



**Brighton
Council**

**Finance
Committee
Agenda**

7th November 2023

Name:

INDEX

Finance Committee: 7th November 2023

NOTICE OF MEETING	3
QUALIFIED PERSON CERTIFICATION	3
AGENDA	4
1. Acknowledgement of Country	4
2. Attendance	4
3. Apologies	4
4. Public Question Time and Deputations	4
5. Declaration of Interest	4
6. Business	5
6.1 Request to purchase land for Town Square - Part of 162 Brighton Road, Brighton	5
6.2 1 Bedford Street, Brighton - Medical Centre Lease and Rent Remission	8



Brighton Council

Council Representatives: Cr Curran (Chairperson); Cr A De La Torre (Deputy Chairperson); Cr L Gray; Cr P Geard; Cr P Owen & Cr M Whelan

NOTICE OF MEETING

Dear Councillor,

Notice is hereby given that the next **Finance Committee Meeting** will be held in the Council Chambers, Council Offices, Old Beach at **5.25 p.m. on Tuesday, 7th November 2023**, to discuss business as printed below.

QUALIFIED PERSON CERTIFICATION

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

Dated at Old Beach this *2nd* day of *November 2023*.

A handwritten signature in black ink, appearing to read 'James Dryburgh', written in a cursive style.

James Dryburgh
GENERAL MANAGER

AGENDA

1. Acknowledgement of Country

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

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

2. Attendance

3. Apologies

4. Public Question Time and Deputations

5. 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.

6. Business

6.1 Request to purchase land for Town Square - Part of 162 Brighton Road, Brighton

Attachment(s): Subdivision Plan (A) and Town Square Plan (B)

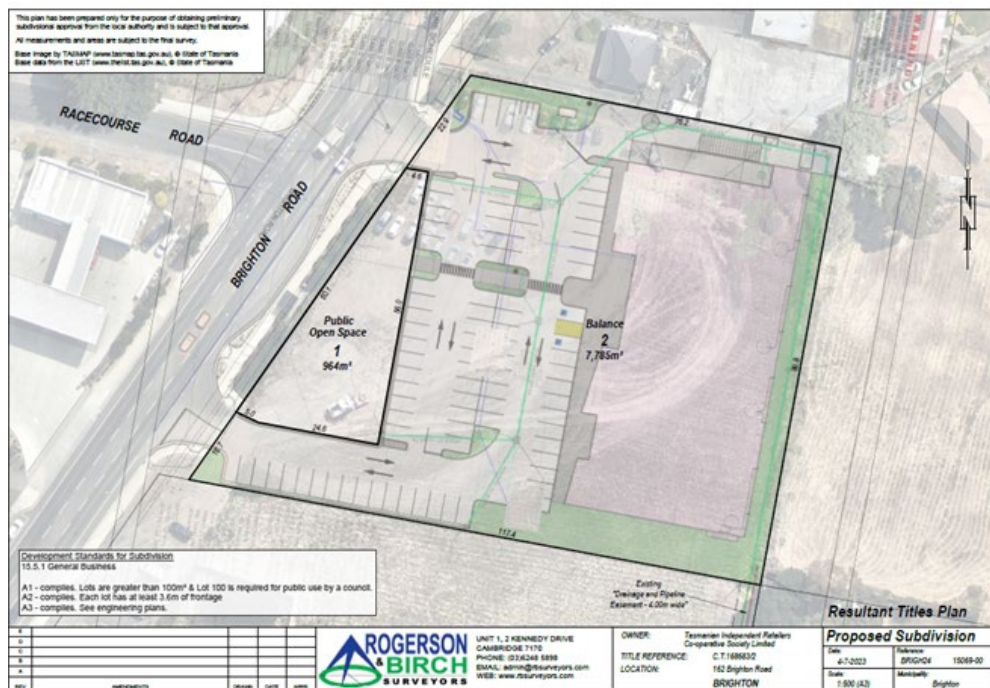
Author: Executive Officer Risk & Property (Megan Braslin)

Authorised: Director, Corporate Services (Gillian Browne)

Background

The Tasmanian Independent Retailers Co-Operative is currently developing the vacant land at 162 Brighton Road, Brighton to build new premises for the existing IGA. This development has created an opportunity for Council to acquire land at the front of this property to construct a Town Square.

