$1 per meter, the dripper line is more economical compared to the current use of gator bags and the associated labour for maintenance.
3. **Bridgewater Parkland Stage 2**
 - **Existing Infrastructure:** A water connection point is available at the back of the toilet block.
 - **Opportunities:** This connection could be utilised to maintain grass cover or irrigate new plantings by installing sprinklers around the pump track. Such an approach would ensure more effective use of water resources and enhance the sustainability of the park's landscaping efforts.



By strategically incorporating existing water infrastructure into greening projects, Brighton Council can optimize resource use, reduce costs and improve plant establishment and survival in its public spaces.

II1 Action – Assess current watering methods and measure water penetration and irrigation efficiency

II2 Action – Evaluate best locations to install water connection points to irrigate future planned streetscapes

II3 Action – Make better use of existing infrastructure by requiring all projects that involve greening to identify all existing assets (such as water connection points, water pipelines) and incorporate them at the beginning of the project.

II4 Action – Install a water connection point annually or bi-annually to build Brighton’s water infrastructure and increase the municipality’s water resilience

II5 Action – Streetscape plantings to be initially concentrated around water connection points, gradually expanding outwards from connection point as vegetation/tree planting density increases

II6 Action – Expand existing irrigation lines to encompass longer and wider belts of vegetation



Erosion

Increasing risks of inundation and subsequent erosion are occurring across three sites within the Brighton Municipality. Sunrise Avenue - Dromedary, Riverside Drive – Bridgewater and Old Beach. As the impacts of climate change in conjunction with urban intensification are increasing the risks of exposure to erosion and inundation, Brighton Council should consider heavily targeting these locations with dense tree and understorey plantings. Thereby reducing sediment mobility and associated damages to the urban environment and key infrastructure.

It is well documented that plant roots and rhizomes assist in strengthening soil structures, alleviating erosion. However, some species of plants strengthen and bind soil better than others. Studies by Layt, 2007, demonstrated that by carefully selecting understorey species, a significant reduction in overall erosion can be achieved, compared to selecting other plant species. Results of this study are shown in Table 4.

Table. 4. Results of erosion control studies by Layt (2007), species selection and soil holding potential.

Trade name	Botanical name	% increase potential of soil binding capacity vs bare soil
King Alfred	<i>Dianella caerulea</i> 'John 316'	752%
Nyalla	<i>Lomandra longifolia</i> 'LM400'	328%
Katrinus Deluxe	<i>Lomandra longifolia</i> 'Katrinus Deluxe'	366%
Tanika	<i>Lomandra longifolia</i> 'LM300'	250%
Tasred	<i>Dianella tasmanica</i> 'TR20'	250%
<i>Carex appressa</i>	<i>Carex appressa</i>	176%
Kangaroo paw	<i>Anigozanthos flavidus</i>	113%
Dusky coral pea	<i>Kennedia rubicunda</i>	115%

ER1 Action – Construct water sensitive urban design storm water points, plant densely with reeds, sedge and aquatic species at key run off locations

ER2 Action – Create layered vegetative buffers from the coastline where high erosion potential has been identified. This will mitigate run off, sediment movement and damage to infrastructure

ER3 Action – Review and monitor water concentration points for maintenance and vegetation condition

Categories of Greening

For this review, urban greening has been broken down into four key areas: streetscapes, nature strip plantings, parks & gardens, urban and new development. For greater greening in Brighton, all four categories need to complement each other and integrate within Brighton's existing greenspaces. Two principles underlying these four key areas are the promotion of biodiversity through the utilisation of plant density.

Biodiversity

Biodiversity encompasses all forms of life that interact with one another within an ecosystem. These interactions are a fundamental component of ecosystem function and provide numerous direct and indirect benefits through ecosystem services. Ecosystem services include pollination, clean air and water filtration, climate regulation and nutrient cycling. It also has intrinsic value, contributing to the beauty and spectacle of where we live.

Biodiversity and urban design are interconnected aspects of sustainable urban planning that influence the quality of urban environments, human well-being, and ecological resilience in the face of climate change and growing urbanisation. Incorporating greater levels of biodiversity within cityscapes include creating and preserving green spaces, implementing ecologically based landscaping practices, restoring native habitats, and promoting wildlife-friendly urban planning.

Density

An important component of sustainable urban planning is density. Density and biodiversity are interconnected, and understanding their relationship is crucial for sustainable development and ecosystem health. Planting densely optimises land use in urban areas and allows for the efficient use of limited space. It also means more vegetation can be incorporated into parks, green spaces and urban gardens, even in small or narrow areas.

Whilst urban areas are harsh environments for plants to initially establish, it has been shown that increasing planting density improves the overall success rate of plant establishment in many urban areas. Maximizing planting density creates different layers of vegetation, from ground covers to shrubs and trees, increasing plant complexity and habitat for insects, birds and small animals. This increased biodiversity contributes to ecological health, function and resilience in urban environments.

Overall, recognizing the relationship between density and biodiversity when establishing new plantings is essential for the greening of Brighton, some challenges must be considered to ensure successful plant establishment.



Streetscape

Streetscapes can be defined as how buildings, gardens, pathways and roads work together to create the 'look and feel' of a street and/or place.

Underutilized public spaces such as streetscapes offer substantial opportunities for Brighton Council to integrate plantings that increase biodiversity into existing urban landscapes, creating more ecologically connected cities and an enjoyable, aesthetically pleasing place for people to live.

Streetscapes are challenging environments for plant growth and are more complex than a parkland environment for establishing vegetation. Often, streetscapes are highly disturbed landscapes hostile to plant establishment and performance. Streetscapes need to benefit the movement requirements of vehicles, cyclists and pedestrians, facilitate access to adjacent properties and carry infrastructure services and amenities.

Adverse barriers that can inhibit plant establishment in streetscapes include:

- soils with altered chemistry and physical properties
- compaction and permeability of substrate profiles
- reduced soil volumes for planting
- low maintenance and resource availability
- traffic management to perform upkeep
- constrained by the placement of services and adjoining infrastructure

Failure to recognize the harsh realities of a streetscape often results in poorly performing or unattractive plantings and even death of plants. This exacerbates an existing negative perception of urban vegetation, requiring increased maintenance inputs, replacement of plants, and creates poor quality, unattractive and unsustainable urban landscape plantings.

SS1 Action –Assess potential barriers to plant establishment, amend accordingly or alter species selection for difficult sites

Establishing successful & biodiverse streetscapes

To maximize the chances of successful plant establishment and creating an attractive, biodiverse streetscape, it is fundamental that the Brighton Council consider the following:

1. Adequate analysis of site

Establishing a streetscape is influenced by various factors such as soil type, aspect, drainage, shade, sunlight exposure, existing vegetation, surrounding infrastructure and potential for irrigation. The priority for initial site analysis should be focused on determining what can be realistically changed to promote the success of planting and ensuring that appropriate plants are selected to tolerate the locations environmental, physical and maintenance limitations. In some cases, retrofitting a streetscape site for planting may be impractical due to contamination, high weed pressure in existing soil and the costs of excavation and disposal.

SS2 Action - Prioritise sites that can require less preparation and can be planted densely

2. Prepare the site for planting

Site preparation for streetscape planting is different to standard specifications that councils generally follow such as trees, nature strips or uniform traffic plantings. The goal is to ensure that the conditions and soils are most favourable to the indigenous or native planting mix being planted. Consideration of available maintenance inputs and costs should be considered during plant establishment and over the lifetime of the project not just for plant establishment.

SS3 Action – Prepare site conditions appropriately to ensure soils are most favourable to the native planting mix

3. Select plants using clear criteria and design

Carefully selecting the arrangement and assemblages of plants is critical to establishing and sustaining long term streetscape plantings. Suitable plant combinations need to be arranged to complement form, function, comparable growth habits and overall vigour. This is fundamental for success (Fig. 2).

Many low maintenance urban plantings are readily dominated by prostrate species and ground covers. Visually this works well when large blocks of the same plant are being used but is often unsuccessful when greater plant diversity is desired. This is largely due to slower growing and more delicate plants becoming dominated by vigorous groundcovers that have increased growth rates, compared to the other plant species in the planting assemblage. However, careful combination selection to match complementary plant traits will avoid this problem.

Supporting biodiversity through streetscapes involves selecting a variety of species that flower at separate times of the year. These plantings will supply a year-round food source of pollen, nectar, fruit and seeds for local vertebrates and invertebrates. Additionally, increasing the diversity in plantings will sustain the aesthetics for extended periods and increase the appeal to the public.

SS4 Action – Choose plants that are compatible with each other and share similar growth habits, form and function

4. Develop an appropriate maintenance plan

A fundamental pillar of establishing streetscape plantings is maintenance and must be prioritized from the project's inception. Maintenance inputs and longer-term management considerations will impact the feasibility of the planting design and how maintenance regimes are implemented. This is critical when diverse plantings contain a variety of species and habitats that can be more costly to maintain than a monoculture of groundcovers. Examples may include pruning or watering regimes varying for each species and multiple site visits a year may be required.

Whilst general maintenance procedures such as hand weeding, deadheading and seed removal of weed species, rubbish collection and infill planting (when necessary) will still be required for native streetscape plantings, ecologically sensitive, post-planting maintenance regimes should include:

- Encouraging natural recruitment of plantings through consistent weed and pest management practices.
- Reduction in the frequency of pruning so invertebrate habitat is retained.
- Only weed species in open areas or along edges of the plantings are spot sprayed to reduce likelihood of off-target damage.
- Limited leaf litter removal except when it is detrimental to existing plant or presents a hazard.

Overall, streetscape plantings should require less weed maintenance as they mature. One method of achieving this goal is through complete canopy closure from ground covers, usually within a 24 to 36 months period post planting. In some streetscape biodiversity plantings, this closure may not be attainable depending on local site factors. Therefore, higher recurrent maintenance will be required to manage weeds long-term until greater planting density is achieved.

SS5 Action – Monitor plantings regularly to ensure plant health is optimal and in fill where appropriate to prevent the formation of vegetation gaps

5. Consider integrating additional habitat features

Attaining biodiversity in streetscapes means more than just plants. Public expectations and perceptions of risk often lead to the detrimental removal of woody debris, leaf litter and other organic material found in streetscape plantings, thereby ecologically sanitizing public landscapes of this biodiversity. Developing innovative and creative ways of incorporating these ecological resources into streetscapes will enable and encourage a larger volume of fauna species to inhabit and persist in the surrounding urban landscape.

SS6 Action – Incorporate woody debris, rocks and small logs into larger streetscape plantings increasing potential ecological niches and habitat

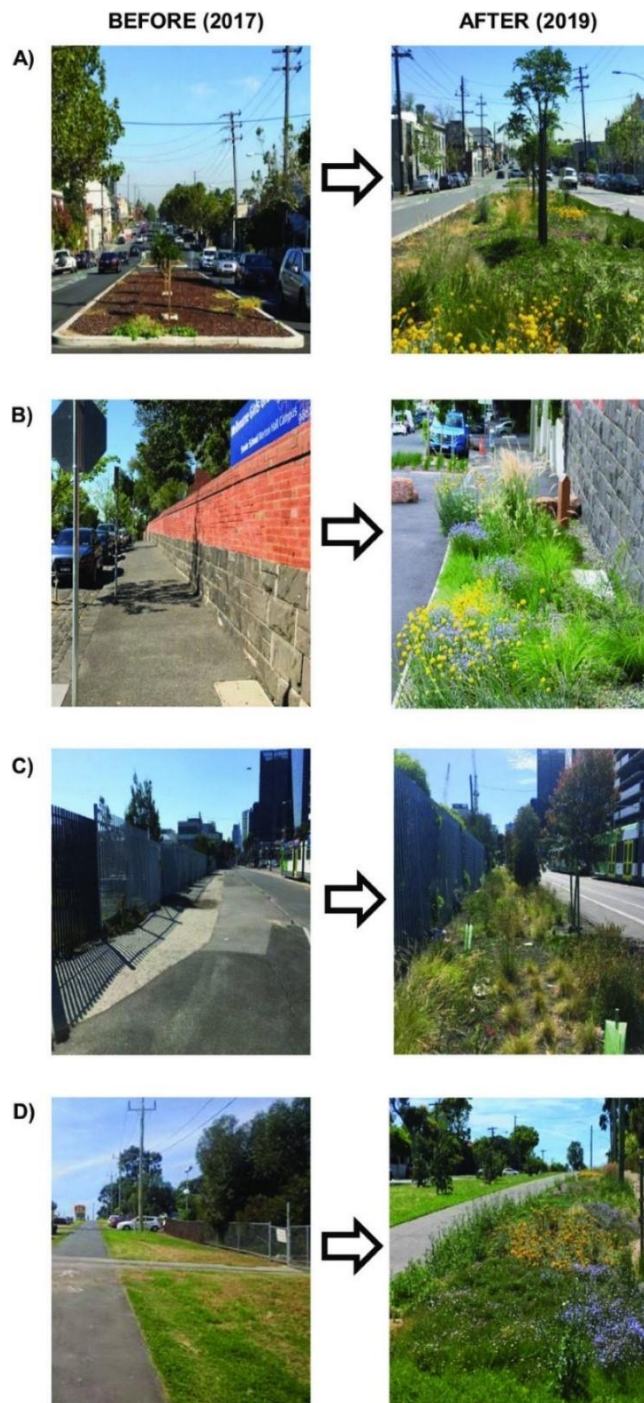


Figure 2 A well-planned and established streetscape in the City of Melbourne. Image source: <https://www.melbourne.vic.gov.au/community/greening-the-city/urban-nature/streetscape-biodiversity/Pages/streetscape-biodiversity.aspx>

Nature Strip Planting

Existing urban streetscapes of the Brighton area have significant UV loads, with minimal vegetation covering adjacent to footpaths or roads. This lack of vegetation exacerbates the heat island effect, whilst reducing the appeal of the surrounding urban landscape. Furthermore, the connectivity of larger parklands to smaller urban green spaces is significantly reduced due to the surrounding pavement effectively acting as a vegetative barrier. An innovative and important action to take in addressing heat island effects, spatial connectivity, along with community health and wellbeing in the GBS is the promotion of revegetating urban nature strips. This can be achieved at low cost and provides immediate, high impact vegetation cover within urbanized landscapes.

A nature strip can be defined as a piece of public land located between the pedestrian footpath and the back of the street curb, between the footpath and property boundary or between the road edge and curb side. Often these reserves contain services such as power poles, water and electricity infrastructure. Standard council protocols for nature strips are covered with ubiquitous lawn and, whilst owned by council, are the property owner's responsibility to maintain.

Nature strips or greenspace within road easements can account for over a third (36.7%) of a city's public greenspace, with most of that greenspace being contained within nature strips (Marshall et al., 2019). Due to the significant contribution nature strips provide to public greenspaces, they should be regarded as having considerable potential to contribute, complement and increase the greening of Brighton. The vegetation of road easements is often structurally simplistic and typically encompasses monocultures of lawn and singular street trees (Marshall et al., 2020). A significant way to alter this ubiquitous lawn phenomenon is by encouraging residents to undertake verge gardening.

Verge gardening is a citizen-led initiative of public urban greening, where residents may plant and maintain understory vegetation and tree species in the road easement. By local governments actively promoting and encouraging verge gardening activities, residents can make nature strips more complex, structurally and floristically diverse and mitigate urban heat island effects (Marshall et al., 2020). Revegetating urban nature strips is often led by community, which means that transformative urban green scaping can occur with little financial cost to council or government if done appropriately. Local government can facilitate verge gardening through education, providing advice, and by reorienting existing guidelines to encourage residents to revegetate nature strips.

It is well known that growing conditions for plants in streetscapes are often much harsher than in remnant habitats or urban park settings (Tan et al., 2022). Therefore, careful consideration should be given to species selection, hardiness, drought and pollutant tolerance, size and placement. Additionally, nature strip plantings should complement the broader greening strategies of Brighton council and not inhibit roadside collection services or create ongoing maintenance (Fig. 3). It is important when considering nature strip plantings that the following recommendations are followed:

1. **Choose Native Plants:** Native plants are adapted to the local climate, soil, and ecosystem, making them less likely to become invasive. They also provide habitat and food for local wildlife.

2. **Research Local Species:** Consult with local nurseries, councils, or conservation organizations to identify native plant species that are suitable for your region. They can provide valuable information about which plants are indigenous and non-invasive. Alternatively, refer to attached Appendix D for recommended species selection.
3. **Consider Growth Habits:** Look for plants that have controlled growth habits, such as clumping grasses or slow-spreading ground covers, rather than aggressive spreaders like some invasive grasses, climbers or plants that produces runners.
4. **Avoid known invasive species:** Stay away from plants that are known to be invasive in your area or similar climates. Check with local authorities or invasive species organizations for lists of plants to avoid.
5. **Avoid plants that exacerbate allergies:** Carefully choose plants that don't produce copious amounts of pollen or irritant materials, this can exacerbate allergies and increase the level of discomfort for others in the community.
6. **Select non-weedy species:** Choose plants that are known for their non-weedy characteristics, such as limited seed dispersal, low growth rates, or lack of aggressive root systems.
7. **Promote diversity:** Create a diverse plant community on nature strips by selecting a variety of species with different growth forms, heights, and flowering times. This can help prevent any one species from dominating the area.
8. **Consider Maintenance Needs:** Choose plants that require minimal maintenance to thrive, reducing the risk of unintentional spread through garden waste or neglect.
9. **Consider safety and lines of sight:** Select plants that are low in growth habit and have an open structure, allowing for clear lines of sight for passive surveillance and maintains sight lines for safe vehicle and pedestrian movement.
10. **Monitor and Manage:** Regularly monitor the nature strip for any signs of invasive spread or weed establishment. Promptly remove any plants that show signs of becoming invasive to prevent further spread.

By carefully selecting native, non-invasive plant species and managing them appropriately, members of the community can create a beautiful and ecologically beneficial nature strip without contributing to the spread of environmental weeds. Furthermore, by selecting appropriate native species that are highly adaptive to a changing climate, increases the likelihood of the available habitat remaining climatically suitable in the future, thereby creating longer term climate refugia whilst promoting broader landscape connectivity throughout the Brighton municipality.

A recommended species list for residents to plant in nature strips that complement the GBS are attached in Appendix C.

NS1 Action – Reorientate existing guidelines to encourage residents to plant nature strips through updated guidelines for nature strip plantings and a public facing brochure, publish species selection list to the public

NS2 Action – Plant nature strips with areas of high foot traffic adjacent to parklands and schools

NS3 Action – Incorporate strip plantings into areas with street trees and grassed islands

NS4 Action – Connect nature strip planting with larger streetscape installations





Figure 3 A well-designed street garden, fully covering the nature strip, whilst allowing pedestrian access to cars, council access to roadside collection and utilizing native plant species

Image source: <https://theconversation.com/our-land-abounds-in-nature-strips-surely-we-can-do-more-than-mow-a-third-of-urban-green-space-124781>, <https://shadylanes.com.au/listings/qayles-nature-strip/>.

Parks and Gardens

Whilst increasing biodiversity focused plantings provides extensive positive outcomes in urban areas, expanding the extent of habitat patches by forming a network of greening corridors is the most effect approach in maintaining high levels of urban greenery and transferring these direct and indirect benefits to local residents (Beninde et al., 2015). Brighton municipality contains numerous parklands and greenspaces for integration into the larger greening of Brighton vision, with strong potential of creating an expansive green corridor through or adjacent to urbanized areas. Green corridors should be strategically planned to connect the surrounding natural areas, parks, and other green spaces with one another inside the urbanized environment as best as possible.

Some parks already have master plans and are in different stages of implementation. Where possible these plantings should be in line with the GBS. For suggested tree plantings see Appendix B.