The land is 946m² on CT168683/2 seen in the below map:



Council has approved capital expenditure for the purpose of a town square development over the past two budget periods. It is envisioned that this space will be a multifunctional area, as per the attached plan B, that caters to diverse community needs, including but not limited to:

- Hosting cultural events, markets, and festivals
- Providing a recreational area for residents and visitors
- Stimulating local businesses and economic activities

- Fostering community cohesion and social interaction

The proposal satisfies Strategy 10 of the Brighton Structure Plan to 'investigate locations for a Brighton town square'.

Councils draft Social Infrastructure plan discusses the requirement for more areas to support creative, educational, and cultural uses.

Consultation

Senior Management Team, Senior Technical Officer (Assets), Technical Officer (Assets)
Senior Planner.

Risk Implications

Nil

Financial Implications

The purchase price for the land is \$1.00.

Tasmanian Independent Retailers Co-operative Society Limited will contribute \$25,000 towards the development of the town square.

The Council will pay for subdivision costs and legal costs.

Strategic Plan

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

Goal 3: Manage infrastructure and growth effectively (3.4)

Social Implications

The purchase of the land for the development of the Brighton Town Square will have positive social impacts on the Brighton Community. These impacts can affect the quality of life, sense of community and overall well-being of the residents. It will create a community gathering space, possible cultural exchange, introduce a sense of identity and pride amongst residents and improve accessibility for people with disabilities, making public spaces more welcoming and open to a diverse range of people.

Environmental or Climate Change Implications

This piece of land is currently undeveloped. The Town Square will incorporate green spaces, trees and landscaping providing habitats for local fauna and preserving biodiversity. The trees and vegetation can absorb carbon dioxide helping mitigate the effects of climate change.

Economic Implications

Town squares are often designed to serve as a central hub for social, cultural and economic activities in the community.

Other Issues

Nil

Assessment

The Tasmanian Independent Retailers Co-operative Society Limited have been very generous in offering the land for Council to develop as a public space. They have requested that Council acknowledge their donation by way of a plaque to be installed and maintained on the Property, along with other 'acknowledgement' options as mutually agreed between TIRCL and the Council.

The development will be a positive result of Council and the Private sector working together to create a space that provides numerous community benefits including;

- Increased community engagement and social cohesion
- Enhancement of the town's aesthetic appeal and quality of life
- Potential for increased economic activity and local business growth
- Creation of a central hub for cultural and recreational activities
- Improvement of the town's overall attractiveness for residents and tourists

This is a pivotal opportunity for the Council to enhance the town's liveability, economic vitality, and community spirit. The proposed project aligns with the Council's strategies and responds to the needs of our community.

Options

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

RECOMMENDATION:

1. That Council approve the purchase of part of 162 Brighton Road, Brighton as per the attached subdivision plan A for \$1.00 and undertake development of the site as per attached plan B for the purposes of a Town Square; and
2. A plaque to be installed acknowledging the donation of the land to Brighton Council by Tasmanian Independent Retailers Co-operative Society Limited.

DECISION:

6.2 1 Bedford Street, Brighton - Medical Centre Lease and Rent Remission

Attachment:	Proposal from DJ Psychology Pty Ltd
Author:	Executive Officer Risk & Property (Megan Braslin)
Authorised:	Director Corporate Services (Gillian Browne)

Background

As a result of a recent expression of interest advertisement in the Brighton Community News for office space at 1 Bedford Street, Brighton, DJ Shepherd Psychology Pty Ltd submitted a lease proposal to Council (see attachment). This included a request for a rent remission for the first six months. Negotiations are currently underway with DJ Sheperd Psychology Pty Ltd to take on a lease of two rooms.

Having a psychologist working in the community can offer several valuable benefits. Psychologists are mental health professionals trained to assess, diagnose, and treat a wide range of psychological and emotional issues. When they work in the community, they can make a significant positive impact in various ways.