PG1 Action – Assess which parklands have the highest potential of connectivity with existing bushland and other green spaces in Brighton

Larger Parks:

The continuation of tree planting within the larger green spaces of Brighton such as Green Point, and the Foreshore and Jordan River Trail Network, would significantly increase the greening footprint of Brighton. These trail networks provide pathways that the public readily access, overlap areas of suburbs and bushland, and link the surrounding environment with Brighton’s urban area.

Larger parks provide important recreational opportunities for people in cities, and harbor much higher levels of biodiversity than in the surrounding urban landscape. These parklands also provide important opportunities to reestablish larger, longer-lived tree species that have been removed from the urbanized landscape.

Planting of larger tree species within sizeable parklands is ideal as plantings aren't constrained by infrastructure or height restrictions. When undertaking large tree plantings, combining dense understorey assemblages with large logs and woody debris helps develop a more naturalised look of the planting and build habitat complexity over time. This style of planting will encourage a higher quality of greenspace planting, whilst creating an aesthetically pleasing park for the public.

PG2 Action – Undertake tree planting in large parks that can accommodate large, long lived tree species

PG3 Action – Plant dense understorey species through layered vegetation plantings and incorporate woody debris to create habitat complexity and a more naturalized look of completed works

Smaller parks:

Many of Brighton's constituents receive direct connection and exposure to nature through parks and gardens. Loss of greenspace quantity such as large parks in urban areas can be offset by increases in greenspace quality (Haaland & van den Bosch, 2015). Smaller parklands surrounded by dense urban environments often lack habitat complexity and quality of vegetation, often containing singular trees and extensive lawn cover. Restoring this complexity can be done through mixed plantings of trees, shrubs and understorey vegetation to integrate parks and gardens with the surrounding streetscapes and provide park plantings of a higher quality and increase aesthetic appeal to residents. Incorporating well planned tree plantings along smaller park boundaries generates visual interest, frames views of the park and provides shade onto the adjoining footpath.

PG4 Action – Plant at greater densities and diversity to increase planting quality rather than quantity in smaller parks.

PG5 Action – Establish greater tree numbers along park edges

Backyards:

Many of Brighton's constituents receive direct connection and exposure to nature through parks rather than backyards. The promotion of tree planting, streetscapes and nature strips in urban areas, surrounding existing parkland is another mechanism to further link greening

projects from the urban zone to the existing parkland. This connective strategy immerses public streets and private property with one another and provides greater wellbeing and sense of place to residents.

PG6 Action – Incorporate tree and understorey plantings in grassed corridors running to and from existing parklands to urban streets

Urban and New Development

Long term sustainability in urban and new developments is directly related to how they are designed and how they form (Haaland & van den Bosch, 2015). Urban populations experience the multiple health and well-being benefits of nature predominantly through urban green infrastructure. Inappropriately designed developments, that do not incorporate higher percentages of green connectivity are exposed to significant long-term risks that impact their suitability, liveability and sustainability.

Demand on urban planners to increase the level of green infrastructure when considering new developments is becoming critical in the face of climate change, landscape fragmentation, declining ecosystem health and reduction in the quality of urbanised life for residents.

New urban expansion and development in the Brighton Municipality presents a pivotal opportunity for Brighton Council to effectively integrate greater greening into all new urban expansion and development projects.

Key considerations and strategies for effectively integrating greater greenspace and tree planting in urban and new developments include:

1. **Early Planning and Design:** Include denser tree planting and streetscape designs into the initial stages of the development planning process. This ensures that the increased greening elements that Brighton Council want in developments, are included into the overall design of the project rather than added later.
2. **Green Infrastructure:** Treat trees and streetscapes as part of the green infrastructure requirement of the development. Green infrastructure helps manage stormwater, improves air quality, reduces urban heat island effect, and enhances biodiversity in urbanised areas.
3. **Native and Climate Adaptive Species:** Select native tree species that are well-adapted to the local conditions and are capable of tolerance to projected climatic changes for Brighton. This will involve incorporating mainland native tree species into the street tree planting mix.
4. **Greening Management Plan:** Develop a comprehensive management plan that outlines strategies for preserving existing trees and maintains habitat integrity within the development.

5. **Integration with Pedestrian and Cycling Infrastructure:** Design streetscapes that prioritize pedestrian and cycling infrastructure, such as wider footpaths and nature strips, bicycle lanes, and pedestrian-friendly amenities. Integrate and connect street trees and green spaces along these routes to enhance connectivity, aesthetics and improve the walkability of residents. Developing a template for developers to follow will assist in this design process.
6. **Street Tree Planting Standards:** Establish standardised protocols for street tree planting, including spacing, species selection, and where vegetation can connect with other plantings. Consider factors such as canopy size, root growth patterns, and maintenance requirements when selecting tree species and planting locations.
7. **Community Engagement:** Involve local residents and stakeholders in the planning and design process to ensure that the streetscape design meets the needs and preferences of the community. Consider hosting public meetings, workshops, or surveys to gather input and feedback for what residents want to see in a new greenspace and what street tree preferences they may have.
8. **Multi-Functional Streetscapes:** Design streetscapes that serve multiple functions, such as providing shade, reducing noise pollution, enhancing aesthetics, and promote opportunities for social interaction. Incorporate amenities such as seating areas, public art, and outdoor gathering spaces to immerse the public with the streetscape.
9. **Long-Term Maintenance and Management:** Develop a long-term maintenance and management plan for trees and streetscapes within new developments. This may include where irrigation is installed, pruning, in filling of plants and tidying regimes.
10. **Monitoring and Evaluation:** Continuously monitor and evaluate the performance of the trees and streetscapes over time. Track metrics such as tree survival rates, canopy cover, air quality improvements, and community satisfaction to assess the effectiveness of the integration efforts and identify areas for improvement.

By incorporating these strategies into future planning and development, Brighton Council can steer developers to create urban and new developments that are greener, have higher environmental and ecological connectivity and build community resilience.

Whilst Brighton Council have existing requirements for greening in new and urban development's some existing policies could be modified to include:

- Increasing the existing planting cover requirement for development applications of no less than 5% to a 10% minimum if feasible (Landscaping policy 2022)

- Reduce the distance between street trees for new road and street frontage from 15m per tree to 10m (Landscaping policy 2022)
- Modify the existing selection of trees for planting in new developments from the Brighton Council Street Tree Strategy to incorporate the species listed in Appendix B & C (Landscaping policy 2022)
- Modify development applications for a use and/or development to provide necessary documentation of species chosen from planting list provided in Appendix B&C and placement (Amenity Policy for Industrial Zones 2014)

UD1 Action -Amend planning policies to require denser planting of tree and streetscape installations and increase required percentage of vegetation cover for new projects in the initial stages of the development planning process

UD2 Action – Develop a management plan and protocol that outlines strategies for preserving existing trees and habitat within new developments

UD3 Action – Create a template for developers to follow to assist them in ecologically minded urban design by integrating trees, streetscapes and parks with public infrastructure in the initial stages of the design

UD4 Action – Provide an appropriate plant species list to include as a condition of planning permits and incorporate planting list as an appendix in Landscape Policy 2022.

UD5 Action – Monitor and evaluate the performance of trees and streetscapes over time. Track metrics such as tree survival rates, canopy cover, air quality improvements, and community satisfaction to assess the effectiveness of the integration efforts and identify areas for improvement.

Water Sensitive Urban Design in New Development

An opportunity for increases in the levels of vegetation cover and the associated benefits, is through the integration of water sensitive urban design along new urban and development roadways (Fig. 4 & 5).

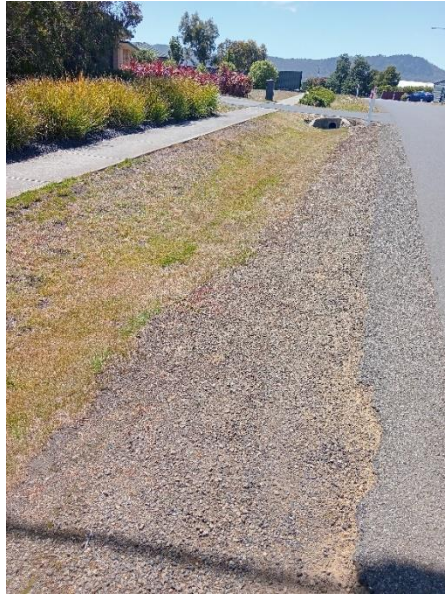


Figure 4 Storm water drains along Riviera Drive.

Urban drainage infrastructure is primarily based around rapidly moving stormwater away from the urban landscape, to reduce the flood risk created by the impervious surface covering of roads and footpaths (Coutts et al., 2013). This creates a water deficit that then requires importing high volumes of drinkable water for street tree irrigation. Rain gardens provide a soaking point for water in an urban landscape that priorities removing it.

It is recommended the storm water drainage channels alongside Riviera Drive could be planted with either rain garden plant species (reeds, sedges, aquatic plants) or street trees. Given the proximity to the road consideration must be given to native plant species but this should not deter Brighton Council from investing in non-irrigated rain gardens within drainage channels. Research has shown that vegetated drain lines increase urban green cover and reduce the speed of water flow, inhibiting its erosive potential whilst filtering nutrient runoff and pollutants (Coutts et al., 2013).

UD6 Action – Plan and construct rain gardens on roadsides and storm water drainage points



Figure 5 Two different concepts of storm water management utilising rain gardens.

Image sources: <https://gardendrum.com/2012/09/10/make-a-rain-garden/>, <https://www.flowstobay.org/data-resources/plans/sustainable-streets-master-plan/burlingame-donnelly-avenue-rain-garden/>

Challenge of Greenspace and New Development:

Due to ongoing compliance issues with developers completing approved landscaping works, it is strongly recommended that Brighton Council adopt a landscape bond protocol for new developments (commercial and public open space). Landscape bonds are a positive financial incentive for developers to plant trees, beautify constructions, ensure public open green spaces are appropriately maintained and integrate cohesively with the GBS.

Example from other Council:

Clarence City Council has already adopted this planning process model and has been doing landscape bonds since 1982 (42 years). After receiving feedback from Clarence Council compliance officers, the following is recommended regarding landscape bonds for new developments, street trees and public open space:

1. Compared to other councils where landscape bonds are not used, there are more trees overall in the developed areas of the Clarence Council municipality.
2. The landscape bond system works well if it is appropriately resourced.
3. Developers will resist landscape bonds so the more council can fall back onto its clear vision/strategy the better it is for the officer and compliance.
4. Need to be clear it is a bond and that developers can get it back.
5. The council charges a financial bond 1.5x the cost of the entire project before it commences, so they can undertake any uncompleted works if the developer fails to do so. However, logistically this is difficult to do.
6. Developers can use bond systems to buy their way out of doing greenspace work and acquire titles if compliance isn't adequately resourced (refer to point 3).
7. Another compliance officer to ensure plantings are maintained or when trees die, they are replaced. Officer can be on a .6 wage and get 80% follow up compliance completed.

ND1 Action – Establish landscaping bonds for new developments and to enforce greening policies of Brighton

Implementation and Priority suggestions

Streetscapes

Targeting areas for streetscapes involves identifying and prioritizing locations within urban areas where streetscape improvements can have the greatest impact.

This includes areas of high pedestrian activity, transportation nodes, commercial and retail zones and historic districts.

High priority should be given to the following areas to incorporate streetscape plantings:

- Green Point Road outside JRLF school – 55 Eddington St, Bridgewater (needs approval from Dept of Education)
- East Derwent Highway to Cove Hill Road entry front KFC (Extend the existing pathway and plant along the boundary)
- Fouche Avenue roundabout (four corners) in Old Beach (Several requests from community)
- Lennox Park (plant in accordance with the Lennox Park and oval master plan)
- JRLF – 2 Lampril Circle, Herdsmans Cove (plant along Lampril Circle opposite the community centre, opportunity to plant between the IGA and the school).
- Andrew Street (Good opportunity to plant)
- Brighton bowl club on Brighton Road (Plant around Brighton bowls club)
- Fronting 2 Jordan Downs Drive (An opportunity exists to plant some trees)
- Pontville Park (Glen Lea Road main entrance, plant trees 10-15m wide)
- Gunn St & Old Main Road (In accordance with the Brighton Bridgewater Bridge Waterfront Master Plan)
- Along Weily Park Road (near council owned Weily Park)



Foreshore

Current predications of climate change and its likely impact on coastal zones, requires increased efforts from Brighton Council to maintain and protect Brighton's foreshore. This area is highly utilised by the public and has received much attention from community groups, private contractors and is a significant environmental asset for greening Brighton.

Previous recommendations given by the Derwent Catchment Project (Brighton Foreshore Management Plan 2022) have indicated areas along the foreshore that Brighton Council should regard as a high priority for weed management and restoration work. Extensive progress has been achieved to date and this work should continue as a high priority.

Recommendations below are additions to current foreshore greening efforts and will complement the existing Brighton Foreshore Management Plan 2022 and Greening Brighton Strategy 2016.

Recommendations for areas to target and actions to take include:

FS1 Action – Extend revegetation sites along the Bridgewater and Old Beach Foreshore Trail where weed management and plantings have been taking place

FS2 Action - Plant tree and understorey vegetation on grassed urban land adjacent to the Material Institute and Cheswick Crescent

FS3 Action - Densley plant the coastal area at the end of Jetty Road that is increasingly at risk of erosion

FS4 Action – Integrate water sensitive urban design at the three stormwater points at Old Beach

FS5 Action – Continue planting efforts along foreshore where native vegetation has been damaged to create a BMX trail at Old Beach

FS6 Action – Design and build additional BMX features at the skate/bike park on Jetty Rd to prevent further vegetation damage

FS7 Action – Engage community on revegetation work along foreshore and register interested properties for revegetation

Suburbs

When managed appropriately, streetscape plantings are noticeably preferred to non-vegetated streetscapes by residents (Bonthoux et al., 2019). Typically, through the amenities they provide and the sense of place they cultivate. Well-designed streetscapes foster strong senses of connection to place, community identity and integrate nature into people’s daily activities. Highly attractive and functional streetscapes also increase residents’ quality of life, social connectivity, mental and physical health and wellbeing. Elements such as trees, shrubs, wildflowers and native understory species enhance urban fabric and encourage pedestrian immersion and activity, which in turn can reinforce positive social interaction and indirectly boost casual surveillance of the street, thereby reducing crime and vandalism. (Lin et al., 2021).

This review recommends that Brighton Council continue to target the suburbs of Gagebrook and Bridgewater as a high priority. These suburbs have little street vegetation, extensive areas of grass cover (particularly in areas which can be easily vegetated) compared with the other suburbs in the municipality. The current lack of vegetation in the inner suburbs of Bridgewater and Gagebrook, exacerbate the heat island effect for residents of those communities. Furthermore, as these suburbs contain larger open park lands, adjoining grass corridors and connective streetways they stand the most to gain from greening Brighton in contrast to areas with preexisting higher levels of vegetation cover.

Previous recommendations have suggested Bridgewater and Gagebrook be treated as a high priority for urban greening projects. Whilst limited progress has been made due to a variety of factors, these two suburbs remain a high priority for the overall greening of Brighton.





Figure 6 This grassed island is one example of an area in the suburbs that can be easily planted.

S1 Action –Plant large sections of street rather than little sections at a time, starting on the periphery of suburbs and work way into the centre of the suburb

S2 Action - Plant on the edges of schools, parks with high pedestrian traffic, grassed islands in roads and in grassed cul-de-sacs to circumvent plant loss

S3 Action – Plant in grassed corridors linking parklands with low lying shrubs and vegetation to increase greening connectivity whilst maintaining public safety

S4 Action – Integrate understorey plantings with existing remnant trees, building understorey diversity and cover

Potential streets to target for promoting greenspace connectivity, tree planting, streetscapes and nature strips include:

Bridgewater:

- Improve landscaping of parklands in western Bridgewater where they are to be retained

- The connective corridor bet McShane Road and Croydon Place
- Corner of Bisdee Road and Taylor Crescent
- Grassed island on Taylor Crescent
- New Bridgewater Bridge interchange



Figure 7 Under vegetated grassed corridor between Croydon Place & McShane Road, Bridgewater

Gagebrook:

- Briar Crescent to Boronia Place
- Cove Creek sports ground along Tottenham Road
- Parkland edge between Acacia Crescent, Viola Crescent, Veronica Crescent and Telopea Crescent
- Pathway from Lot 1 Viola Crescent to Sattler Street
- Sattler street joining to Deak Street and Correa Place
- Streets surrounding Lamprill Circle



Figure 8 Parkland connecting multiple streets and displaying significant connective greening potential, Herdsmans Cove.



Figure 9 Parkland connecting four streets with streetscaping potential, Gagebrook.

Highway planting

Roadside greening can provide numerous benefits such as improving aesthetics, enhancing biodiversity, mitigating erosion, and reducing noise and air pollution. Often, roadside plantings are not prioritized due to overwhelming concerns for the safety of motorists, cyclists and pedestrians (Fig. 10). However, with proper planning and planting design, roadsides can contribute significantly to Brighton's urban green infrastructure. High priority areas such as the East Derwent Highway (EDHW) linking Bridgewater to Gagebrook and

Herdsman's Cove can be planted with taller species further away from the road to avoid obstructing visibility and use lower-growing prostrate species near the roadside edge.

By selecting vegetation that does not obstruct visibility for motorists or impede the movement of pedestrians and cyclists along the EDHW, Brighton council can integrate the surrounding areas of Bridgewater, Gagebrook and Herdsmans Cove more effectively with one another. Increased planting efforts along the EDHW to Cove Hill Road and along the Midland Highway is also recommended.

HW1 Action – Continue planting East Derwent Highway toward Cove Hill Road and Midland Highway

HW2 Action – Establish dense plantings of shrubs along pedestrian and bike paths, protecting users from the highway and screening adjacent houses and fence lines, whilst ensuring vegetation structure is open for passive surveillance and safety

HW3 Action – Plant low lying ground covers, sedges and wildflowers on traffic island leaving lines of sight for vehicles

HW4 Action – Incorporate large landmark trees into plantings further back from the road and along Midland Highway toward industrial area



Figure 10 Utilize locations along the East Derwent Highway (EDHW) that are a sufficient distance from the road to not obstruct vision to motorists. Planting along the EDHW will reduce noise pollution for the adjacent suburbs whilst increasing aesthetic values for pedestrian access along the bike path.

Raising Community Awareness, Engagement and Involvement:

Communication, education and engagement are fundamental in the process of developing successful strategies for community led restoration and revitalization of urban landscapes (Saunders, 1990). Furthermore, the overall success of revegetating urbanized areas is correlated with the levels of public support for and engagement with urban tree projects (Kendal et al., 2022).

A key strategy for fostering community ownership, engagement and environmentally positive behaviours can be through the direct participation of local schools, service groups and community centres. Brighton Council can provide schools with all the required propagation material (seeds, plants, trays, soil etc.) and the schools can raise the vegetation for the streetscapes themselves.

Once the plants are ready Brighton Council can work with the community to plant out verges or sections of the street (these can be medium or low priority streets as per Brighton's Street Tree Strategy). Community planting events can take the form of:

- Planting directly adjacent to and around schools and community centres. This should be completed during school hours to increase participation and engagement.
- Planting nature strips outside people's houses who participated in the project.
- Walkways between streets or where streets meet urban parks.
- On high foot traffic corners with large sections of lawn

This strategy not only creates direct engagement but generates a sense of ownership/custodianship over the plantings, thereby reducing the likelihood of vandalism as the community now has a human story that goes with the creation of that streetscape. It assists in generating a sentiment within the community that they want to see those plants succeed, they want to see them in the landscape. Additionally, community plantings can create reduced rates of vandalism as communal monitoring and surveillance of new green areas is increased. Signs may also be erected highlighting the community achievements and why they did it, what they did and who was involved.