Consultation

Senior Management Team, Admin and Facilities Management Officer.

Risk Implications

Low risk of a possible new business failure.

Financial Implications

Council have calculated the rent amount for the two office spaces in accordance with an independent market rent valuation completed in February 2023, conducted by LG Valuation Services.

The total floor space of 20.84m² representing 8.68% of the total building floor space (less the common areas) therefore the total annual rent amount is \$7,899 + GST or \$658 per month.

Remission amount calculation is:

$$\begin{aligned} & \$658 \times 3 \text{ months} = \$1,974.87 \\ & + 3 \text{ months } 50\% \text{ discount} = \$329 \times 3 = \$987 \\ & \text{Total remission request equals } \mathbf{\$2,961} \end{aligned}$$

Strategic Plan

Relates to our Goal 1 to Strengthen our communities and Our Strategies S1.1 Understand/Improve Health and Wellbeing.

Social Implications

As the Brighton Municipality continues to grow so does the need for medical services. Although health is not strictly a Local Government issue, it is important when the opportunity arises to increase health options within the municipality that Council supports this.

Brighton and surrounding areas are desperate for more allied health services and the municipality does not currently have a psychologist. Approving this remission is a step forward to securing the lease and potentially easing the burden on the struggling mental health system in our community.

Environmental or Climate Change Implications

No significant climate or environmental-related issues.

Any tenant will be required to engage in activities to promote sustainable living behaviours.

Economic Implications

Demand of medical services currently exceeds supply, this lease to the Psychologist will have a positive impact on the Brighton Community and approving the request for rent remission for the first six months will give the business a positive start.

It is important for the Brighton Council to find occupants to fully lease our buildings and maximise the revenue return.

Other Issues

Nil.

Assessment

The proposal from the psychologist is to lease two rooms at 1 Bedford Street in our primary medical precinct. Having a psychology business in our municipality will assist in addressing the current shortage of allied health services in the community and surrounding areas. It is also important that any new tenant complements the other medical services of the GP and Dentist that is currently operating out of the building.

The submission requests a discount of rent for the first six months, made up of a full remission for the first three months and a 50% discount for the following three months.

Having the services of a psychologist within the community makes it easier for people to access the help and support they need to lead healthier, more fulfilling lives. It contributes to the overall well-being of individuals and the community as a whole.

Options

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

RECOMMENDATION:

That Council approve DJ Shepherd Psychology Pty Ltd to lease two rooms at 1 Bedford Street, Brighton and approve the proposal to remit the first three months of rent in full followed by a further three-month 50% reduction of rent.

DECISION:



**Brighton
Council**

ATTACHMENTS

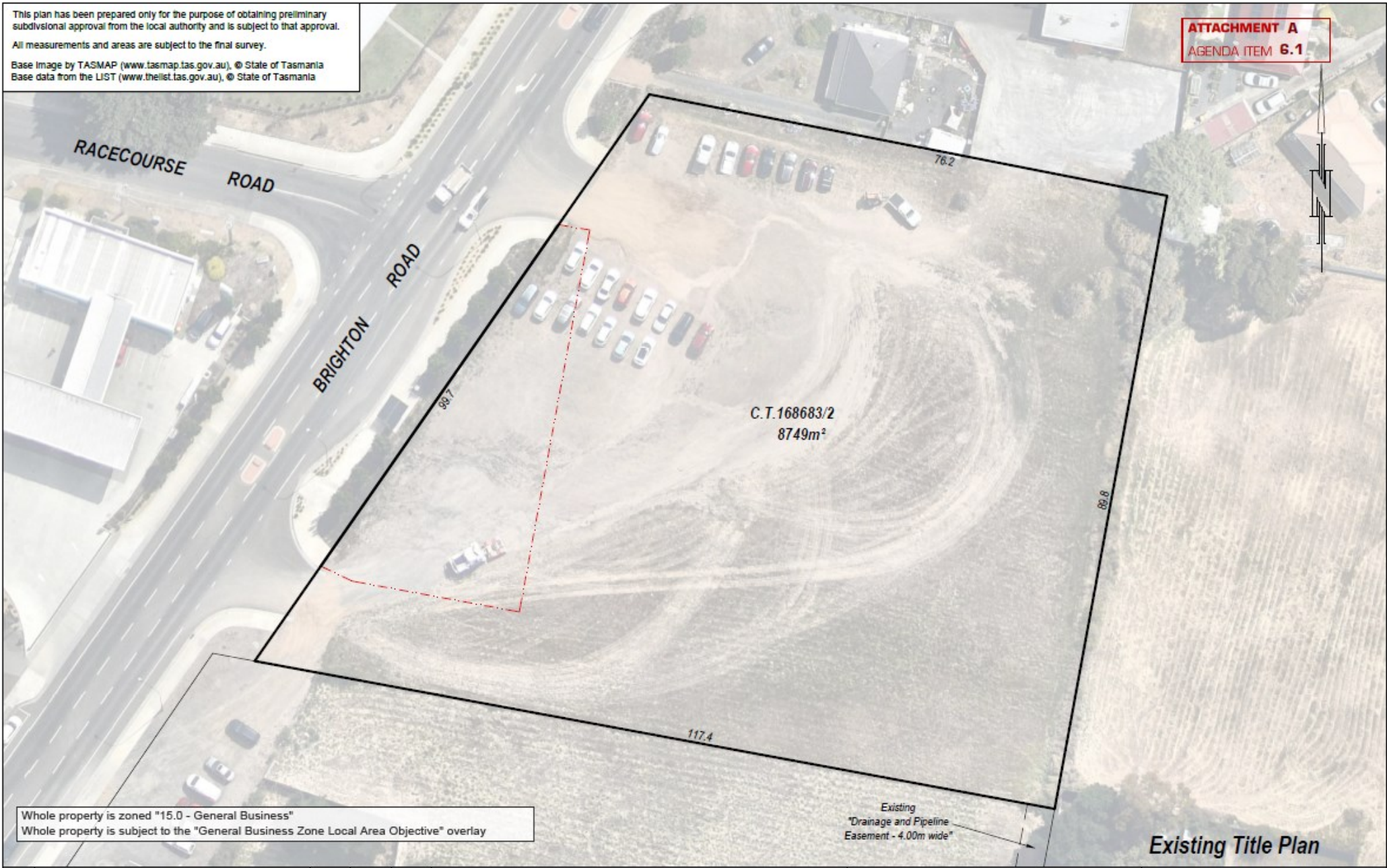
FINANCE COMMITTEE

7th November 2023



This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.
 All measurements and areas are subject to the final survey.
 Base Image by TASMAR (www.tasmap.tas.gov.au), © State of Tasmania
 Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

ATTACHMENT A
AGENDA ITEM 6.1



Whole property is zoned "15.0 - General Business"
 Whole property is subject to the "General Business Zone Local Area Objective" overlay

Existing Title Plan

E				
D				
C				
B				
A	08/09/2018	AB	31-8-23	AB
REV	AMENDMENTS	DRAWN	DATE	APPR.



UNIT 1, 2 KENNEDY DRIVE
 CAMBRIDGE 7170
 PHONE: (03)6248 5898
 EMAIL: admin@rbsurveyors.com
 WEB: www.rbsurveyors.com