In areas where antisocial behaviour or vandalism have been a recurring barrier to vegetation establishment, planting should begin on the periphery, with a strategy of gradually advancing toward the neighbourhood's centre. This allows for potential reductions in rates of vandalism as the trees are located closer to busier streets with more foot traffic. Furthermore, if street plantings are done well and appropriately managed, as the vegetation matures, admiration from the public for what greening in Brighton will look and feel like is nurtured.

C1 Action - Foster community ownership, engagement and environmentally positive behaviours through direct community participation in the greening of Brighton

C2 Action –Engage local schools, service groups and community centres to raise seedlings and plant outside related buildings and/or “adopt a patch”

C3 Action – Erect signs highlighting planting work with the community groups and named individuals involved

Landcare groups:

Community-led Landcare or “friends of” groups can play a key role in looking after natural areas, tackling weeds and replanting areas to help green Brighton. Brighton Council supports Landcare groups at Bridgewater and Old Beach as well as Threatened Plants Tasmania who have been working in the Jordan Nature Reserve. Other community members have expressed an interest in working along the Jordan River. It is important to continue to support and facilitate community involvement and leadership of these and other emerging groups, as natural areas provide important green linkages within the urban landscape.

C4 Action – Increase advertisement of community-led Landcare events

C5 Action – Provide transport services such as shuttle buses to and from Landcare events

Employment Programs:

Work experience and jobs programs provide an opportunity for community members to gain experience in working outdoors in the environment, controlling weeds, planning and undertaking planting activities. Increasing skills and understanding of landscaping and conservation & land management can help build community interest and capacity to lead and implement greening strategies.

Program participants can help target sites, designing and undertaking plantings, as well as developing and/or implementing maintenance regimes.

If groups can design and work on their own project, there is a greater chance of success, and of ownership and interest in the ongoing maintenance of the site.

C6 Action – Continue to build relationships with indigenous employment programs

C7 Action – Allocate appropriate resources for training and upskilling to recruit a larger workforce to maintain and expand the greening of Brighton



Implementation Plan

ACTION #	ACTION	TIMING	RESONSIBILITY	PRIORITY
NATIVE VEGETATION				
NV1	Select native plant species that are adaptive to lower precipitation, drier landscapes, have increased flexibility with fluctuating weather extremes and will not become invasive	H	Planning	H
NV2	Integrate more local grass and sedge species into streetscape and understorey plantings to increase groundcover, expand Brighton's greening footprint and encourage local ecology	H	Works	H
NV3	Select plantings to increase local naturalized aesthetic	M	Planning & Engineering	M
NV4	Reduce purchase of larger established trees and substitute with smaller tree tube stock, decreasing transplant shock and increasing establishment success	M	Planning, Engineering & Works	M
NV5	Plant feature trees with higher densities of tube stock understorey and ground cover diversity	H	Works	H
STREET TREES				
ST1	Transition new native tree list into the existing Street Tree Planting Strategy 2019	H	Planning	H
ST2	Expand and install more diverse understorey assemblages beneath street trees	M	Works	M

ACTION #	ACTION	TIMING	RESONSIBILITY	PRIORITY
ST3	Remove and replace senescent or struggling broad leaf deciduous trees and integrate native species	M	Works	L
ST4	Increase density of street tree plantings to reduce canopy gaps	H	Works	H
ST5	Develop framework for selecting species to alternate or mix street trees to promote tree diversity and conservation	M	Planning & Engineering	M
IRRIGATION INFRASTRUCTURE				
II1	Assess current watering methods and measure water penetration and irrigation efficiency	M	Planning, Engineering & Works	M
II2	Evaluate best locations to install water connection points to irrigate future planned streetscapes	M	Planning, & Engineering	M
II3	Make better use of existing infrastructure by requiring all projects that involve greening to identify all existing assets (such as water connection points, water pipelines) and incorporate them at the beginning of the project.	H	Planning & Engineering	H
II4	Install a water connection point annually or bi-annually to build Brighton's water infrastructure and increase the municipality's water resilience	L	Planning, & Engineering	H
II5	Streetscape plantings to be initially concentrated around water connection points, gradually expanding outwards from connection point as vegetation/tree planting density increases	L	Planning & Works	M

ACTION #	ACTION	TIMING	RESONSIBILITY	PRIORITY
II6	Expand existing irrigation lines to encompass longer and wider belts of vegetation	L	Planning & Works	M
EROSION				
ER1	Construct water sensitive urban design storm water points, plant densely with reeds, sedge and aquatic species at key run off locations	M	Engineering & Planning	M
ER2	Create layered vegetative buffers from the coastline where high erosion potential has been identified. This will mitigate run off, sediment movement and damage to infrastructure	M	Planning & Works	M
ER3	Review and monitor water concentration points for maintenance and vegetation condition	L	Planning & Engineering	M
STREETSCAPES				
SS1	Assess potential barriers to plant establishment, amend accordingly or alter species selection for difficult sites	H	Planning	M
SS2	Prioritise sites that can require less preparation and can be planted densely	H	Planning	H
SS3	Prepare site conditions appropriately to ensure soils are most favourable to the native planting mix	H	Works	M
SS4	Choose plants that are compatible with each other and share similar growth habits, form and function	H	Planning & Works	H

ACTION #	ACTION	TIMING	RESONSIBILITY	PRIORITY
SS5	Monitor plantings regularly to ensure plant health is optimal and in fill where appropriate to prevent the formation of vegetation gaps	L	Planning & Works	H
SS6	Incorporate woody debris, rocks and small logs into larger streetscape plantings increasing potential ecological niches and habitat	M	Works	M
NATURE STRIPS				
NS1	Reorientate existing guidelines to encourage residents to plant nature strips through updated guidelines for nature strip plantings and a public facing brochure, publish species selection list to the public	H	Planning & Engineering	H
NS2	Plant nature strips with areas of high foot traffic adjacent to parklands and schools	H	Works	H
NS3	Incorporate strip plantings into areas with street trees and grassed islands	H	Planning & Works	M
NS4	Connect nature strip planting with larger streetscape installations	M	Planning & Works	M
PARKS & GARDENS				
PG1	Assess which parklands have the highest potential of connectivity with existing bushland and other green spaces in Brighton	M	Planning, Engineering & Works	M
PG2	Undertake tree planting in large parks that can accommodate large, long lived tree species	H	Works	H

ACTION #	ACTION	TIMING	RESONSIBILITY	PRIORITY
PG3	Plant dense understorey species through layered vegetation plantings and incorporate woody debris to create habitat complexity and a more naturalized look of completed works	M	Works	H
PG4	Plant at greater densities and diversity to increase planting quality rather than quantity in smaller parks	H	Works	H
PG5	Establish greater tree numbers along park edges	M	Works	M
PG6	Incorporate tree and understorey plantings in grassed corridors running to and from existing parklands to urban streets	M	Works	M
URBAN DEVELOPMENT				
UD1	Amend planning policies to require denser tree plantings, streetscape installation and connective corridors to parklands in the initial stages of the development planning process	M	Planning & Building	M
UD2	Develop management plan that outlines strategies for preserving existing trees and maintains integrity of existing habitat within the new developments	M	Planning	M/L
UD3	Create a template for developers to follow to assist them in where Council wants to integrate trees, streetscapes and parks with public infrastructure and urban development	M	Planning & Building	M/L
UD4	Provide an appropriate plant species list to include as a condition of planning permits and incorporate planting list as an appendix in Landscape Policy 2022.	M	Planning & Engineering	M

ACTION #	ACTION	TIMING	RESONSIBILITY	PRIORITY
UD5	Monitor and evaluate the performance of trees and streetscapes over time. Track metrics to assess the effectiveness of the integration efforts and identify areas for improvement	L	Planning, Engineering & Works	H
UD6	Plan and construct rain gardens on roadsides and storm water drainage points	M	Planning & Works	M
NEW DEVELOPMENT				
ND1	Establish landscaping bonds for new developments and to enforce greening policies of Brighton	M	Planning & Finance	H
FORESHORE				
FS1	Extend revegetation sites along the Bridgewater and Old Beach Foreshore Trail where weed management and plantings have been taking place	H	Works	H
FS2	Plant tree and understorey vegetation on grassed urban land adjacent to the Material Institute and Cheswick Crescent	M	Works	M
FS3	Densley plant the coastal area at the end of jetty Road that is increasingly at risk of erosion	M	Works	M
FS4	Integrate water sensitive urban design at the three stormwater points at Old Beach	M	Planning, Engineering & Works	M
FS5	Continue planting efforts along foreshore where native vegetation has been damaged to create a BMX trail	H	Works	H

ACTION #	ACTION	TIMING	RESONSIBILITY	PRIORITY
FS6	Design and build additional BMX features at the skate/bike park on Jetty Rd to prevent further vegetation damage	M	Planning & Building	M
FS7	Engage community on revegetation work along foreshore and register interested properties for revegetation	M	Planning & Community Engagement	M
SUBURBS				
SB1	Plant large sections of street rather than little sections at a time, starting on the periphery of suburbs and work way into the centre	M	Planning & Works	M
SB2	Plant on the edges of schools, parks with high pedestrian traffic, grassed islands in roads and in grassed cul-de-sacs to circumvent plant loss	H	Works	H
SB3	Plant in grassed corridors linking parklands with low lying shrubs and vegetation to increase greening connectivity whilst maintaining public safety	M	Works	H
SB4	Integrate understorey plantings with existing remnant trees, building understorey diversity and cover	M	Works	H
HIGHWAY				
HW1	Continue planting East Derwent Highway toward Cove Hill Road and Midland Highway	M	Works	M
HW2	Establish dense plantings of shrubs along pedestrian and bike paths, protecting users from the highway and screening adjacent houses	M	Planning & Works	H

ACTION #	ACTION	TIMING	RESONSIBILITY	PRIORITY
	and fence lines, whilst ensuring vegetation structure is open for passive surveillance and safety			
HW3	Plant low lying ground covers, sedges and wildflowers on traffic island leaving lines of sight for vehicles	H	Works	M
HW4	Incorporate large landmark trees into plantings further back from the road and along Midland Highway toward industrial area	M	Works	M
COMMUNITY AWARENESS, ENGAGEMENT & INVOLVEMENT				
C1	Foster community ownership, engagement, and environmentally positive behaviours through direct community participation in the greening of Brighton	L	Community Engagement	H
C2	Engage local schools, service groups and community centres to raise seedlings and plant outside related buildings and/or “adopt a patch”	M	Planning & Community Engagement	H
C3	Erect signs highlighting planting work with the community groups and named individuals involved	M	Planning & Community Engagement	M
C4	Increase advertisement of community-led Landcare events	M	Community Engagement	M
C5	Provide transport services such as shuttle buses to and from Landcare events	M	Planning & Community Engagement	M

ACTION #	ACTION	TIMING	RESONSIBILITY	PRIORITY
C6	Continue to build relationships with indigenous employment programs	M	Community Engagement	M
C7	Allocate appropriate resources for training and upskilling to recruit a larger workforce to maintain and expand the greening of Brighton	M	Planning & Finance	L
REVIEW & EVALUATION				
RE1	Review the recommendations and implementation plan after 5 years (2029) and undertake complete review of the updated Greening Brighton Strategy in 2033	2029 and 2033	BC, consultant	Med/Low
RE2	Create a standardized protocol and method for measuring tree cover to be undertaken every one to two years	H	Planning & Engineering	H

Type of priorities:

Low (L), Medium (M), High (H)

Timing of priorities:

High: 1-2 years, Medium: 2-5 years, Low: 5-10 years

Community Feedback

The feedback from the community in this strategy should be regarded as only initial with another round of consultation to be undertaken by Brighton Council.

Limited community consultation was undertaken as part of the review process. It included opportunistic feedback received while out in the community. An article in the Brighton Nature News email was distributed to various community members and groups (many of these were people interested in the natural environment but also service groups and other community groups and individuals). Relevant phone conversations and emails received during the project were noted and a quick review of relevant comments and feedback collected through Council's customer request system was undertaken.

While visiting some of the sites identified in the previous strategy, three residents of Bridgewater East were asked about the street tree plantings. Their comments included *"I don't understand why the council has chosen the trees they have. They're nice but they are out of place with the area. I would prefer native species (they didn't mind if they are mainland species or Tasmanian), but don't want plants that get too big. Since those trees over the road have grown above the streetlights, crime has been happening. What's the point of having security cameras on that building, if all you can see is the inside of a bush?"*

A new resident contacted council expressing a desire to plant out a roadside area near where she was living *"I need some trees or gardens or shrubs and green space...How can we improve our public amenities, cool the suburb and mitigate against climate change? Let's plant this space out!"*

In a Brighton Nature News email readers were invited to consider and provide feedback to the following questions about street trees and planting in Brighton.

7 community members provided feedback. All supported more trees and the use of drought tolerant species particularly native plants. A selection of responses to the questions put forward to the community are included in Appendix E.

Other comments

The Brighton LGA has the highest prevalence of asthma in the state, and I am looking at some exciting new ways that we can build community capacity to support people living with asthma. A particular theme is seasonal allergies and asthma, and just how difficult it is for people to live freely when surrounded by matter in the air – particularly pollens. I'd be keen to connect with you to discuss how tree plantings –

particular species – can be detrimental for people with asthma. Perhaps there’s something exciting we can do to propel both our interests?

A brief review of Council’s Customer Request system identified the following concerns regarding trees and plantings in the Brighton landscape.

- Dangerous, damaged or fallen trees, branches and debris
- Over-grown trees and over-hanging limbs
- Vegetation obscuring vision and/or access

These issues made up most of the customer requests reviewed. While storm damage is likely to increase with climate change, careful choice of plants and planting locations will be important to help reduce the associated risks and issues.

A few concerns about the health of trees and vandalism were raised and there was at least one resident who contacted the council to express appreciation of the nature strip plantings.

Love the trees planted on nature strip in Tivoli Road, would like to know if we plan to do all of Gagebrook.

Review and Evaluation

The updated Greening of Brighton Strategy will be reviewed at the end of the 10-year period (2033). To maintain relevance of the recommendations and implementation plan, a review and update involving key stakeholders will be carried out after five years (2029).

As outlined in the streetscape section, ongoing maintenance and monitoring of works e.g. street tree/streetscape maintenance and vegetation condition, should be undertaken by the relevant land manager

Formulation of a standardised protocol and method should be established to monitor the percentage of greenspace change. This should be undertaken every two years by the responsible organisation or consultant.

RE1 Action – Review the recommendations and implementation plan after 5 years (2029) and undertake complete review of the updated Greening Brighton Strategy in 2033

RE1 Action – Create a standardized protocol and method for measuring tree cover to be undertaken every one to two years

Links to Other Plans

Brighton Council has a range of plans and strategies that tie in with the Greening Brighton Strategy

Brighton Council Strategy 2023-2033

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
- 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
- 2.3 Demonstrate strong environmental stewardship and leadership
- 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

Goal 4 Ensure a progressive, efficient and caring council

- 4.4 Ensure financial and risk sustainability

Street Tree Plan 2019

Landscape Architects Inspiring Place were engaged by Brighton Council, to develop a Street Tree plan to assist in identifying appropriate street trees to be planted within the urban areas of the Brighton municipality. A review of this plan was undertaken in the development of this document.

Brighton's Natural Resource Management Strategy 2022

2.1 Improve or maintain the condition of freshwater, estuarine and coastal ecosystems

4.1 Maintain and/or improve the condition of native habitats for flora and fauna

4.3 Improve and maintain connectivity of habitat for flora and fauna species

5.1 Incorporate regional community wellbeing into agricultural and natural area management programs to improve resilience

5.2 Facilitate increased community participation in and awareness

Foreshore Management Plan

In May 2023 Brighton Council endorsed the Brighton Foreshore Management Plan. This plan is aimed to provide a practical guide for the collaborative management of areas along the Brighton foreshore. The plan initially concentrated on three areas in Bridgewater, Herdsmans Cove and Old Beach.

Goals

Restore foreshore vegetation and habitat.

Promote environmental awareness.

Maintain green spaces and promote pride in the area.

Climate Change and Resilience strategy November 2019

To provide and demonstrate leadership to the community by implementing sustainability initiatives.

To integrate sustainability principles into all Council functions to achieve a healthy and sustainable environment.

To reduce costs associated with resource consumption across Council assets and activities.

SI.5 Build a resilient community and environmentally sustainable future

S2.2: Education/Capability Build

S4.4: Long-term thinking & evidence-based

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Appendix A Current tree species list for Greening Brighton Strategy:

Unsuitable
 Vulnerable
 Viable

Size	Tree Species (non-native)	Common Name	Temperate Vulnerability		
			Current temp	Moderate (0.8 -1.6 °C)	Extreme (3°C)
L	<i>Acer rubrum</i> 'Autumn Red'	Canadian Maple	Hardy	Moderately vulnerable	Moderately vulnerable
L	<i>Acer x freemanii</i>	Autumn blaze maple	Very vulnerable	Very vulnerable	Very vulnerable
L	<i>Fraxinus pennsylvanica</i>	Cimmaron Ash (good drought resistance, not hardy)	Moderately vulnerable	Moderately vulnerable	Very vulnerable
L	<i>Fraxinus oxycarpa</i> 'Raywoodii'	Claret Ash	Moderately vulnerable	Very vulnerable	Very vulnerable
L	<i>Fraxinus pennsylvanica</i> 'Aerial'	Aerial Ash	Moderately vulnerable	Moderately vulnerable	Very vulnerable
L	<i>Ginkgo biloba</i>	Maidenhair Tree	Hardy	Moderately vulnerable	Moderately vulnerable
L	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Sunburst'	Golden Honey Locust	Hardy	Hardy	Moderately vulnerable
L	<i>Nyssa sylvatica</i>	Tupelo	Hardy	Hardy	Moderately vulnerable
L	<i>Platanus acerifolia</i>	London Plane	Vulnerable	Very vulnerable	Very vulnerable
L	<i>Pyrus ussuriensis</i>	Manchurian Pear	Moderately vulnerable	Moderately vulnerable	Very vulnerable
L	<i>Quercus coccinea</i>	Scarlet Oak	Very vulnerable	Very vulnerable	Very vulnerable
L	<i>Quercus robur</i>	English Oak	Very vulnerable	Very vulnerable	Very vulnerable
L	<i>Quercus palustris</i>	Pin Oak	Very vulnerable	Very vulnerable	Very vulnerable
L	<i>Quercus rubra</i>	Red Oak	Very vulnerable	Very vulnerable	Very vulnerable
L	<i>Quercus cerris</i>	Turkey Oak	Very vulnerable	Very vulnerable	Very vulnerable
L	<i>Tilia cordata</i>	Linden Tree	Very vulnerable	Very vulnerable	Very vulnerable
L	<i>Ulmus glabra</i> 'Lutescens'	Golden Elm	Very vulnerable	Very vulnerable	Very vulnerable
S	<i>Acer palmatum</i> 'Sango Kaku'	Coral Bark Maple	Moderately vulnerable	Moderately vulnerable	Very vulnerable
S	<i>Fraxinus excelsior</i> 'Aurea'	Golden Ash (Hardy)	Very vulnerable	Very vulnerable	Very vulnerable