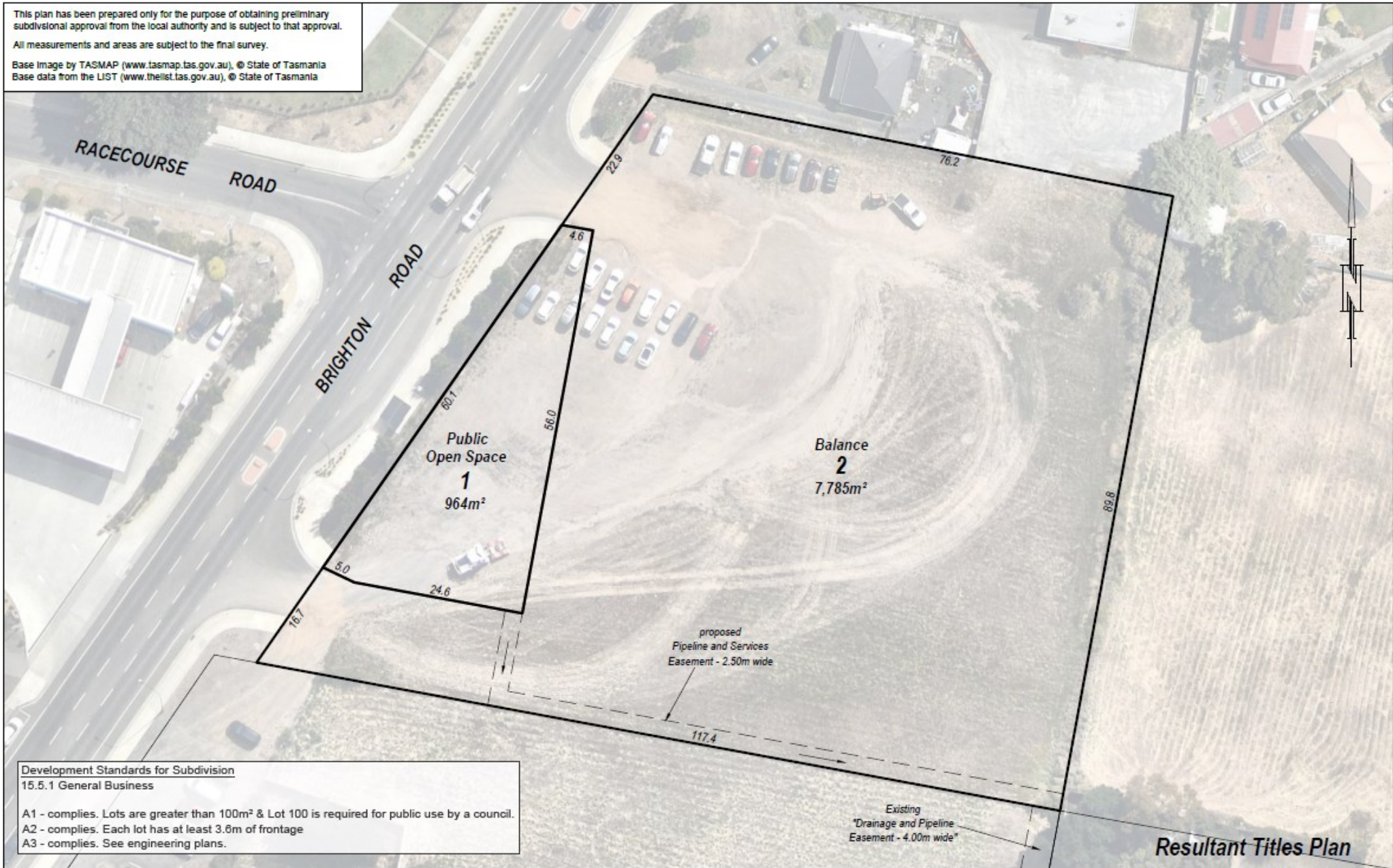
OWNER: Tasmanian Independent Retailers Co-operative Society Limited
 TITLE REFERENCE: C.T.168683/2
 LOCATION: 162 Brighton Road
BRIGHTON

Proposed Subdivision	
Date: 4-7-2023	Reference: BRIGH24 15069-00
Scale: 1:500 (A3)	Municipality: Brighton

This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

Base Image by TASMAR (www.tasmap.tas.gov.au), © State of Tasmania
 Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



Development Standards for Subdivision

15.5.1 General Business

- A1 - complies. Lots are greater than 100m² & Lot 100 is required for public use by a council.
- A2 - complies. Each lot has at least 3.6m of frontage
- A3 - complies. See engineering plans.

E				
D				
C				
B				
A	easement added	AB	31-8-23	AB
REV	AMENDMENTS	DRAWN	DATE	APPR.