Size	Tree Species (non-native)	Common Name	Temperate Vulnerability		
			Current temp	Moderate (0.8 -1.6 °C)	Extreme (3°C)
S	<i>Koelreuteria paniculata</i>	Golden Rain Tree	Hardy	Hardy	Hardy
S	<i>Malus ioensis 'plena'</i>	Iowa Crab Apple	Hardy	Moderately vulnerable	Very vulnerable
S	<i>Olea europaea 'Correggiola'</i>	Olive Tree	Hardy	Hardy	Moderately vulnerable
S	<i>Parrotia persica</i>	Persian Witch Hazel	Very vulnerable	Very vulnerable	Very vulnerable
S	<i>Pyrus nivalis</i>	Snow Pear	Very vulnerable	Very vulnerable	Very vulnerable
S	<i>Liquidambar styraciflua 'Worplesdon'</i>	Worplesdon Liquidambar	Hardy	Hardy	Hardy
S	<i>Gleditsia triacanthos var. inermis 'Shademaster'</i>	Green Honey Locust	Hardy	Hardy	Moderately vulnerable
S	<i>Aesculus hippocastanum</i>	White Horse Chestnut	Very vulnerable	Very vulnerable	Very vulnerable
S	<i>Robinia pseudocacacia 'Frisia'</i>	Golden Robinia	Moderately vulnerable	Moderately vulnerable	Very vulnerable
F	<i>Ginkgo biloba 'Princeton Sentry'</i>	Princeton Sentry Ginkgo	Hardy	Moderately vulnerable	Moderately vulnerable
F	<i>Pyrus calleryana 'Capital'</i>	Ornamental Pear	Hardy	Hardy	Moderately vulnerable
F	<i>Quercus palustris 'Pringreen'</i>	Green Pillar Oak	Very vulnerable	Very vulnerable	Very vulnerable
F	<i>Quercus robur 'fastigiata'</i>	Fastigate English Oak	Very vulnerable	Very vulnerable	Very vulnerable
F	<i>Liriodendron tulipifera 'Fastigiata'</i>	Fastigate Tulip	Moderately vulnerable	Moderately vulnerable	Very vulnerable
F	<i>Malus tschonoskii</i>	Upright Crab Apple	Very vulnerable	Very vulnerable	Very vulnerable
LM	<i>Eucalyptus globulus</i>	Tasmanian Blue Gum	Hardy	Hardy	Moderately vulnerable
LM	<i>Eucalyptus amygdalina</i>	Black Peppermint	Very vulnerable	Very vulnerable	Very vulnerable
LM	<i>Eucalyptus obliqua</i>	Stringybark	Moderately vulnerable	Moderately vulnerable	Very vulnerable
LM	<i>Eucalyptus viminalis</i>	White Gum	Hardy	Moderately vulnerable	Very vulnerable
LM	<i>Eucalyptus sieberi</i>	Black Peppermint	Hardy	Moderately vulnerable	Very vulnerable
LN	<i>Eucalyptus pauciflora</i>	Cabbage Gum	Hardy	Moderately vulnerable	Very vulnerable
LN	<i>Eucalyptus pulchella</i>	White Peppermint	Moderately vulnerable	Moderately vulnerable	Very vulnerable

L – LARGE S- SMALL F- FASTIGATE LM – LARMARK LN – LARGE NATIVE

Out of the 41 tree species selected for planting, 11 (26.8%) will be viable based on projected climate modelling within urban streetscapes*. Species highlighted in green indicate the strongest likelihood of persistence in the face of increasing temperatures of up to 3 degrees. Any species with a very vulnerable rating were excluded. Temperature vulnerability ratings were collected from research by the University of Melbourne, for the City of Melbourne's Future Urban Forest 'Identifying vulnerability to future temperatures' report 2016. *Note if the moderately vulnerable rating is included in the tree species list, under moderate warming scenarios, with extreme forecasts excluded, then 23 (56%) tree species are suitable out of the 41.

Information sourced: https://nespurban.edu.au/wpcontent/uploads/2018/11/CAULRR02_CoMFutureUrbanForest_Nov2016.pdf)

Appendix B Recommended Tree and Plant Species List

Native Street Tree Species for Brighton (non-eucalypt)				
Botanical name	Common name	Height	Width	Notes
<i>Acacia implexa</i>	Lightwood wattle	5-15m	4-10m	
<i>Acacia melanoxylon</i>	Blackwood	6-8m (in urban areas)	3-6m	
<i>Acacia pendula</i>	Weeping myall	5-13m	4-5m	
<i>Acacia mucronata</i>	Narrow-leaf wattle	1-15m	.5-5m	
<i>Agonis flexuosa</i>	Weeping myrtle	8-10m	8-10m	
<i>Allocasuarina littoralis</i>	Black sheoak	6-8m	3-4m	
<i>Allocasuarina verticillata</i>	Drooping sheoak	8-10m	4-6m	
<i>Banksia integrifolia</i>	Coast banksia	5-10m	3-6mm	
<i>Banksia marginata</i>	Silver banksia	1-12m	2-12m	
<i>Banksia spinulosa</i>	Hairpin banksia	1-2m	1-2m	
<i>Casuarina glauca</i>	Swamp sheoak	6-20m	3-6m	
<i>Callistemon Dawson</i>	River weeper	3-5m	3-5m	
<i>Dodonea viscosa</i>	Hop bush	2-3m	2-3m	
<i>Grevillea robusta</i>	Silky oak	15-20m	6-8m	
<i>Lophostemon confertus</i>	Brush box	10-15m	6-12m	
<i>Melaleuca lanceolata</i>	Black paperbark	3-6m	3-6m	
<i>Melaleuca quinquenervia</i>	Swamp paperbark	8-15m	5-10m	
<i>Callistemon viminalis</i>	Red cascade	6-9m	3-4.5m	

Native Shrub Species				
Botanical name	Common name	Height	Width	Notes
<i>Acacia glaucoptera</i>	Flat wattle	1-2m	1-2.5m	

Native Shrub Species				
Botanical name	Common name	Height	Width	Notes
<i>Atriplex cinerea</i>	Saltbush	.5-1m	1-2m	
<i>Correa backhousianna</i>	Australian fuchsia	1m	1m	
<i>Correa decumbens</i>	Spreading correa	.5-1m	1-3m	
<i>Correa reflexa</i>	Native fuchsia	.5-1.2m	.5-1m	
<i>Hakea francisiana</i>	Emu tree	3-8m	2-4m	Upright shrub to narrow tree
<i>Hakea laurina</i>	Pincushion hakea	3-6m	3-5m	Large shrub to small tree
<i>Hakea multilineata</i>	Grass-Leaved hakea	3-5m	2-4m	Upright shrub
<i>Leptospermum laevigatum</i>	Coast tea tree	2-3m	1.5-2.5m	
<i>Leucophyta brownii</i>	Silver cushion bush	.5-1m	.5-1m	Compact shrub
<i>Melaleuca viminalis</i>	"little john"	0.9-1m	1.5m	Dense evergreen shrub
<i>Westringia</i> spp	Native westringia	.5-1.5	1.3-1.5	

Native herbs for understorey and streetscapes				
Botanical name	Common name	Height	Width	Notes
<i>Bossiaea prostrata</i>	Creeping bossiaea	5-10cm	0.5-1.5m	
<i>Chrysocephalum apiculatum</i>	Common everlasting	30cm	50cm	
<i>Chrysocephalum semipapposum</i>	Clustered everlasting	60cm	60cm	
<i>Calocephalus citreus</i>	Lemon beauty heads	15-60cm	30-60cm	
<i>Calothamnus quadrifidus</i>	One-sided bottlebrush	1.5-2m	1.5-2m	
<i>Conostylis candicans</i>	Grey cottonheads	30cm	50cm	

Native herbs for understorey and streetscapes				
Botanical name	Common name	Height	Width	Notes
Helichrysum spp	Everlasting, strawflower	30cm-1m	30cm-1m	
<i>Xerochrysum bracteatum</i>	Golden everlasting	1m	.5-1m	

Native Ground Covers				
Botanical name	Common name	Height	Width	Notes
Carpobrotus rossii	Native pigface	40cm	1-3m	Effective weed deterrent over larger areas
Casuarina glauca (prostrate form)	Swamp sheoak	100-300mm	1-1.5m	Effective weed suppressant over larger areas
Disphyma crassifolium	Round leaved pigface	30cm	100cm	
Kennedia prostrata	Running postman	10cm	2-3m	
Lasiopetalum macrophyllum (prostrate form)	Slender velvet bush	30-60cm	1-2m	Tolerates light frosts, drought hardy
Myoporum ellipticum	Boobialla	30-50cm	1-2m	Fast growing, good gap filler, rockeries and weed suppression
Myoporum insulare (prostrate form)	Boobialla	30-50cm	1-2m	Fast growing, good gap filler, rockeries and weed suppression
Myoporum parvifolium	Creeping boobialla	0.3	2-3m	Dense foliage, good weed suppressant
Rhagodia spinescens	Spiny saltbush	0.6	1-3m	Medium, hardy shrub/ground cover, attractive foliage

Native Grasses, Lilies & Sedge species				
Botanical name	Common name	Height	Width	Notes
Austrostipa spp	Spear grass	60-90cm	90cm	
Carex appressa	Tall sedge	0.8-1m	1m	

Native Grasses, Lilies & Sedge species				
Botanical name	Common name	Height	Width	Notes
<i>Dianella tasmanica</i>	Blue flax-lilly	50-80cm	50-80cm	
<i>Ficinia nodosa</i>	Nobby clubrush	80cm-1m	60-90cm	
<i>Lomandra longifolia</i> + other nursery cultivars	Many cultivars	40cm-1.2m	40cm-1m	
<i>Poa labillaedierei</i>	Common tussock grass	Up to 1.5m	0.5m	Larger tussock over time and will need maintenance
<i>Poa rodwayi</i>	Velvet tussock grass	60cm	30cm	Better to plant in initial plantings as more compact than <i>labillaedierei</i>
<i>Rhynchospora caespitosa</i>	Ringed wallaby grass	20-90cm	30-90cm	
<i>Themeda triandra</i>	Kangaroo grass	60cm-1.5m	30-60cm	Key species in a national threatened ecological community

Smaller Eucalyptus Trees for Street Planting				
Botanical name	Common name	Height	Width	Notes
<i>Angophora hispida</i>	Dwarf apple	2-6m	2-6m	Grows well on sites with limited root space
<i>Corymbia ficifolia</i>	Red flowering gum	2-12m	5-10m	Excellent shade tree, round & compact
<i>Eucalyptus cneorifolia</i>	Kangaroo island narrow leaved mallee	4-10m	5-8m	Excellent screening or shelter, grows well on coastal sites
<i>Eucalyptus cosmophylla</i>	Cup gum	2-6m	4-8m	Excellent street tree for under utility wires, good shade tree
<i>Eucalyptus crenulata</i>	Buxton gum	4-8m	8-10m	Good street tree for under utility wires, fast growing, prefers cool, wet sites
<i>Eucalyptus gregsoniana</i>	Dwarf snow gum	2-4m	3-6m	Shrub for landscape planting, dense rounded canopy, very cold

Smaller Eucalyptus Trees for Street Planting				
Botanical name	Common name	Height	Width	Notes
				tolerant, excellent for screening and low shelter
<i>Eucalyptus kitsoniana</i>	Gippsland mallee	5-8m	3-4m	Fast growing, shelter and screening, general landscape tree, tolerates wide soil types.
<i>Eucalyptus macrandra</i>	Long flowered marlock	4-10m	3-6m	Screening, ornamental small tree
<i>Eucalyptus pulverulenta</i>	Silver leaved mountain gum	3-7m	3-5m	Non-competitive rots, suitable for underplanting with other plants, ornamental, cold tolerant
<i>Eucalyptus Risdonii</i>	Risdon peppermint	3-10m	5-8m	Ornamental street tree or mallee, fast growing, good street tree, very drought tolerant
<i>Eucalyptus stoatei</i>	Scarlet pear gum	5-8m	2-5	Ornamental small tree, fast growing and flowers when young, screening
<i>Eucalyptus verrucata</i>	Mount Abrupt stringybark	1-5m	2-4m	Dense crowned shrub or small tree, fast growing, shelter and screening
<i>Eucalyptus viridis</i>	Green mallee	4-10m	3-4m	Provides dappled shade, drought tolerant

Larger Trees for Parks, Developments, Highways, Landmark Species				
Botanical name	Common name	Height	Width	Notes
<i>Angophora costata</i>	Smooth barked apple	6-20m	16-19m	Grows well on rocky sites with limited root space, ornamental, good shade tree
<i>Angophora floribunda</i>	Rough barked apple	10-25m	10-20m	Excellent shade tree, screening, non-shedding bark
<i>Corymbia citridora</i>	Lemon scented gum	16-30m	20-24m	Excellent landscape planting tree, fast growing, tolerant of most soils and conditions
<i>Corymbia maculata</i>	Spotted gum	18-35m	10-15m	Fast growing, large stately tree, structurally

Larger Trees for Parks, Developments, Highways, Landmark Species				
Botanical name	Common name	Height	Width	Notes
				sound, good shade, tolerant of most soils and conditions
<i>Eucalyptus accedens</i>	Powderbark wandoo	8-20m	6-8m	Seasonally colourful bark, screening, compact crown of blue-green foliage
<i>Eucalyptus botryoides</i>	Woolybutt	8-30m	10-15m	Fast growing, spreading shady crown, grows well on coast
<i>Eucalyptus camaldulensis</i>	River red gum	8-35m	10-15m	Excellent habitat and shade tree
<i>Eucalyptus cinerea</i>	Argyle apple	6-18m	6-12m	Highly ornamental, non-shedding stringy bark, tall screening & shelter, floriculture
<i>Eucalyptus crebra</i>	Narrow leaved ironbark	7-25m	8-12m	General landscaping tree, non-shedding bark, tolerant of most soils and conditions
<i>Eucalyptus globulus</i>	Tasmanian blue gum	5-60m	15-22m	Very fast growing, tolerant of cold temperatures, excellent parkland feature tree
<i>Eucalyptus leucoxyton</i>	Yellow gum	4-12m	7-15m	Moderately fast growing, good shade tree, shelter and screening, tolerant of most soils and conditions
<i>Eucalyptus mannifera</i>	Red spotted gum	5-18m	8-12m	Highly ornamental, excellent landscape planting, moderately cold tolerant
<i>Eucalyptus megacornuta</i>	Warty yate	6-12m	8-12m	Fast growing, dense crowned tree, smooth shiny bark, rapid, short to medium-term screening and shelter
<i>Eucalyptus melliodora</i>	Yellow box	10-30m	15-25m	Tolerant of most soils and conditions, moderately drought tolerant, general landscape planting

Larger Trees for Parks, Developments, Highways, Landmark Species				
Botanical name	Common name	Height	Width	Notes
<i>Eucalyptus nicholii</i>	Willow Peppermint	6-18m	8-12m	Ornamental street tree, compact crown, shade, shelter & screening
<i>Eucalyptus pauciflora</i>	Cabbage gum	4-20m	4-10m	Good ornamental street tree, fast growing, extremely cold tolerant
<i>Eucalyptus petiolaris</i>	Eyre Peninsula blue gum	8-14m	5-12m	Ornamental landscaping tree, provides dappled shade, tolerant of moderately saline soils
<i>Eucalyptus polyanthemos</i>	Red box	6-25m	5-15m	General landscaping tree, tolerant of most soils and conditions, moderately drought tolerant
<i>Eucalyptus populnea</i>	Bimble box	6-15m	9-12m	Non-shedding bark, good shade tree, excellent street tree, tolerant of most soils and conditions, highly drought tolerant
<i>Eucalyptus pulchella</i>	White peppermint	8-20m	10-15m	Ornamental landscaping tree of graceful form, fast growing, good street tree in cooler regions
<i>Eucalyptus rossii</i>	Inland scribbly gum	8-18m	12-15m	Excellent tree for landscape planting, provides dappled shade, non-competitive roots (suitable for under-planting)
<i>Eucalyptus sideroxylon</i>	Red ironbark	8-25m	8-15m	General landscaping tree, contrasting foliage with black bark, tolerant of most soils and conditions, moderately drought tolerant
<i>Eucalyptus viminalis</i>	Manna gum	10-50m	8-15m	Variable forms, from woodland tree to tall forest tree, very fast growing, tolerates infertile sandy soils

Larger Trees for Parks, Developments, Highways, Landmark Species				
Botanical name	Common name	Height	Width	Notes
Eucalyptus wandoo	Wandoo	8-18m	5-8m	Taller screening, shelter and shade, smooth pale bark

Native species listed above are the recommendations for the street tree planting in response to climate change for the Brighton municipality. Species were chosen based on potential distribution range, tolerance to soil type, salt, air temp and UV levels that are within the predicted climatic shifts for Brighton municipality. Information sourced: Nicolle, D. (2016) Smaller Eucalypts for Planting in Australia, Their Selection, Cultivation and Management) & Nicolle, D. (2016) Larger Eucalypts for Planting in Australia, Their Selection, Cultivation and Management.

Species listed in **Appendix C** can also be integrated with the **Appendix B** species list for the greening of Brighton.

Appendix C Nature strip planting options for public

RECOMMENDED NATURE STRIP PLANTS			
NATIVE PLANTS			
Species	Common name/s	Height	Width
<i>Anigozanthus spp</i>	Kangaroo paw	40cm-1.2m	40cm-1.2m
<i>Arthropodium strictum</i>	Chocolate lily	80cm	80cm
<i>Astroloma humifusum</i>	Native cranberry heath	30-40cm	30-40cm
<i>Atriplex semibaccata</i>	Berry saltbush	10-40cm	1-2m
<i>Austrostipa spp</i>	Spear grass	70-90cm	1m
<i>Banksia spp</i> *small species	Birthday Candles (example), many varieties available	50cm	1m
<i>Brachyscome multifida</i>	'Break O Day' cut leaf daisy	30cm	50cm
<i>Bulbine bulbosa</i>	Bulbine lily	80cm	50cm
<i>Callistemon spp</i> *small species	'Little John' (example)	60cm-1.2m	60-90cm
<i>Calocephalus citreus</i>	Lemon beauty-heads	15-60cm	30-60cm
<i>Calocephalus lacteus</i>	Milky beauty-heads	15-30cm	10-30cm
<i>Carpobrotus spp</i>	Pigface	15-30cm	1m
<i>Chenopodium spinescens</i>	Creeping saltbush	30-50cm	1m
<i>Chrysocephalum apiculatum</i>	Common everlasting, yellow buttons	30cm	50cm
<i>Chrysocephalum semipapposum</i>	Clustered everlasting	60cm	60cm
<i>Convolvulus erubescens</i>	Australian bindweed	30cm	2m
<i>Correa sp.</i> * small/prostrate forms	<i>Correa alba</i> (example), many varieties available	50cm	1.5m
<i>Crowea saligna</i>	Crowea	1m	1m
<i>Dianella brevicaulis</i>	Short-stem flax lily	30-60cm	60cm-1m
<i>Dianella revoluta</i>	Blue flax-lily	50-80cm	50-80cm
<i>Dianella tasmanica</i>	Tasman flax-lily	50-80cm	50-80cm
<i>Dichondra repens</i>	Kidney weed	10cm	1m
<i>Diplarrena moraea</i>	Butterfly flag, white iris	70cm	70cm
<i>Disphyma crassifolium</i>	Roundleaf pigface	15-30cm	1m
<i>Disphyma crassifolium ssp. clavellatum</i>	Round-leaf pigface, rounded noon flower, karkalla	2-30cm	1-2m
Species	Common name/s	Height	Width

RECOMMENDED NATURE STRIP PLANTS

NATIVE PLANTS

<i>Einadia nutans</i>	Climbing saltbush	15-30cm	60cm-1m
<i>Enchylaena tomentosa</i>	Ruby saltbush	60cm	1m
<i>Eremophila spp</i>	Emu bush, tar bush	1-1.5m	1-1.5m
<i>Euryomyrtus ramosissima</i>	Rosy baeckea	1m	1.5m
<i>Eutaxia microphylla *prostrate form</i>	Small leaved eutaxia	10-15cm	1.5m
<i>Ficinia nodosa</i>	Knobby club rush	80cm-1m	60cm
<i>Geranium solandri var. solandri</i>	Austral crane's bill	10-20cm	60cm-1.5m
<i>Goodenia ovata *prostrate form</i>	Hop goodenia	30cm	1m
<i>Grevillea spp *prostrate forms</i>	<i>Grevillea australis</i> (example), many varieties available	30cm	1.5m
<i>Hibbertia procumbens</i>	Spreading guinea flower	15cm	1m
<i>Hibbertia riparia</i>	Erect guinea flower	50cm	1m
<i>Kennedia prostrata</i>	Running postman	15cm	3m
<i>Leptospermum lanigerum prostrate form</i>	'Petal point spread' woolly tea tree	40cm	1.5m
<i>Leucophyta brownii</i>	Cushion bush	1.2m	1.2m
<i>Linum marginale</i>	Native flax	60cm	30cm
<i>Lissanthe strigosa</i>	Peach heath	1m	1m
<i>Lomandra nana</i>	Dwarf mat-rush	50cm	50cm
<i>Microlaena stipoides</i>	Weeping grass	70cm	70cm
<i>Myoporum parvifolium</i>	Creeping boobialla	30cm	2m
<i>Patersonia occidentalis</i>	Purple flag	50cm	50cm
<i>Pelargonium australe</i>	Wild geranium, southern storksbill	50cm	50cm
<i>Pimelea humilis</i>	Common rice flower	10-50cm	30cm-1m
<i>Poa labillardieri</i>	Silver tussock-grass	1m	50cm
<i>Pultenaea pedunculata</i>	Matted bush-pea	60cm	1m
<i>Pycnosorus globosus</i>	Billy buttons	30cm	30cm
<i>Rhodanthe anthemoides</i>	Chamomile sunray	30cm	60cm
<i>Rytidosperma spp</i>	Wallaby grass	20-90cm	30cm
<i>Scaevola calendulacea</i>	Coastal fan flower, dune fan flower	40cm	2m
Species	Common name/s	Height	Width

RECOMMENDED NATURE STRIP PLANTS

NATIVE PLANTS

<i>Stylidium graminifolium</i>	Grass trigger plant	50cm	40cm
<i>Styphelia adscendens</i>	Golden heath	60cm	50cm
<i>Tetragonia implexicoma</i>	Bower spinach	50cm	2m
<i>Themeda triandra</i>	Kangaroo grass	40cm	50cm
<i>Viola hederacea</i>	Native violet	20cm	1m
<i>Wahlenbergia stricta</i>	Native bluebell	40cm	40cm
<i>Westringia</i> spp *small/prostrate forms	Westringia	40cm-1.5m	40cm-1.3m
<i>Xerochrysum bracteatum</i>	Golden everlasting	60cm	1m
<i>Xerochrysum viscosum</i>	Sticky everlasting	20-80cm	30-80cm

Appendix D Update on works from Brighton Council Street Tree Strategy 2019

All work in the Street Tree Strategy (STS) is regarded as either high priority (HP), medium priority (MP) or low priority (LP).