UNIT 1, 2 KENNEDY DRIVE
 CAMBRIDGE 7170
 PHONE: (03)6248 5898
 EMAIL: admin@rbsurveyors.com
 WEB: www.rbsurveyors.com

OWNER: Tasmanian Independent Retailers
 Co-operative Society Limited

TITLE REFERENCE: C.T.168683/2

LOCATION: 162 Brighton Road
BRIGHTON

Proposed Subdivision

Date: 4-7-2023	Reference: BRIGH24 15069-00
Scale: 1:500 (A3)	Municipality: Brighton

The updated design for the Brighton Town Square draws inspiration from the Jordan River, evoking a sense of community and gathering around a watering hole by creating an oasis with shady, flexible spaces to meet, reflect or play.

The space is flanked by a grove of trees, creating a cool and protected space with long sitelines to a central feature where the sensory elements of water and passive play create a relaxing and inviting space.



MATERIALS KEY
REFER MATERIALS SCHEDULE (MS1)

- SOB0 Surfboard top
- SOB1 Element / Base top

SURFACES

- MSD1 Concrete pavement - Type 01
- MSD2 Concrete pavement - Type 02
- MSD3 Concrete pavement - Type 03
- MSD4 Concrete pavement - Type 04
- SSG0 Seeded grass
- SSG1 Rubber softfall
- GBD1 Garden bed - Type 01
- GBD2 Garden bed - Type 02

EDGING, WALLS & BUILT ELEMENTS

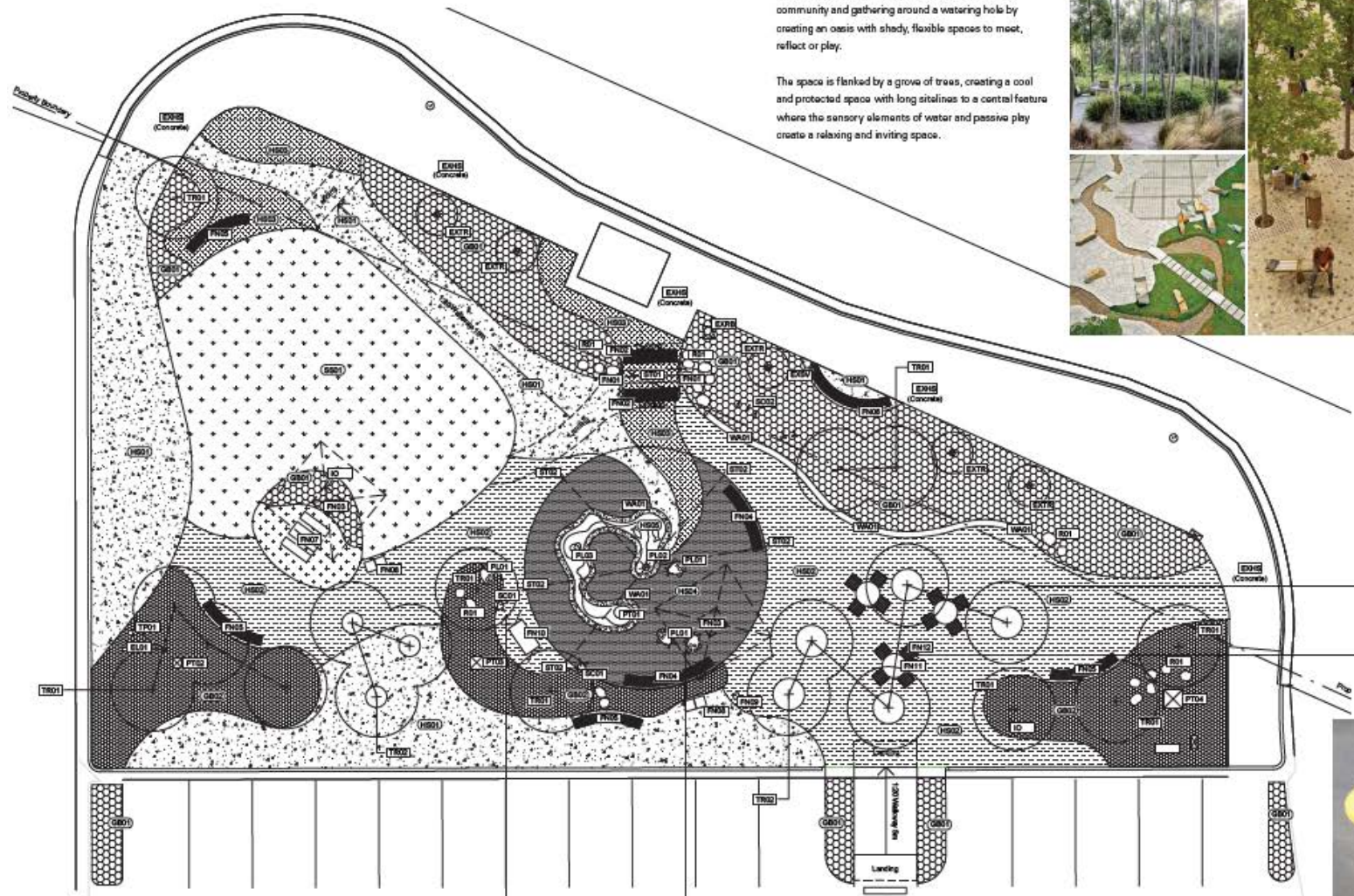
- WAO1 Concrete wall
- SCD1 Garden sculpture - Type 01
- SCD2 Garden sculpture - Type 02
- ST01 Stair
- ST02 Category lighting