Original document found on Brighton Council website:

https://www.brighton.tas.gov.au/wp-content/uploads/2019/05/FINAL_Brighton-Street-Tree-Strategy.pdf

L01 Brighton East

No progress has been made to report on L01 Brighton east. Limiting factors for this suburb for tree establishment are powerline infrastructure and access for council to provide services. However, small trees and shrubs that can be planted along these sections as recommended in Appendix B. Planting this section of Brighton would provide urban greening connectivity with Brighton Road that has been extensively planted, well established, and maintained.

L02 Brighton West

HP street tree plantings have taken place along Menin Drive, Haskell Road, Hollington Street with some HP plantings along Racecourse Road. Streetscape plantings have also been established along Menin Drive and are well established. Other MP to LP plantings have not taken place.

L03 Industrial Estate

The Industrial Estate is progressing positively. Most if not all HP plantings have taken place within the estate along Glenstone Road. Most native trees (*E pulchella*, *viminalis*, *pauciflora*) look healthy and are establishing well. High density planting has been undertaken along large banks of a water way which cuts through a section of the estate. MP to LP plantings is still to take place.



Figure 11 Establishing native trees along Greenbanks Road & Lukaarlia Drive, Brighton Industrial Estate.

L04 Old Beach

No progress has been made to report on L04 Old Beach. Limiting factors for this suburb for tree establishment is powerline infrastructure. However, small trees can be planted along these sections as recommended in Appendix B. Streets up on Grevillea Avenue have good levels of native vegetation with future street tree plantings being incorporated easily.

L05 Tivoli Green

Tivoli Green being a newer urban area has received some street tree and incorporated streetscape planting. HP planting along Riveria Drive at the entrance to Tivoli Green and further along toward Maritimo Way has been completed but more street trees can be planted. Streetscape plantings are establishing well on the corners of Lottie Mews, Arbie Lane, Elodie Drive and Marlowe Drive. Community feedback on this planting has been positive.



Figure 12 Establishing streetscape on Lottie Mews, Tivoli Green.

L06 Herdsman Cove

HP street tree plantings have been undertaken on the turn off from the East Derwent Highway to Lamprill Circle and the turn off to Gage Road. Some remnant native vegetation remains at these turnoffs and should be incorporated into future planting. No other HP or LP plantings have taken place within Herdsman Cove. Barriers to tree establishment could be overcome with a school engagement program that target establishing vegetation around the JRLF Herdsman's Cove Primary School.

L07 Gagebrook

Gagebrook has had HP street trees planted along Gage Road and Briggs Road. There is strong potential for further street tree establishment along Tottenham Road, Plymouth Road and around the JRLF Gagebrook Primary School. Targeted street tree and streetscape planting along the borders of the Local Government Reserve located within the denser urban areas of Gagebrook would complement any future greening in this suburb.

L08 Gagebrook North

No progress has been made to report on L08 Gagebrook North. This suburb has significant potential for street tree establishment and greater urban greening. Priorities should be given to bare urban grass islands that can be easily vegetated. This will reduce maintenance and start the greening process.

L09 Bridgewater East

No progress has been made to report on L09 Bridgewater East. This suburb has strong potential for street tree and streetscape planting given it has no overhead powerlines, large,

grassed corners along roadsides and wide nature strips. It is recommended that Brighton Council increase efforts to target this suburb for the greater greening of Brighton strategy.

L10 Bridgewater West

HP street plantings have been commenced along Greenpoint Road, Gunn St and Eddington Road bordering the Bridgewater Parkland. Eddington Road plantings have had barriers to establishment due to vandalism but are overall healthy. Given that Bridgewater West has preexisting reasonably well vegetated parklands some of the HP and MP have not been completed. Finishing planting along all HP and MP roads will provide habitat connectivity to these existing parklands and school grounds and assist with the broader urban greening goals of the GBS.



Figure 13 Established vegetation on Gunn St, Bridgewater West.

Appendix E Community feedback

Do you think there are enough street trees in Brighton?

- *There's a few along the main road, but it would be great to see more in the residential streets, where space allows.*
- *There are never enough trees! People cut them down, or destroy them faster than we can get some old growth back into the landscape.*
- *Trees look nice - love the greenery and having plants around.*
- *Brighton requires a lot more trees and shrubs especially in pockets, (ie small patches of land on street corners etc) build up a bed with a variety of plants - trees, shrubs with good soil and mulch.....rather than individual trees along side street paths.*

Would you like more trees?

- *Plant now, plant native and plant many!*
- *More trees are always a welcomed sight.*
- *Yes, I want more trees. Many, many more trees. For cooling the landscape, to prevent weather erosion and baking of our soils, for the wildlife, to shade us when we walk (and I want walking tracks, that are shaded!!), to make soil, to make rain.*

Considering climate change, should plants be heat and drought-tolerant?

- *Yes, trees that are heat and drought-tolerant are better in the long run, particularly when considering the costs of maintenance.*
- *I believe we should plant drought-tolerant native trees and shrubs.*
- *We need to choose species that are going to be drought tolerant and provide a cooling system for the soil.*

Should they be native or non-native?

- *While some non-native trees are beautiful additions to the area, native trees are much more adapted to drier conditions and create a food and habitat source for our native wildlife.*
- *I think we need both native and non-native. In urban environments (which, let's face it, are non-native) I would favour non-native trees: those that will provide a cool leafy canopy (think Ash, Oak, Elm), beautiful colours in Autumn, and when the leaves fall, they will create soil. There're also less likely to burn in a bushfire. An oak tree is tremendous at surviving drought as it has a deep tap root. Wildlife have also adapted to using these trees.*
- *Drought tolerant native trees and shrubs.*

If you prefer natives, should they be from Tasmania or include species from the mainland?

- *Tasmanian natives first, ideally, but if mainland species are to be considered it should be ensured they do not have “weedy tendencies” that could cause problems later down the track.*
- *Prefer local natives.*

Is it important to provide trees and plants that provide habitat for birds and other animals?

- *Like habitat trees for birds - ones that attract birds – it's nice to hear the birds in urban areas where there is so much other noise - I love the sound of birds.*

Do you support community-led nature strip plantings to green up Brighton?

- *Big yes!*
- *I'm very supportive of any effort to use nature strips, and roadside verges for vegetation planting.*
- *Support planting nature strips - need to be hardy and drought tolerant*
- *I know in small towns in Italy, people sponsor a tree-plant in a certain location in the town...we purchase and plant the tree in that location - it becomes our tree in Brighton! We do as much as we can to keep the tree alive, protection from wildlife, watering in early days etc.*

Are you in favour of more plantings in open spaces including trees and understorey grasses and shrubs?

- *Another big yes! I'd love to see more plantings, particularly native grasses, and other understorey plants around Brighton.*
- *We also know where there is some land where you chaps could plant and grow as many trees and shrubs as much as you like! TeheNot to mention there is a large parcel of agricultural land owned by State Growth, totally wasted growing weeds next to our property.*

Is there enough shade for pedestrians using footpaths and walkways in summer?

- *Not really. I feel as though I am unable to walk my dog on most summer days as the pavement becomes too hot (although, the new dog park is a welcome addition!)*
- *If you plant deciduous non-native trees along walkways, then people will have filtered-to-full sunlight in winter, and shade in summer when you need it.*

Is there too much shade for pedestrians using footpaths and walkways in winter?

- *I have not found this to be the case.*

Should plantings be used to beautify tracks and walkways and the paths that connect them?

- Absolutely! It would not only help to beautify tracks, but also create habitat.

Do you think new developers can play an important role in greening Brighton? Should they be encouraged to play a bigger role in greening Brighton?

- With so much development taking place in Brighton currently, ensuring Developers play their part and leave sites in a better state than when they found them, would be beneficial to the community.
- Developers should not be allowed to create high density housing developments without inclusion of at least 10-15% open green space for recreation use, and community gardening.

Appendix F – Methods for canopy analysis and new baseline

Methods

Analysis of tree cover assessment for the Brighton municipality was undertaken utilising *i-Tree Canopy* software (Fig. 1). *i-Tree Canopy* employs the most up to date satellite imagery from Google Maps as a base layer for random sampling. The new analysis utilised satellite imagery from Google Maps April 2024, which were taken in summer 2023. CAD files of the urban boundaries were provided by Brighton Council.

Comparisons between the GBS 2016-2021 and 2024 were then analysed. The General Industrial Zone and any urban area not in Bridgewater, Herdsmans Cove or Gagebrook were excluded for this comparison to match existing Brighton Council data. 501 data points were analysed according to the methods used in the Greening Brighton Strategy 2016-2021:

- Tree canopy – Anything that looks like a tree from above.
- Buildings – Any built structure i.e. houses, sheds, warehouses etc.
- Road – all public roads
- Grass – cleared roadsides, industrial estates, lawns, pasture, scrub, sites cleared for development and sporting grounds.
- Impervious (other) – Car parks, footpaths and train lines, not including buildings
- Water – creeks, rivers, dams and rocky coastlines

New baseline

A new baseline analysis was undertaken utilising the provided urban zone information from Brighton Council with *i-Tree Canopy* software. This was to encompass the rate of greening over the all the urban zones within the Brighton municipality. A 500-point analysis was run in *i-Tree Canopy* (Fig. 3) according to the methods in the GBS 2016-2021, with the exception that the industrial estates were classified as impervious (other) rather than grass. The data points were saved as an i-tree canopy file and a shape file of the urban area boundary used will allow for future comparisons.

From: Owen, Phil (Councillor) <Cr.Owen@brighton.tas.gov.au>
Sent: Wednesday, May 29, 2024 11:38 AM
To: Janine Banks <Janine.Banks@brighton.tas.gov.au>
Cc: Rowbottom, Matt
Subject: Re Old Beach Fire Brigade Request obo

Hi Janine

The brigade are having a working bee/Spring clean to smarten up the vegetation around the station and general tidy up, on Saturday 6th July 2024. Brigade Officer Group have requested that I approach Council on their behalf fee free entry to the WTS for 1 x Tandem trailer of vegetation and 1 x tandem trailer of general waste.

Thank you

Phil

Cc Matt Rowbottom 4th Officer OBFB

Phil Owen

Councillor- Brighton

9 Compton Rd, Old Beach TAS 7017

Mob: 0419 333 252 Sent from my iPad

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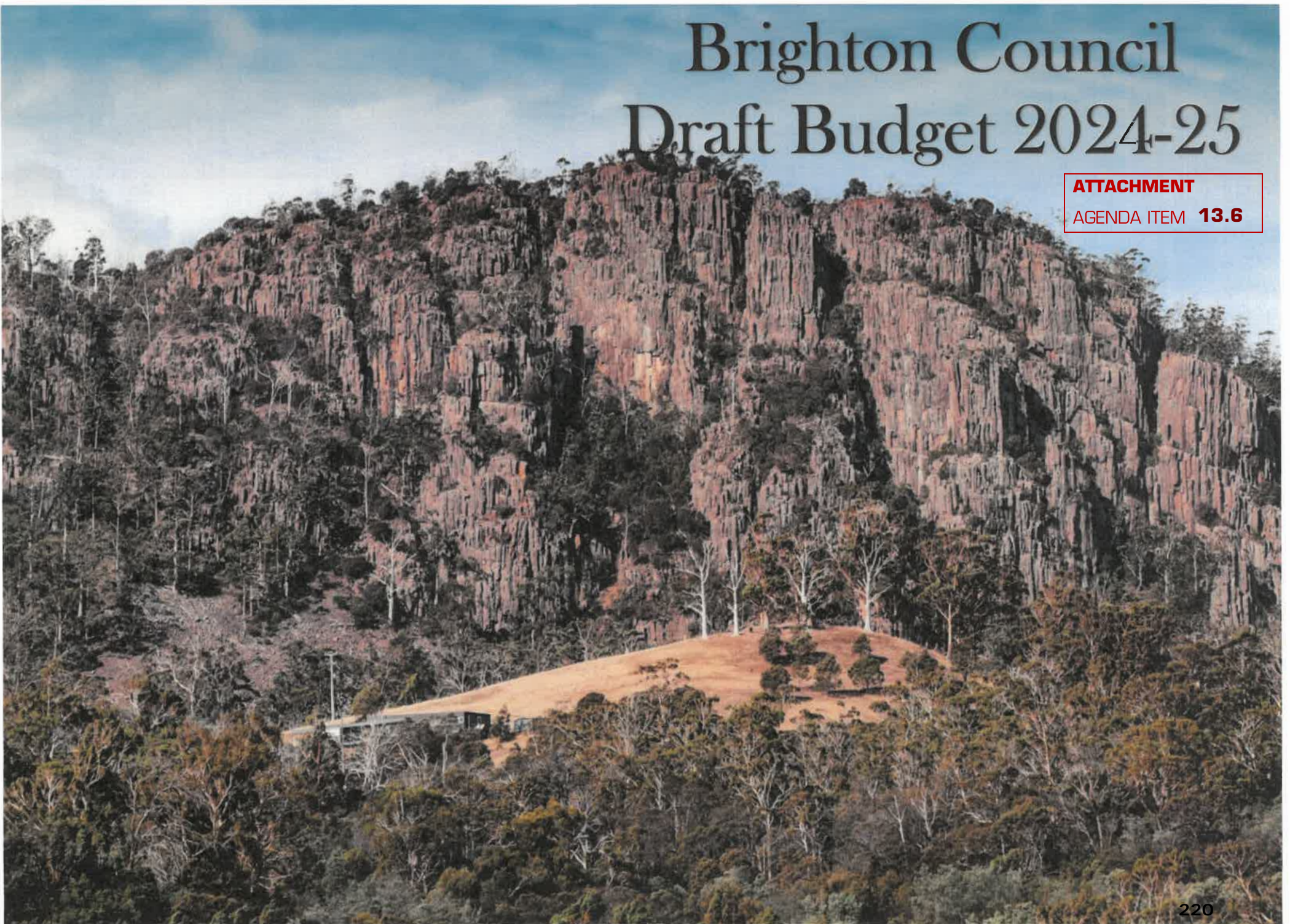
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Brighton Council Draft Budget 2024-25

ATTACHMENT

AGENDA ITEM **13.6**



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Brighton Council Budget Summary 2024/25

Department Net Results	Budget 24/25 P/L	Budget 24/25 Cash
Rates & Grants	(19,125,271)	(19,125,271)
Corporate Services	1,481,978	1,096,920
General Management	2,566,772	2,566,772
Governance	377,287	377,287
Asset Services	10,399,887	6,882,366
Development Services	1,179,380	1,179,380
Plant Surplus	(165,000)	(165,000)
Total Operating (Profit)/Loss	(3,284,963)	(7,187,547)

Capital Expenditure/Revenue		Budget 24/25 Cash
Capital Improvements		2,145,652
Capital Renewal		4,455,258
Capital Works Carried Forward		5,673,366
Capital Grant income accrued		(2,300,000)
Property Purchases/Sales		0
Plant & Vehicles Purchase/Sales		375,000
Furniture & Equip. Purchase/Sales		150,000

Total Capital Expenditure/Revenue		10,499,276
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Total cash (surplus)/deficit		3,311,729
Cash movements from reserves		(3,373,366)
Total cash (surplus)/deficit including reserve movements		(61,637)

Balance sheet item		720,000
Total cash (surplus)/deficit including reserve movements		658,363

Rate Variation Summary	23/24 \$	24/25 \$
General Rate	10,155,316	11,261,297
FOGO	451,050	503,562
Solid Waste Management (Fixed)	2,061,180	2,211,444
Waste Levy	74,300	156,780
Total Rates	12,741,846	14,133,083

Fire Levy Variation Summary	23/24 Levy	24/25 Levy
Total Fire Levy	1,112,860	1,160,838

Rate changes	23/24	24/25 \$
Non residential Properties		
Residential non-vacant Bwater / Gbrook / Hcove	\$ 955.00	\$ 1,046.00
Residential non-vacant Other	\$ 1,070.00	\$ 1,161.00
Residential vacant	\$ 442.00	\$ 530.00
Garbage	\$ 270.00	\$ 282.00
Waste Levy	\$ 10.00	\$ 20.00
FOGO	\$ 75.00	\$ 82.00
Total Rate Variation	-	8.50%