FURNITURE & FIXTURES

- FN01 Hex stool
- FN02 Tactile ground surface indicators
- FN03 Shade umbrellas - center post
- FN04 Custom timber bench
- FN05 Proprietary timber bench - Type 01
- FN06 Proprietary timber bench - Type 02
- FN07 Plastic wall
- FN08 Rubbish bin
- FN09 Drinking fountain
- FN10 Garden swing
- FN11 Proprietary table
- FN12 Proprietary chair
- PL01 Rubber inlaid mound
- PL02 Water tap
- PL03 Concrete tile

MISCELLANEOUS

- TR01 Advanced tree - Type 01
- TR02 Advanced tree - Type 02
- PT01 Pk - Type 01
- PT02 Pk - Type 02
- PT03 Pk - Type 03
- PT04 Pk - Type 04
- SO1 Stooler
- SO Inexplosion opening



A grove of trees in grasses form a shady place to meet and relax

Colourful furniture adds vibrant modern overtones



Insect and animal sculptures enhance a playful relaxing space.

Water and passive play elements encourage relaxed play and discovery



Brighton Town Square

Landscape Documentation for Design Development

PRELIMINARY SERIES	SETOUT SERIES	
L000 Cover Sheet	L400 Setout Plan	- not this issue
L001 Schedules		
SURFACES SERIES	DETAILS SERIES	
L100 Surfaces and Finishes Plan	L500 Typical Details 01 of 01	- not this issue
LEVELS SERIES	LANDSCAPE SPECIFICATION	
L200 Levels & Drainage Plan	L600 Not this issue	- not this issue
PLANTING SERIES		
L300 Planting Plan		- not this issue

Cover notes - Not this issue



01 Location Plan

- Scale 1:1500@A1

ISSUE	STATUS	DATE	REVIEWED
01	ISSUE FOR DESIGN DEVELOPMENT	12-10-2023	PST

L000

SHEET TITLE
Cover Sheet
01 of 01

CLIENT
Brighton Council

PROJECT NAME
Brighton Town Square
SITE ADDRESS
150 Brighton Rd
BRIGHTON TQ30

PROJECT NO
20-073
STAGE
DD

DESIGNED
MS
DRAWN
MR

SCALE
1:1500@A1



P/ST.
PLAYSTREET
LANDSCAPE
ARCHITECTURE
Landscape Architecture
150 Brighton Rd Brighton TQ30
www.pst-landscapearchitecture.com