		Budget 24	
No.	Description	P/L	Cash
Rates & Grants			
Rates & Grants Revenue			
Rates Income			
621001	Rates General	(11,261,297)	(11,261,297)
621003	Rates Garbage	(2,211,444)	(2,211,444)
621007	Waste Levy	(156,780)	(156,780)
621002	Rates Fire Service Levy	(1,160,838)	(1,160,838)
	FOGO	(503,562)	(503,562)
629101	Tas Water Dividend	(739,200)	(739,200)
626102	Rates Penalties	(22,000)	(22,000)
	Total Rates Income	(16,055,121)	(16,055,121)
Grant Income			
624104	Financial Assistance Grant	(2,131,583)	(2,131,583)
624103	Road to Recovery Grant	(249,567)	(249,567)
624102	Capital Grant	(654,000)	(654,000)
624101	Operational Grant	(35,000)	(35,000)
	Total Grant Income	(3,070,150)	(3,070,150)
	Total Rates & Grants Revenue	(19,125,271)	(19,125,271)
Rates & Grants Expenditure			
726121	Other Grants	0	0
	Total Rates & Grants Expenditure	0	0
	Net Result Rates & Grants	(19,125,271)	(19,125,271)
Corporate Services			
Corporate Services Revenue			
623137	Miscellaneous Revenue	(10,300)	(10,300)
622103	Certificates Admin	(115,000)	(115,000)
626101	Interest Bank	(350,000)	(350,000)
623136	Insurance Claims		
623139	Payment Agency Surcharge	(2,500)	(2,500)
623134	Fire Levy Commission	(45,000)	(45,000)
628101	Profit on Sale		
627403	Property Rent	(350,000)	(350,000)
625101	Public Open Space Contributions	(150,000)	(150,000)
627402	Lessee Costs Recovered	(40,000)	(40,000)
	Total Corporate Services Revenue	(1,062,800)	(1,062,800)
Corporate Services Expenditure			
Staff Costs			
721005	Salaries	883,892	883,892
	Transport	14,000	14,000
721006	Superannuation	129,277	129,277
721009	Training / Conferences	16,870	16,870
721011	Payroll Tax	44,344	44,344
721012	FBT	0	0
721008	Workers Comp	18,389	18,389
721007	Long Service Leave	0	0
	Total Staff Costs	1,106,771	1,106,771

No.	Description	Budget 24	
		P/L	Cash
	Office Expenses		
722196	Printing & Stationery	35,000	35,000
722191	Postage	30,000	30,000
722216	Telephones	65,000	65,000
	Total Office Expenses	130,000	130,000
	Computer Expenses		
722121	Software	5,000	5,000
722163	Hardware	50,000	50,000
722178	WAN/LAN/Wifi	5,000	5,000
722157	Consumables	3,000	3,000
	Software Support & Licence Fees	36,000	0
722170	Maintenance Agreements	236,887	236,887
722181	WWW	5,000	5,000
722175	Security	3,500	3,500
	Total Computer Expenses	344,387	308,387
	Other Expenses		
722126	Insurance Premiums	306,542	306,542
722146	Advertising	12,000	12,000
722166	Journals & Publications	2,000	2,000
722171	Office Equipment	5,000	5,000
722168	Legal Expenses	20,000	20,000
724101	Depreciation	349,058	0
726101	Audit Fees	45,000	45,000
722101	Bank Charges	35,000	35,000
722105	Cash collections	12,000	12,000
722106	Debtor Collections	17,000	17,000
722161	Equipment maintenance	2,000	2,000
723108	Valuations	40,000	40,000
722136	Land Tax	75,000	75,000
722147	Uniforms	5,000	5,000
722173	Risk Management	10,000	10,000
722174	Rounding's Account	20	20
726106	Bad Debts	13,000	13,000
722107	Payment Agency Fees	10,000	10,000
722127	Insurance Premiums Excess	5,000	5,000
727101	Profit/Loss on Sale		0
	Total Other expenses	963,620	614,562
	Total Corporate Services Expenditure	2,544,778	2,159,720
	Net Result Corporate Services	1,481,978	1,096,920

No.	Description	Budget 24	
		P/L	Cash
	General Management		
	General Management		
629109	Microwise commission	(85,000)	(85,000)
	Total General Management Revenue	(85,000)	(85,000)
	Community Development & Engagement		
623120	Newspaper advertising	(15,000)	(15,000)
623133	Community events revenue	(200)	(200)
	Total Community Development & Engagement Revenue	(15,200)	(15,200)
	Workforce Development		
624101	Reg WP income (Anthony McConnon)	(668,850)	(668,850)
	Total Workforce Development Revenue	(668,850)	(668,850)
	Total General Management Revenue	(769,050)	(769,050)
	General Management Expenditure		
	Staff Costs		
721005	Salaries	545,815	545,815
	Transport	24,000	24,000
721006	Superannuation	63,966	63,966
721009	Training / Conferences	9,444	9,444
721011	Payroll Tax	24,290	24,290
721008	Workers Comp	10,182	10,182
721007	Long Service Leave	0	0
	Total Staff Costs	677,698	677,698
	Other Expenses		
722146	Advertising	3,000	3,000
722166	Journals & Publications	1,000	1,000
722171	Office Equipment	5,000	5,000
722168	Legal Expenses	6,000	6,000
	Child & Youth Safe Framework Investigations	10,000	10,000
	Child & Youth Safe Framework Training	5,000	5,000
722162	GM Meetings & LGAT	10,000	10,000
722155	Business Culture Improvement & Planning	40,000	40,000
722172	Promotion of Municipality	30,000	30,000
722169	Long Term Planning	40,000	40,000
722158	Corporate Communications	5,000	5,000
722112	Health & Well Being	5,000	5,000
723102	Cycling South	3,000	3,000
722176	SES	10,000	10,000
722152	Annual Report	3,000	3,000
	Total Other expenses	176,000	176,000
	Members Expenses		
726111	Members Allowances	230,463	230,463
726112	Members Conferences & Professional Development	10,000	10,000
726113	Members Elections	20,000	20,000
726114	General Meeting Expenses	11,000	11,000
726115	Members Civic Functions	5,000	5,000
726116	Members Reimbursements	2,000	2,000
726117	Members Payroll Tax	10,371	10,371
	Total Members Expenses	288,833	288,833
	Subscriptions & Levies		
723106	STC Subscription	35,000	35,000
723104	LGAT Subscription	50,000	50,000
723105	State Fire Commission	1,160,838	1,160,838
723103	Derwent Estuary Contribution	16,602	16,602
	Committee for Greater Hobart	5,000	5,000
	Total Subscriptions & Levies	1,267,440	1,267,440

No.	Description	Budget 24	
		P/L	Cash
	Community Development & Engagement		
722141	Community Newspaper	75,000	75,000
722192	Public Art Strategy - B/Water Jerry Restoration	25,000	25,000
722156	Community Development Engagement & Events	50,000	50,000
726122	Community Grants & Transportation	71,000	71,000
722236	Major Impact Grant	0	0
722237	Youth Engagement Activities	30,000	30,000
722240	School Programs - Community Creators	6,000	6,000
	Total Community Development & Engagement Expenses	257,000	257,000
	Workforce Development		
722145	Workforce Development	668,850	668,850
	Total Workforce Development Expenditure	668,850	668,850
	Total General Management Expenditure	3,335,822	3,335,822
	Net Result General Management	2,566,772	2,566,772

No.	Description	Budget 24	
		P/L	Cash
Governance			
Governance Revenue			
Plumbing Revenue			
622302	Plumbing Fees	(200,000)	(200,000)
Total Environmental Health Revenue		(200,000)	(200,000)
Animal Control Revenue			
622203	Infringements Dogs	(80,000)	(80,000)
623102	Dog Licenses	(220,000)	(220,000)
623107	Kennel Licenses	(12,000)	(12,000)
623109	Other Animal Income	(200)	(200)
Total Animal Control Revenue		(312,200)	(312,200)
Building Revenue			
622301	Building Fees	(85,000)	(85,000)
623131	BCITB Levy	(500)	(500)
623132	Building training board	(5,000)	(5,000)
623130	BCITB commission	0	0
622201	Building Fines	0	0
Total Building Revenue		(90,500)	(90,500)
Total Governance Revenue		(602,700)	(602,700)
Governance Expenditure			
Staff Costs			
721005	Salaries	645,846	645,846
	Transport	34,000	34,000
721006	Superannuation	95,157	95,157
721009	Training / Conferences	14,310	14,310
721011	Payroll Tax	33,345	33,345
721008	Workers Comp	13,829	13,829
721007	Long Service Leave	0	0
Total Staff Costs		836,487	836,487
Other Expenses			
722146	Advertising	3,000	3,000
722166	Journals & Publications	1,000	1,000
722171	Office Equipment	5,000	5,000
722168	Legal Expenses	15,000	15,000
722179	Warren Lee Scholarship	5,500	5,500
Total Other expenses		29,500	29,500
Animal Control			
722160	Dog Control Costs	22,000	22,000
723101	Dogs Home Operations	82,000	82,000
	Cat Contribution - Ten Lives	10,000	10,000
Total Animal Control		114,000	114,000
Total Governance Expenditure		979,987	979,987
Net Result Governance		377,287	377,287

No.	Description	Budget 24	
		P/L	Cash
Asset Services			
Asset Services Revenue			
623152	WTS Steel	(10,000)	(10,000)
623111	Road Permit Fees	(5,000)	(5,000)
623103	Engineering Fees	(30,000)	(30,000)
623141	Waste Management Bins	(4,000)	(4,000)
623150	Tip entrance fees	(350,000)	(350,000)
623112	State Govt Verge contract	(71,500)	(71,500)
627301	Hire Flocon / Plant	(30,000)	(30,000)
623135	Heavy vehicle motor tax	(20,000)	(20,000)
627302	Private Works Revenue	(5,500)	(5,500)
623113	Interim WSUD Contribution	(40,000)	(40,000)
625102	Subdivision Donation	(100,000)	0
627303	Professional Services	0	0
623104	Ground Hire	(25,000)	(25,000)
623105	Hall Hire	(25,000)	(25,000)
627401	Brighton Football Club Lights	(4,000)	(4,000)
623140	RV Rest Stop Fees	(2,500)	(2,500)
Total Asset Services Revenue		(722,500)	(622,500)
Asset Services Expenditure			
Staff Costs			
721005	Salaries	1,363,963	1,363,963
	Transport	52,000	52,000
721006	Superannuation	196,901	196,901
721009	Training / Conferences	26,619	26,619
721011	Payroll Tax	65,616	65,616
721008	Workers Comp	45,441	45,441
721007	Long Service Leave	0	0
Total Staff Costs		1,750,540	1,750,540
Other Expenses			
722146	Advertising/Notices	4,000	4,000
722166	Journals & Publications	1,000	1,000
722171	Office Equipment	5,000	5,000
722168	Legal Expenses	3,000	3,000
725103	Private Works expense	5,000	5,000
Total Other expenses		18,000	18,000
Overheads			
722122	CAD & Other Software	50,000	50,000
722123	Geographic Inform System	30,000	30,000
722153	Asset condition assessment	17,000	17,000
722116	Fire Abatement Officer	14,000	14,000
722221	NRM Works & Weed Control Management	80,000	80,000
725104	Flocon Hire	15,000	15,000
728110	Interest on Bonds	100	100
Total Overheads		206,100	206,100
Roads			
	Maintenance Job Costing	978,815	978,815
724101	Depreciation	2,509,012	0
Total Roads		3,487,827	978,815
Bridges			
728101	Maintenance Job Costing	66,014	66,014
724101	Depreciation	154,697	0
Total Bridges		220,711	66,014

No.	Description	Budget 24	
		P/L	Cash
	Reserves		
	Maintenance Job Costing	1,247,464	1,247,464
728106	Fixed Overheads	120,000	120,000
	Total Reserves	1,367,464	1,367,464
	Stormwater		
	Maintenance Job Costing		
724101	Depreciation	364,647	0
	Total Stormwater	364,647	0
	Buildings		
	Maintenance Job Costing	374,812	374,812
724101	Depreciation	564,165	0
728151	Fixed Overheads	143,000	143,000
	Total Buildings	1,081,977	517,812
	Street Lighting		
728114	Fixed Overheads	140,000	140,000
724101	Depreciation	25,000	0
	Total Street Lighting	165,000	140,000
	Solid Waste Management		
722201	Recycling Kerbside Collection Contract	281,000	281,000
722234	Waste Levy	225,000	225,000
722232	FOGO Kerbside Collection Contract	168,856	168,856
	FOGO Gatefee Disposal Costs	94,265	94,265
722226	WTS Maintenance	10,000	10,000
722211	Waste Bin Deliveries	35,000	35,000
722213	Waste Education	27,000	27,000
	Waste Authority Contribution	5,000	5,000
722227	Refuse Disposal Gatefee Costs	620,000	620,000
722212	Waste Bin Replacements	64,000	64,000
722206	Refuse Kerbside Collection Contract	208,000	208,000
722202	Recycling Gatefee Disposal Costs	218,000	218,000
722228	WTS Operation	235,000	235,000
722229	Tyre Recycling	15,000	15,000
722230	Hard/Green Waste Collection	100,000	100,000
722231	WTS Cartage	154,000	154,000
	Total Solid Waste Management	2,460,121	2,460,121
	Total Asset Services Expenditure	11,122,387	7,504,866
	Net Result Asset Services	10,399,887	6,882,366

No.	Description	Budget 24	
		P/L	Cash
<i>Development Services</i>			
Development Services Revenue			
622401	Planning Fees	(260,000)	(260,000)
	Total Planning Revenue	(260,000)	(260,000)
Environmental Health Revenue			
623101	Caravans	(300)	(300)
622202	Health Infringements	(3,000)	(3,000)
623108	Licenses Health / Food Premises / Public Entertainment	(16,000)	(16,000)
623106	Immunisation Notifications	(200)	(200)
	Total Environmental Health Revenue	(19,500)	(19,500)
Total Development Services Revenue		(279,500)	(279,500)
Development Services Expenditure			
Staff Costs			
721005	Salaries	827,382	827,382
	Transport	34,000	34,000
721006	Superannuation	118,933	118,933
721009	Training / Conferences	17,747	17,747
721011	Payroll Tax	42,584	42,584
721008	Workers Comp	17,733	17,733
721007	Long Service Leave	0	0
	Total Staff Costs	1,058,380	1,058,380
Office Expenditure			
722166	Journals & Publications	500	500
722171	Office Equipment	5,000	5,000
722146	Advertising	40,000	40,000
	Total Other expenses	45,500	45,500
Other Expenses			
722186	Planning Scheme	12,000	12,000
722187	Planning Legal Expenses	40,000	40,000
722190	Climate Change Resilience	5,000	5,000
722177	Strategic Projects unplanned	40,000	40,000
722188	Strategic Projects & Plans	235,000	235,000
	Total Other expenses	332,000	332,000
Environmental Health			
722165	Immunisation Costs	12,000	12,000
722168	Legal Expenses	10,000	10,000
722151	Testing Fees	1,000	1,000
	Total Environmental Health	23,000	23,000
Total Development Services Expenditure		1,458,880	1,458,880
Net Result Development Services		1,179,380	1,179,380

Infrastructure Maintenance Budget 2024/25

Account Number	Description	Budget 24-25	Maintenance
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Summary - Maintenance

Total Roads		978,814.90	
Total Bridges		66,014.01	
Total Buildings		374,812.24	
Total Reserves		1,247,464.16	

TOTAL MAINTENANCE 2,667,105.32

Capital Renewal Budget 2024/2025

Description	Budget 24-25 Renewal Capital	Item not in Budget
Roads		
Digouts		
165km Sealed Road - Say 1 repair per 4km at \$2500 ea.		
Chip Reseals and Corrections		
Total length - 98 km, life 15-20 Suggest Replace 5km annually - \$10/m ² x 6m wide		
Jordan Downs Drive		
Asphalt Reseals		
Total length - 62 km, life 30yrs+ Suggest Replace 1.8 km annually - \$35/m ² x 6m		
Bedford Street		
Ravensbourne Place		
Reconstruction		
Approx 160km Sealed Road, 70 year life - Reconstruct say 2.2km/year		
Back Tea Tree Road - Remaining Sections		
Glen Lea Road (no 6-24)		
Seymour Street		
Andrew Street		
Barton Crescent		
Butler Street		
Cheswick Crescent		
Briggs Road - Old Beach End		
Baskerville Road		
Safety and Signage		
Industrial Hub Sign		
Footpaths		
Concrete Length 105km, life 80 yrs, Repair 1300m per year - \$130/m		
Asphalt Length 2.3km, life 20 yrs, Repair 150m per year - \$80/m		
3.5km Gravel paths / bridal tracks - 15 year life - Replace 500m/year - \$12/m		
Roads Rural Sealed Shouldering/Hotmix Edging		
160km of gravel shoulder - lasts approx 10 years - Replace 16k /year - \$3/m		
K&C and Drainage		
132km K&C at 50 year life - repair/replace 2.6km per year - \$100/m		
Side Entry Pit Lid replacements		
Andrew Street Kerb and Footpath		
Cheswick Crescent		
Seymour Street - Included in Recon Figure		
163km Open Drains lasting 50 years - Replace 3.3 km/year - \$15/m		
Grading and Resheeting		
27.3km Gravel Road, Lasts 3-10 years, Resheet 5km year		
27.3km Gravel Road, Grade 2 time per year @ \$1000/km		
Street lighting		
750 Poles, 50 year life, all <30 years old, Replace 5 per year at 4k each		
Total of Roads	\$ 4,029,938	\$ 5,667,560
Bridges		
Bridges Reconstruction		
Guard Rail Improvement Program - 15k per bridge		
Bridge repairs as per AusSpan Report		
Total of Bridges	\$ 32,000	\$ -

Buildings

Building Replacement / Refurbishment

28 Buildings worth 7M - last approx. 50 yrs. - annual replacement costs - 140k

Council Offices General Refurbishment

Asbestos Removal

Energy Efficiency Works

Waste Transfer Station Stage 1

Pontville Memorial Hall Flooring Replacement

Coronation Hall Roof

Abloy key building upgrades



Total of Buildings	\$	276,800	\$	1,043,264
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Reserves

Footpath Reconstruction

11km Concrete paths within reserves - 40 year life - Replace 275m/year - \$120/m

13km Gravel paths within reserves - 15 year life - Replace 1000m/year - \$5/m

Playground Equipment Replacement

Soft fall Replacement

Irrigation System Replacement

Upgrade irrigation systems

Oval Refurbishment

Total of Reserves	\$	116,520	\$	-
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GRAND TOTAL CAPITAL RENEWAL WORKS	\$	4,455,258	\$	6,710,824
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Summary - Renewal Capital

	Budget 24-25	
Total Roads	\$	4,029,938
Total Bridges	\$	32,000
Total Buildings	\$	276,800
Total Reserves	\$	116,520
Total Renewal Capital	\$	4,455,258

Capital New Budget 2024/2025

Description	Budget 24-25 New Capital	Item not in Budget
Roads		
New seals		
Fergusson Road Stage 1- 620m		
Safety and Signage		
Footpaths		
Budget item for disabled access kerb ramps		
Brighton Road - Pontville Oval to Bridge (including stormwater)		
Brighton Road - High School to Highway Roundabout		
East Derwent Highway Fisher Link		
Rural Residential Footpaths		
K&C and Drainage		
Downie Street North Side - 430m		
Seymour Street - 460m		
New Roads		
Survey and Road Design		
Roundabout Eddington Street/Thompson Crescent additional		
Stormwater		
Pollutant Traps and Stormwater control (lids)		
Ongoing funding Stormwater System Management Plans		
Dinosaur Park - Stormwater Upgrades		
Grant - Cheswick Creek Living Stream		
Clean up of Jordan River (Ford Road End)		
Street Trees		
New Street Trees and Irrigation		
Street lighting		
New Light Poles		
Other		
Brighton Active Transport Project - Safe Walking & Cycling Spaces		
Total of Roads	\$ 1,004,803	\$ 1,346,872
Bridges		
Total of Bridges	\$ -	\$ -
Buildings		
Buildings		
Council Offices Upgrades		
Building Upgrades		
Total of Buildings	\$ 130,000	\$ -

Reserves

Industrial Hub Heavy Vehicle Rest Area (Combine with grant)		
Old Beach Foreshore Track - Ramp walkway from Calm Place (currently stairs)		
Lennox Park - Drainage and Seal Car park		
Lennox Park - Netting to protect playground		
Brighton Town Square - Extra Additional		
Walking Tracks - ongoing concreting		
Weily Park - Cricket Practice Nets		
Walkways - Shelters, Shade & Seating		
Lennox Park Tennis Nets - Increase Height		
Spine Funding (additional to grant)		

Playground Equipment

New Equipment		
Brighton Memorial Park - Ford Road upgrade works		

Irrigation Systems

Ovals

Oval irrigation upgrades with remote systems

Total of Reserves	\$ 1,010,849	\$ 469,090
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GRAND TOTAL CAPITAL NEW WORKS	\$ 2,145,652	\$ 1,815,962
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Summary - New Capital

Total Roads	\$ 1,004,803	\$ 1,346,872
Total Bridges	\$ -	\$ -
Total Buildings	\$ 130,000	\$ -
Total Reserves	\$ 1,010,849	\$ 469,090
Total New Capital	\$ 2,145,652	\$ 1,815,962

Work in Progress & Carried Forward Reserves 2024/25

Description	Responsible Officer	Department	Cfwd Year
Work in Progress Carried Forward			
Expenditure			
Braeview Road and drainage works - C21/23	Callum		
Old Beach Foreshore Walkway - Blackstone to Morrisby - 950m - C21/27	Callum		
Strategic Projects David - Active Activity Centre, Active Transport Strategy & Bushfire Mitigation	David		
Baskerville Road - C22/7	Callum		
Brighton Town Square - C22/19	Callum		
Pontville Park - Electronic Signage - C22/21	Callum		
Seymour Street - Masterplan Works - C22/23	Callum		
Energy Efficiency Works	Callum		
Rifle Range Road - Tas Botanics C23/15	Callum		
Roundabout Eddington Street/Thompson Crescent	Callum		
Road of Baskerville Road	Callum		
Elderslie Road Replacement Design	Callum		
Grand Total Brighton Council Work in Progress Carried Forward			5,673,366
Income / expense Carried Forward			
Grants carried fwd			
Total Other Reserves		Corporate Services	(\$2,300,000)
Grand Total Brighton Council Reserves Carried Forward			\$ 3,373,366

Property Purchases & Sales 2024/25					
Address	Responsible Officer	Department	Transaction Date	Purchase Cost	Estimated Sale Price
Sales					
131 Cove Hill Road	DGM	Corporate Services	1-Jul-23		
Lot 1 Viola Crescent	DGM		1-Jul-23		
Cheswick Crescent					
Grand Total Brighton Council Property Sales					(\$2,400,000)
Purchases					
Current bfwd	DGM	Corporate Services	1-Jul-21		
Future budget allocation	DGM	Corporate Services	1-Jul-21		
Grand Total Brighton Council Property Purchases				\$2,400,000	
Property Cash Flow (Surplus) /Deficit		\$0			

Plant & Vehicles Purchases & Sales			2024/25		
Plant No.	Description	Department	Transaction Date	Estimated Sale Price	Purchase Price
Sales					
F05	Isuzu Truck	Asset			
F16	Mitsubishi Outlander	Asset			
F31	John Deere Outfront Mower	Asset			
F48	Isuzu D-Max	Asset			
F191	Chipper	Asset			
Total Brighton Plant & Vehicle Sales				\$110,000	
Purchases					
F05	Waste Truck	Asset			
F16	Sedan	Asset			
F31	Outfront Mower	Asset			
F48	Utility	Asset			
F191	Chipper	Asset			
F50	Flocon	Asset			
Total Brighton Plant & Vehicle Purchases				\$485,000	
Plant & Vehicle Cash Flow (Surplus) / Deficit		\$375,000			

Furniture & Equipment Purchases & Sales 2024/25						
Asset No.	Responsible Officer	Description	Department	Transaction Date	Purchase Cost	Estimated Sale Price
Sales						
Total Brighton Furniture & Equipment Sales					\$0	\$0
Purchases						
		Wheelie Bin Replacement				
		Tranquiliser Gun & Net Gun				
		Brush Cutters X 6				
		Phone System				
		Cricket Pitch Cover - Old Beach Oval				
		Cricket Pitch Cover - Weily Park Oval				
Total Brighton Council Purchases					\$150,000	
Furniture & Equipment Cash Flow (Surplus) / Deficit			\$150,000			

Brighton Council Fees & Charges

2024-2025

Description	Fees 2023/2024	Proposed Fees 2024/25	Difference
COUNCIL RATES			
Non-Vacant Residential - Bridgewater or Gagebrook & Herdsmans Cove	\$955.00	\$1,046.00	\$91.00
Non-Vacant Residential Brighton, Dromedary, Honeywood, Old Beach, Pontville and Tea Tree	\$1,070.00	\$1,161.00	\$91.00
Vacant Residential	\$442.00	\$530.00	\$88.00
General rate (cents in the dollar of assessed annual value)			
Used - Commercial Purposes - Minimum \$1161	6.590365	7.150881	
Used - Public Purposes - Minimum \$694	8.676577	9.417983	
Used - Industrial - Minimum \$1070	5.189232	5.706162	
Used - Primary Production Purposes - Minimum \$1070	3.496716	3.794115	
Used - Sporting or Recreation Purposes	20.509659	22.253977	
Not Used - Community Purpose - Minimum \$530	18.3656317	19.92671	
Not Used - Environmental Management	17.459545	19.92671	
Not Used - Agriculture - Minimum \$530	8.6590912	9.395113	
Not Used - Business - Minimum \$530	12.765462	13.851199	
Not Used - General Industrial - Minimum \$530	5.302125	5.708664	
Not Used - Light Industrial - Minimum \$530	8.56249	9.290777	
Not Used - Open Space	17.973055	19.501699	
Not Used - Rural	24.00	26.00	
Not Used - Rural Living	8.65904	9.395058	
Not Used - Urban Mixed	10.896991	11.649448	
Not Used - Utilities	24.00	26.00	
Not Used - Residential	24.00	26.00	
Service Charges			
Garbage Charge	\$270.00	\$282.00	
FOGO	\$75.00	\$82.00	
Waste Levy	\$10.00	\$20.00	
Fire Levy (cents in the dollar of assessed annual value)			
Urban Fire Rate - Minimum \$49	1.145831	1.128728	
Brighton Rural Fire Rate - Minimum \$49	0.309065	0.305351	
Rural Fire Rate - Minimum \$49	0.295384	0.283411	

Brighton Council Fees & Charges

2024-2025

Description	Fees 2023/2024	Proposed Fees 2024/25	Difference
HALLS & GROUNDS			
GROUND LIGHTING			
<i>All charges per hour unless specified otherwise - For lighting only ground hire to be charged on top of lighting cost.</i>			
Thompson Oval - 200 lux for 4 towers	\$86.00	\$86.00	\$0.00
Ferguson Oval - 200 lux for 4 towers	\$64.00	\$64.00	\$0.00
Weily Park	\$20.00	\$20.00	\$0.00
GROUNDS			
<i>All charges per hour unless specified otherwise</i>			
Equestrian Area Pontville Park	\$45.00	\$45.00	\$0.00
Kennel Area Pontville Park	\$55.00	\$55.00	\$0.00
Thompson Oval	\$45.00	\$45.00	\$0.00
Fergusson Oval & Gunn Oval - Summer Sports (Oct to March) Seniors	\$79.00	\$79.00	\$0.00
Fergusson Oval & Gunn Oval - Summer Sports (Oct to March) Juniors	\$45.00	\$45.00	\$0.00
Fergusson Oval & Gunn Oval - Winter Sports (Apr to Sep)	\$45.00	\$45.00	\$0.00
Bob Scott Pavilion	\$40.00	\$40.00	\$0.00
Weily Park Oval	\$45.00	\$45.00	\$0.00
Cloak Oval - Old Beach	\$45.00	\$45.00	\$0.00
Seymour Street Oval	\$45.00	\$45.00	\$0.00
Day Rate for all Grounds	\$299.00	\$299.00	\$0.00
Day Rate for Kennel Area	\$350.00	\$350.00	\$0.00
Show Pavilion	\$40.00	\$40.00	\$0.00
Key Deposit	\$50.00	\$50.00	\$0.00
Security Bond	\$500.00	\$500.00	\$0.00
Turf Wicket Use (Cricket)			
Championships (Senior) (ground staff required on day) per day	\$792.00	\$792.00	\$0.00
Championships (underage) (ground staff required on day) per day	\$566.00	\$566.00	\$0.00
Brighton Turf Nets	\$45.00	\$45.00	\$0.00

Brighton Council Fees & Charges

2024-2025

Description	Fees 2023/2024	Proposed Fees 2024/25	Difference
The Brighton Agricultural Society has free access to the whole of Pontville Park as per policy. Power is charged for this period. Meter's required to be read before and after the show.			
HALLS & ROOMS			
All charges per hour unless specified otherwise			
Minimum charge of 3 hours applies to all hall & ground bookings			
Hall Bond - (Includes Key & Card Deposit)	\$722.00	\$722.00	\$0.00
Casual Users Insurance Fee	\$34.00	\$34.00	\$0.00
Pontville Hall (Whole Centre)	\$45.00	\$45.00	\$0.00
Gunn Oval Kiosk	\$28.00	\$28.00	\$0.00
Old Beach Community Centre	\$45.00	\$45.00	\$0.00
Hire of Council Chambers - Includes Kitchen	\$45.00	\$45.00	\$0.00
Conference Room	\$40.00	\$40.00	\$0.00
Meeting Room	\$40.00	\$40.00	\$0.00
Committee Room (Includes Kitchenette)	\$40.00	\$40.00	\$0.00
Day Rate for Halls and Buildings (excludes Civic Centre)	\$299.00	\$299.00	\$0.00
Room Rate - Bedford Street Office	\$40.00	Remove	
CIVIC CENTRE			
Meeting Room - per hour	\$62.00	Remove	
Theatrette - Per hour minimum \$100.00	\$74.00	\$74.00	\$0.00
Main Hall A - No Windows - per hour minimum \$100	\$74.00	\$74.00	\$0.00
Main Hall B - Window - per hour minimum \$100	\$74.00	\$74.00	\$0.00
Whole Centre - per hour minimum \$350	\$164.00	\$148.00	-\$16.00
Bond for all bookings	\$722.00	\$722.00	\$0.00
Cleaning - per hour or part thereof	\$67.00	\$67.00	\$0.00
Set up of rooms - per hour or part thereof	\$67.00	\$67.00	\$0.00
Day Rate for Civic Centre	\$849.00	\$481.00	-\$368.00
Kitchen - per hour minimum 3 hours	\$40.00	\$40.00	\$0.00
Foyer - per hour minimum 3 hours	\$34.00	\$34.00	\$0.00
Charitable & Fundraising events/activities min 4 hour usage			

Brighton Council Fees & Charges

2024-2025

Description	Fees 2023/2024	Proposed Fees 2024/25	Difference
DOCUMENT FEES			
BRIGHTON NEWS - ADVERTISING			
Cost per Column - Pre-paid	\$10.00	As per Advertising rates	
PHOTOCOPYING/SCANNING			
	Not exceeding 1 fee unit for every 5 pages	Not exceeding 1 fee unit for every 5 pages	
Copy of full Council Agenda or minutes			\$0.00
Copy of proposed By-Law (per item)	\$5 plus postage if applicable	\$5 plus postage if applicable	\$0.00
Copy of existing By-Law (per item)	\$5 plus postage if applicable	\$5 plus postage if applicable	\$0.00
Single A4 copy - Black	\$0.30	\$0.30	\$0.00
Double A4 Copy - Black	\$0.60	\$0.60	\$0.00
Single A3 Copy- Black	\$0.60	\$0.60	\$0.00
Double A3 Copy - Black	\$1.00	\$1.00	\$0.00
Colour copy Single A4	\$0.60	\$0.60	\$0.00
Colour copy Double A4 Copy	\$1.00	\$1.00	\$0.00
Colour copy A3 Copy	\$1.00	\$1.00	\$0.00
Colour copy Double A3 Copy	\$2.00	\$2.00	\$0.00
RIGHT TO INFORMATION ACT 2009 - CHARGES			
Application fee - Section 16 of Act	25 fee units	25 fee units	\$0.00
CODE OF CONDUCT COMPLAINT			
Making a Complaint	50 fee units	50 fee units	\$0.00
INFORMATION EXTRACTION			
Information/Document request from Southern Regional Water and Sewerage Authority	As Advised RWSA	As Advised RWSA	\$0.00
FINANCIAL			
Dishonour Fee	As per bank charges	As per bank charges	\$0.00
EFT rejection	As per bank charges	As per bank charges	\$0.00
Stop Payment Fee	As per bank charges	As per bank charges	\$0.00
Reissue of rate notices that are older than current financial year	\$5 per page up to a maximum of \$25	\$5 per page up to a maximum of \$25	\$0.00
132 Certificate - Given by Department of Premier	\$53.40	TBC	
337 Certificate - Given by Department of Premier	\$235.85	TBC	

Brighton Council Fees & Charges

2024-2025

Description	Fees 2023/2024	Proposed Fees 2024/25	Difference
PLANNING FEES			
PLANNING			
No Permit Required	\$124.00	\$128.00	\$4.00
Assessment - Subdivision	\$586 + \$106 per lot	\$604 + \$109 per lot	\$18 + \$3 per lot
Development Application Assessment Fee (works up to \$20,000 if permit required)	\$124.00	\$128.00	\$4.00
Development Application Assessment Fee (works \$20,000 to \$300,000 if permit required)	\$124 min + \$2.05 per \$1000 value of works	\$128 Min + \$2.11 per \$1000 Value of works	\$4 min + \$.06 per \$1000 Value of works
Development Application Assessment Fee (works > \$300,001 if permit required)	\$124 min + \$2.31 per \$1000 value of works	\$128 min + \$2.38 per \$1000 value of works	\$4 min + \$.07 per \$1000 Value of works
Minor Amendments to Permits (s56 or 43K LUPA)	\$134 or 25% of original fee (whichever is greater) & not more than \$500	\$138 or 25% of original fee (whichever is greater) & not more than \$500	\$4.00
Change of use (Permitted and no development required)	\$248.00	\$256.00	\$8.00
Change of use (Discretionary and no development required)	\$444.00	\$458.00	\$14.00
Statutory Advertising	\$431.00	\$444.00	\$13.00
Development Advertising - Level 2 Activity	\$2,127.00	\$2,193.00	\$66.00
Extension of time to all Planning Approvals	\$160.00	\$165.00	\$5.00
Sealed Plans & one inspection	\$296 + \$53 per lot	\$305 + \$55 per lot	\$9 + \$2 per lot
Stratum Plans Certification & one inspection	\$400 + \$55 per unit	\$412 + \$57 per unit	\$12 + \$2 per unit
Planning Scheme Amendments/Assessments (TPC Fee Included)	\$7,250.00	\$7,474.00	\$224.00
Planning Scheme Amendment Advertising	\$1,478.00	\$1,672.00	\$194.00
Section 103 LGBMA Amendment to Sealed Plan	\$428 + \$1,000 per hearing	\$441 + \$1,031 per hearing	\$13 + \$31 per hearing
Application for Adhesion Order	\$435 + Sealing fee	\$448 + Sealing Fee	\$13.00
Inspection Fee (per inspection, if re-inspections required)	\$191.00	\$197.00	\$6.00
Retrospective approvals	Applicable fee + 100% of that fee	Applicable fee + 100% of that fee	\$0.00
Preparation of basic Part V Agreement using Council template		\$305.00	\$305.00
Sealing Fee	\$296.00	\$305.00	\$9.00
Withdrawal of Application			New
- Refund prior to commencement of public exhibition		50% of Fees less application fee	
- After public exhibition commences		\$0.00	
Mobile Food Vendor Charges - Annual	\$686.00	\$707.00	\$21.00
Mobile Food Vendor Charges - 3 Month	\$229.00	\$236.00	\$7.00

Brighton Council Fees & Charges

2024-2025

Description	Fees 2023/2024	Proposed Fees 2024/25	Difference
BUILDING & PLUMBING FEES			
BUILDING			
Permit Authority Assessment Class 1	\$350.00	\$361.00	\$11.00
Permit Authority Assessment Class 10	\$250.00	\$258.00	\$8.00
Permit Authority Assessment Multiple Dwellings	\$410 for 2 dwellings plus \$180 for each additional dwelling	\$423 for 2 dwellings plus \$186 for each additional dwelling	\$13 for 2 dwellings plus \$6 for each additional dwelling
Staged Permits - Per stage in addition to PA Fees	\$250.00	\$258.00	\$8.00
Building Certificates	\$550 & \$150 per hour if > 4 hours required	\$567 & \$155 per hour if > 4 hours required	\$17 & \$5 per hour
Certificate of Completion	\$250.00	\$258.00	\$8.00
Building without a permit	Scheduled Permit Fee Doubled	Scheduled Permit Fee Doubled	\$0.00
Extension of time	\$214 for 1st year, \$342 for subsequent years	\$221 for 1st year, \$353 for subsequent years	\$7 for 1st year, \$11 for subsequent years
Amendments to Permits	\$250.00	\$258.00	\$8.00
Additional Inspections for BA's Assessed by Council - Per inspection	Market rates of independent building surveyor	Market rates of independent building surveyor	\$0.00
Building Infringement Notice	Building Act 2016	Building Act 2016	
Express Postage - Approved permit posted	\$32.00	\$33.00	\$1.00
Notifiable Building Work	\$280.00	\$289.00	\$9.00
Notifiable Demolition Work	\$280.00	\$289.00	\$9.00
Demolition Permit - Class 1 and 10	\$350.00	\$361.00	\$11.00
Temporary Occupancy Permit - Admin Fee	\$150.00	\$155.00	\$5.00
PLUMBING			
All inspections including SPP (average of x 4 dwelling x 1 Class 10A)	\$175.00	\$180.00	\$5.00
Permit Authority Assessment/Self Certified Plumbing Applications Class 1	\$350.00	\$361.00	\$11.00
Permit Authority Assessment/Self Certified Plumbing Applications - Multiple Dwellings	\$410 for 2 dwellings+\$180 for each additional dwelling	\$423 for 2 dwellings+\$186 for each additional dwelling	\$13 for 2 dwellings + \$6 for each additional dwelling
Permit Authority Assessment/Self Certified Plumbing Applications Class 10	\$250.00	\$258.00	\$8.00
Compliance Inspections - per inspection	\$220.00	\$227.00	\$7.00
Variation to a Permit	\$250.00	\$258.00	\$8.00
Certificate of Completion	\$250.00	\$258.00	\$8.00
Plumbing without a permit	Scheduled Permit Fee Doubled	Scheduled Permit Fee Doubled	
Express Postage - approved permit posted	\$32.00	\$33.00	\$1.00
Notifiable Plumbing Work	\$280.00	\$289.00	\$9.00

Brighton Council Fees & Charges

2024-2025

Description	Fees 2023/2024	Proposed Fees 2024/25	Difference
Plumbing Certificate of Likely Compliance	\$280.00	\$289.00	\$9.00
Demolition Plumbing Permit - Class 1 and 10	\$350.00	\$361.00	\$11.00
Plumbing Authority Assessment with on-site waste water	\$440.00	\$455.00	\$15.00
Plumbing Assessment with Pool/ Arrestors/ Backflow	\$380.00	\$392.00	\$12.00
Low Risk Plumbing			
Commercial Class 2-9 (Building and Demolition Permits)			
Under \$100,000	\$500.00	\$516.00	\$16.00
Under \$200,000	\$600.00	\$619.00	\$19.00
Under \$500,000	\$700.00	\$722.00	\$22.00
Under \$1,000,000	\$800.00	\$825.00	\$25.00
Under \$5,000,000	\$900.00	\$928.00	\$28.00
Under \$10,000,000	\$1,000.00	\$1,031.00	\$31.00
Over \$10,000,000	\$1,100.00	\$1,134.00	\$34.00
COPY OF PLANS - BUILDING & PLUMBING			
Residential	\$43.00	\$44.00	\$1.00
Commercial	\$86.00	\$87.00	\$1.00
Drainage	\$21.00	\$22.00	\$1.00
ENVIRONMENTAL HEALTH			
IMMUNISATION			
Hepatitis A (Adult) - Resident Price	\$77.00	\$79.00	\$2.00
Hepatitis A (Adult) - Non- Resident	\$109.00	\$112.00	\$3.00
Hepatitis A (Junior) - Resident	\$76.00	\$78.00	\$2.00
Hepatitis A (Junior) - Non-Resident	\$91.00	\$93.00	\$2.00
Hepatitis B (Adult) - Resident	\$44.00	\$45.00	\$1.00
Hepatitis B (Adult) - Non-Resident	\$57.00	\$59.00	\$2.00
Hepatitis B (Paediatric) - Resident	\$41.00	\$42.00	\$1.00
Hepatitis B (Paediatric) - Non-Resident	\$52.00	\$54.00	\$2.00
Hepatitis A/B (Twinrix) (Adult) - Resident	\$128.00	\$132.00	\$4.00
Hepatitis A/B (Twinrix) (Adult) - Non-Resident	\$140.00	\$144.00	\$4.00
Hepatitis A/B (Twinrix) (Junior) - Resident	\$91.00	\$93.00	\$2.00
Hepatitis A/B (Twinrix) (Junior) - Non-Resident	\$104.00	\$107.00	\$3.00
Chicken Pox - Resident	\$97.00	\$100.00	\$3.00

Brighton Council Fees & Charges

2024-2025

Description	Fees 2023/2024	Proposed Fees 2024/25	Difference
Chicken Pox - Non-Resident	\$110.00	\$113.00	\$3.00
Influenza - Resident	\$38.00	\$39.00	\$1.00
Influenza - Non-Resident	\$34.00	\$35.00	\$1.00
Pneumococcal - Resident	\$69.00	\$71.00	\$2.00
Pneumococcal - Non-Resident	\$84.00	\$87.00	\$3.00
Adacel - Resident	\$64.00	\$66.00	\$2.00
Adacel - Non-Resident	\$76.00	\$78.00	\$2.00
FOOD & HEALTH LICENCES			
Caravan Licence for Temporary Accommodations - per week	\$15.00	\$15.00	\$0.00
Registration & Inspection - Food Premises P1	\$320.00	\$330.00	\$10.00
Registration & Inspection - Food Premises P2	\$246.00	\$254.00	\$8.00
Registration & Inspection - Food Premises P3	\$162.00	\$167.00	\$5.00
Additional Food Premises Inspection Non-compliance	\$82.00	\$85.00	\$3.00
Assessment of Plans - New/Altered Food Premises			\$5 + \$2 per hour after 1st hour
Transfer of Food Business Licence	\$164 + \$80 per hour after 1st hour	\$169 + \$82 per hour after 1st hour	
	\$84.00	\$87.00	\$3.00
Food/Trade Waste Analysis Fee	\$82.00	\$85.00	\$3.00
Registration of User/Supplier of Private Water supply	\$226.00	\$233.00	\$7.00
Public Health risk activity - Skin penetration/Tattooing	\$217.00	\$224.00	\$7.00
Place of Assembly Licence & Inspection	\$156.00	\$161.00	\$5.00
Regulated System Licensing & Analysis (cooling towers)	\$82.00	\$85.00	\$3.00

Brighton Council Fees & Charges

2024-2025

Description	Fees 2023/2024	Proposed Fees 2024/25	Difference
ANIMAL CONTROL			
DOG REGISTRATION			
<i>Payment by July 31</i>			
Domestic Dog (desexed)	\$40.00	\$41.00	\$1.00
Domestic Dog (not desexed)	\$96.00	\$99.00	\$3.00
Pensioners Domestic Dog (desexed)	\$34.00	\$35.00	\$1.00
Pensioners Domestic Dog (not desexed)	\$62.00	\$64.00	\$2.00
Working dog which is kept for the purpose of working farm stock	\$57.00	\$59.00	\$2.00
T.G.R.B. registered Greyhound	\$57.00	\$59.00	\$2.00
Pure-bred dog - Owner is holder of a current prefix recognised by the K.C.C. of Tasmania	\$57.00	\$59.00	\$2.00
Assist Dog	\$0.00	\$0.00	\$0.00
Dangerous Dog	\$556.00	\$570.00	\$14.00
Re-registration late fee after July 31 in addition to registration fee	\$15.00	\$15.00	\$0.00
Farm Animals not confined to the owners property (Brighton Council Environmental Health By-Law No.1 of 2017 - Section 24)	Up to \$400	Up to \$400	\$0.00
KENNEL LICENCE			
Kennel Licence	\$150.00	\$150.00	\$0.00
Renewal of existing Kennel Licence	\$150.00	\$150.00	\$0.00
Renewal of existing Kennel Licence paid after 31st July	\$180.00	\$180.00	\$0.00
Dog Complaint Fee	\$100.00	\$100.00	\$0.00
Replacement Tags	\$5.00	\$5.00	\$0.00
Animal Agistment Fee per day	\$50.00	\$50.00	\$0.00
Animal Veterinary expenses incurred by Council	At Cost	At Cost	\$0.00
RECLAIM FEE FROM THE DOGS HOME			
Reclaim impoundment fee - per dog	\$80.00	\$80.00	\$0.00

Brighton Council Fees & Charges

2024-2025

Description	Fees 2023/2024	Proposed Fees 2024/25	Difference
ENGINEERING FEES			
ENGINEERING			
Engineering Plan Assessment & Inspection	1% value of works GST inclusive (min \$300)	1% value of works GST inclusive (min \$300)	\$0.00
Additional Inspections per hour or part per hour	\$237.00	\$244.00	\$7.00
STORMWATER			
Stormwater Upgrade	Quote & Payment up-front	Quote & Payment up-front	\$0.00
Water quality contribution - As per Policy - per additional lot or dwelling	\$2,000.00	\$2,000.00	\$0.00
Road Permit			
Permit A - works in road reservation only			
Permit B - Works affecting driveway or footpath	\$100.00	\$103.00	\$3.00
Permit B - Reinspection fee	\$236.00	\$243.00	\$7.00
Permit C - Works affecting Road, Kerb and Channel	\$100.00	\$103.00	\$3.00
Permit C - Reinspection fee	\$236.00	\$243.00	\$7.00
MISCELLANEOUS			
WORKS DEPARTMENT			
Replacement of MGB - Inclusive of GST per bin	\$204.00	\$210.00	\$6.00
Driver Assist	\$68.00	\$75.00	\$7.00
WASTE TRANSFER STATION			
Boot Load	\$9.00	\$9.00	\$0.00
0-1.0 M3 - Other than a boot load	\$20.00	\$20.00	\$0.00
1.0-2.0 M3	\$33.00	\$33.00	\$0.00
2.0-3.0 M3	\$50.00	\$50.00	\$0.00
3.0-5.0 m3	\$85.00	\$85.00	\$0.00
Passenger tyres	\$8.00	\$8.00	\$0.00
Light Truck & 4WD tyres	\$20.00	\$20.00	\$0.00
Truck & Tractor tyres	\$31.00	\$31.00	\$0.00
Fridges	\$17.00	\$17.00	\$0.00
Mattresses	\$23.00	\$23.00	\$0.00

Brighton Council Fees & Charges

2024-2025

Description	Fees 2023/2024	Proposed Fees 2024/25	Difference
BULK WATER SALES			
Bulk Water Sales per kilolitre	\$2.10	\$2.16	\$0.06
PLANT HIRE - Inclusive of GST			
Flocon/Backhoe - 7.30am to 4.00pm per hour (& until 4.30pm Oct to March)	\$164.00	\$169.00	\$5.00
Flocon/Backhoe - 4.00pm to 7.30am per hour (& from 4.30pm Oct to March)	\$234.00	\$241.00	\$7.00
COPY OF PLANS			
PLOTTING SERVICE			
AO - Black & White	\$22.00	\$22.00	\$0.00
AO - Black & White/Gloss	\$38.00	\$38.00	\$0.00
AO - Colour	\$38.00	\$38.00	\$0.00
AO - Colour/Gloss	\$61.00	\$61.00	\$0.00
A1 - Black & White	\$17.00	\$17.00	\$0.00
A1 - Black & White/Gloss	\$28.00	\$28.00	\$0.00
A1 - Colour	\$28.00	\$28.00	\$0.00
A1 - Colour/Gloss	\$38.00	\$38.00	\$0.00
A2 - Black & White	\$11.00	\$11.00	\$0.00
A2 - Black & White/Gloss	\$17.00	\$17.00	\$0.00
A2 - Colour	\$17.00	\$17.00	\$0.00
A2 - Colour/Gloss	\$28.00	\$28.00	\$0.00

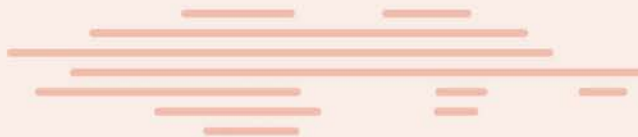


Brighton Council

Annual Plan 2024-2025

DRAFT





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

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

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

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

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



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2024-25 Annual Plan

Introduction

Brighton Council's Annual Plan for the 2024/2025 financial year has been prepared and adopted by Council in accordance with Section 71 of the *Local Government Act 1993* in that it:

- is consistent with Council's strategic plan.
- includes a statement of the manner in which Council is to meet the goals and objectives of the strategic plan.
- includes a summary of the budget estimates adopted by Council.
- includes a summary of the major strategies to be used in relation to the Council's public health goals and objectives.

In 2024/25 Council will endeavour to meet the goals and objectives of the strategic plan in an inclusive manner with its citizens.

Councillors as at 1 July 2024

- Cr Leigh Gray - Mayor
- Cr Barbara Curran – Deputy Mayor
- Cr Aaron De La Torre
- Cr Peter Geard
- Cr Greg Irons
- Cr John McMaster
- Cr Tennille Murtagh
- Cr Philip Owen
- Cr Michael Whelan

Summary of Estimates for the 2024/25 Financial Year

Estimated Revenue of the Council	\$22,726,821
Estimated Expenditure of the Council	\$19,444,349
Estimated Borrowings by the Council	\$0
Estimated Capital Works of the Council	\$10,499,275

Key Focus Areas & Summary of Strategies and Initiatives for 2024/2025

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

1.1 Engage with and enable our community

- Establish an overarching Community Development Strategy, that incorporates a Youth Engagement Strategy.
- Implement a Community Engagement Framework.
- Continue to support Brighton Alive administration and coordination, including the Brighton Alive Youth Network, with a focus on education, training and personal/professional development.
- Support Council's Youth Engagement Officer to build relationships with and empower our young people to be change makers now and into the future.
- Continue to support and grow the Brighton Youth Action Group (BYAG).
- Implement the new Brighton Volunteering Strategy in conjunction with Volunteering Tasmania.
- Continue the publication of the *Brighton Community News* and provision of information via Council's website and social media platforms.
- Engage with community on the use of public open space, to ensure best possible health and wellbeing outcomes for residents e.g. Bridgewater West Public Open Space Community Consultation project.
- Continue to work with the Department of Education and schools, including to seek opportunities for young people and to share social capital and infrastructure, including the development of the Community Creators Program in primary and secondary schools within our Brighton Council area.

1.2 Build resilience and opportunity

- Continue to progress Council's reconciliation work with our local Aboriginal communities.
- Conduct community consultation with the LGBTIQ+ community in order to develop an LGBTIQ+ Action Plan for Brighton.
- In partnership with the Tasmanian Aboriginal Legal Service (TALS) progress the establishment of a Community Youth Hub in Bridgewater for young people 12-25 years, to deliver much needed justice diversion services and other wrap around services to be available for all young people in our communities.
- Continue to advocate for and facilitate greater investment in local health services and long-term community health well-being solutions.
- Continue prioritising and implementing recommendations from Council's Social

Infrastructure Plan.

- Continue ongoing roll out of new disabled access kerb ramps and continue improving disability access and aged friendly community infrastructure more generally.
- Engage with Government and sporting bodies to support the ongoing and increasing presence of sporting opportunities and infrastructure across the region.
- Conduct immunisation clinics, annual school immunisations and promote the need for immunisation.

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

- Implement Ted Jeffries Memorial Park upgrades, including new soccer pitches and clubrooms, play, car parking and street upgrades.
- Finalise an update of Council's Open Space Strategy.
- Construct spine pathway and associated upgrades, including a basketball half-court in the Bridgewater Parkland.
- Consider community feedback for additional sections of gravel walkway along the Old Beach Foreshore from Morrisby Road to Blackstone Drive.
- Renew master plan for the Lennox Park precinct, Old Beach.
- Prepare a concept plan for a new playground in the open space area of Tivoli Green Estate.
- Commence construction on new soccer clubrooms for the Ted Jeffries Memorial Park reserve.
- Construct a new town square to create a civic heart for Brighton.
- Complete the construction of a truck stop rest area and 'pocket park' in the Brighton Hub.

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

- Continue implementing actions from Council's Public Art Strategy.
- Continue to support the Material Institute's community development work, including at Bond Place, Gagebrook and Eddington Street, Bridgewater.
- Foster cultural, social, environmental and educative partnerships, activities and events.

2. Ensure a sustainable environment

2.1 Acknowledge and respond to the climate change and biodiversity emergency

- Continue to implement the Climate Resilience Strategy.
- Continue progress towards Council's Climate Change targets:
 - corporate emission reduction target of 85% below 2021 levels by 2030 on the pathway to zero emissions by 2035 based on 2021 levels,
 - 100% corporate renewable electricity generation by 2030, based on 2022 levels.
- Continue transitioning Council's vehicle fleet and plant to low emissions options, hybrid and electric.
- Continue implementing Council's Weed Management Strategy, Natural Resource Management, Strategy and the Brighton Council Foreshore Management Plan
- Complete the review of the Greening Brighton Strategy and begin implementing the new Strategy.
- Endorse the Brighton Council Climate Change Adaptation Plan 2024 and commence implementing key actions.
- Prepare a Corporate Climate Change Mitigation Policy.

2.2 Encourage respect and enjoyment of the natural environment

- Foster strategic partnerships with environmental and social organisations to enhance environmental management outcomes and build greater community engagement in local environmental and social activities.
- Seek opportunities to educate the community about the region's significant natural values, such as interpretive signage, the BCN, online publications and other means.

2.3 Demonstrate strong environmental stewardship and leadership

- Continue Council's waste and sustainability education program and collaborate regionally and sector-wide when possible.
- Continue Council's ongoing greening program in accordance with the updated Greening Brighton Strategy.
- Respond to, and make publicly available, the findings of the Brighton Derwent River Foreshore Coastal Hazards Project.
- Prepare a municipal wide Bushfire Mitigation Strategy and Dromedary Bushfire Management Plan.
- Continue to support schools through collaboration and engagement, including with Council's waste, community development and sustainability education programs.

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

- Prepare options for the long-term upgrading of council's waste management system and transfer station, with a focus on improving sustainability and reducing emissions, benefits to the community and financial outcomes.
- Continue to pursue energy saving measures and lowering emissions from council assets, especially when there are favourable payback periods.
- Promote opportunities for circular economy, renewable energy and general investment within the Brighton Hub and continue place-making improvements within the precinct.

3. Manage infrastructure and growth effectively

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

- Embed new Long-term Financial Plan and 10 Year Asset Plans into council decision making and keep budget processes and general rate increases consistent with these.
- Pursue grant opportunities that clearly align with Council's 10 Year Infrastructure Plans and other endorsed strategies.
- Review Council's Key Infrastructure Investments and Defined Infrastructure Charges Policy.
- Reconstruct sections of Glen Lea Road, Seymour Street, Andrew Street, Baskerville Road and Back Tea Tree Road.
- Reseal sections of Rifle Range Road.
- Construct footpath linking the new Brighton High School to the south.
- Commence upgrades to Council Offices to accommodate our growing workforce.

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

- Continue implementing the priority actions from the Brighton Industrial Estate Brand & Place Strategy, including the construction of the new driver rest area / pocket park, reface old entry signage and associated landscaping.
- Continue optimising use of council land for community benefit and long-term council sustainability, including exploring potential sales and purchases.
- Prepare a Local Area Plan for the Brighton township.
- Gain State and Federal support to create a Master Plan for the growth precinct west of the new Bridgewater Bridge.
- Prepare a Master Plan and planning scheme amendment for infill development around Sorell Street and Samuel Street Bridgewater.
- Continue implementing the recommendations of the Old Beach Zoning Review.

- Represent Brighton's interests in the preparation of the new Southern Tasmania Regional Land Use Strategy, including regarding the Urban Growth Boundary, residential growth, industrial analysis and all other land use matters.
- Prepare an Activity Centre Strategy to better understand the needs of our growing community.
- Prepare an Active Transport Strategy.

3.3 Community facilities are safe, accessible and meet contemporary needs

- Continue footpath network improvements, with specific attention to age and disability access improvements.
- Continue upgrades and service levels of community park, sporting and accessibility facilities.
- Improve access to Bridgewater Parkland and foreshore precinct through construction of a new roundabout at the intersection of Eddington Street and Thompson Crescent and the construction of the pedestrian spine.

3.4 Advocate and facilitate investment in our region

- Lobby and build relationships for a more holistic approach to public and affordable housing projects that have greater consideration and investment in design, quality, integration with surrounding infrastructure, community building and harmony and with a clear eye on the long-term legacy of single and collective projects.
- Advocate and lobby for greater State and Federal investment in the infrastructure and services required to support important growth areas such as Brighton.
- Lobby for and prepare grant applications for external funding for projects within Council's 10 Year Infrastructure Plans and key strategies.
- Investigate mechanisms to minimize negative social and infrastructure impacts created by large numbers of multiple dwelling developments in close proximity, including lobbying for more equitable infrastructure and open space charging mechanisms.
- Advocate for improved public and active transport, including bus and ferry infrastructure and services.
- Continue to advocate for the significant freight route between Brighton and Cambridge to be taken over as a State Road and upgraded accordingly to meet current future needs for the State's economic growth.

4. Ensure a progressive, efficient and caring Council

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

- Continue implementing Brighton's 2050 Vision and Strategy 2023 – 2033.
- Continue to participate actively in regional and sectoral activities, including via the STCA, SCS, Committee for Greater Hobart, City Deal/Greater Hobart activities, LGAT and the Office of Local Government.

- Continue to actively seek funding opportunities, in line with Council's 10 Year Infrastructure Plan, Master Plans and strategies.
- Continue to participate fully in any relevant activities coming out of the Future of Local Government Review and ensure that the views of our council and our community are heard.
- Pursue opportunities to partner with State and Federal Government on the master planning and development of the growth precinct west of the new Bridgewater Bridge.

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

- Continue to embed Council's endorsed values, strategies and policies at all levels throughout the organization.
- Continue the smooth and successful running of the 'Regional Jobs Hub' (Southcentral Workforce Network) on behalf of the region and support its on-going expansion of services and programs.
- Continue to improve processes and efficiency to carry out Council's statutory obligations such as planning, building, plumbing, animal control, environmental health and an increased focus on improving compliance.

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

- Engage with, and where possible collaborate with, all levels of government, regional bodies and with other councils to help realise the opportunities to ensure good outcomes for our community within a regional context.
- Collaborate with Government to ensure best possible outcomes for our community.
- Continue to build relationships with critical infrastructure authorities such as TasWater, TasNetworks, TasGas, Metro Tas, etc. to deliver community outcomes.

4.4 Ensure financial and risk sustainability

- Closely monitor the local economic and social impacts of external circumstances and events, such as COVID-19, high inflation and geo-political instability.
- Ensure integrated and active risk management.
- Integrate climate change risks into key strategic documentation.

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

- Investigate and plan for potential Council Chambers and Depot renovation and expansion.
- Ensure Brighton remains a desirable place to work with a reputation for being a progressive, caring, fulfilling place to work with a strong culture.
- Provide relevant training and professional development to all staff.