Materials Schedule

CODE	NAME	COMPOSITION / FINISH	CONSTRUCTION DETAIL / REFERENCE	KNOWN SUPPLIER	REQUIRED DIMENSIONS	SAMPLE AND INSPECTION HOLD POINTS
SURFACES						
H501	Concrete Pavement - Type 01	M25 in situ general purpose concrete, plate finish (swift)	Refer to/Use for detail	Soval Concrete (ph: 03 9274 1026)	100mm	3rd
H502	Concrete Pavement - Type 02	M25 in situ general purpose concrete, coloured, lightly exposed, 'Talcum Beach' mix	Refer to/Use for detail	Soval Concrete (ph: 03 9274 1026)	100mm	3rd
H503	Concrete Pavement - Type 03	M25 in situ general purpose concrete, coloured, plate finish (swift)	Refer to/Use for detail	Soval Concrete (ph: 03 9274 1026)	100mm	3rd
H504	Concrete Pavement - Type 04	M25 in situ general purpose concrete, coloured, plate (swift)	Refer to/Use for detail	Soval Concrete (ph: 03 9274 1026)	100mm	3rd
S501	Seeded grass	'Sun and Shade' seed mix. Spread evenly over 100mm sandy loam, smooth even surface. Establish to consistent extent. Allow to top dress over seed and manage weeds until established.	Refer to/Use for detail	Topi Turf Care - Nick Hixson		20L bag topsoil 1L bag seed Inspection of prepared topsoil required prior to seeding.
S502	Rubber soffit	TBC				
GB01	Garden bed - Type 01	75mm depth black wad composted gum bark over new 300mm topsoil profile (use imported topsoil once all salvaged site soil has been used).	Refer to/Use for detail	Milax Sand (ph: 03 9223 9006)	75mm mulch 300mm topsoil	+ Topsoil prior to mulching + 20L bag mulch + 20L bag imported topsoil
GB02	Garden bed - Type 02	75mm depth river rock over new 300mm topsoil profile (use imported topsoil once all salvaged site soil has been used).	Refer to/Use for detail	Milax Sand (ph: 03 9223 9006)	75mm mulch 300mm topsoil	+ Topsoil prior to mulching + 20L bag mulch + 20L bag imported topsoil
EDGING, WALLS AND BUILT ELEMENTS						
WA01	Concrete wall	Off form concrete wall	Refer to/Use for detail			2m
SC01	Garden sculpture - Type 01	Earthworm garden sculpture - Insect TBC				
SC02	Garden sculpture - Type 02	Earthworm garden sculpture - Insect TBC				
ST01	Stair	Concrete stairs to A01403 including luminance contrast nosings. Concrete finish to match H503.	Refer to/Use for detail			
ST02	Caterway lighting	200 dia powder coated steel posts, supporting caterway lighting.	Refer engineers documentation			
FURNITURE, FIXTURES AND PLAY ELEMENTS						
FN01	Handrail	Galvalume steel handrail to A01403.	Nil	-	-	+1m
FN02	Tactile ground surface indicators	Stoneworks optional tactile paver, colour 'Linen' or similar tactile ground surface indicators to A01403.	Installation, fixings and fixings to manufacturer's specification			
FN03	Shade umbrella	4000 x 4000 mm umbrella. Installation to manufacturer's specifications, concrete footing as per manufacturer's specifications. Subsurface fixed.	Installation, fixings and fixings to manufacturer's specification	King Outdoor Living (Dam King ph: 0416 531 360)		
FN04	Custom timber bench	Australian hardwood battens, powder-coated steel frame. Surface fixed.	Installation, fixings and fixings to manufacturer's specification	King Outdoor Living (Dam King ph: 0416 531 360)		
FN05	Proprietary timber bench - Type 01	TM4361 Benako Curved Bench - Long 3m. Timber battens. Surface fixed, localised concrete thickening (200mm) under fixing location. Installation, footing and fixing to manufacturer's specification.	Refer manufacturer details for footing and installation.	Commercial Systems Australia (ph: 03 9723 4111)		
FN06	Proprietary timber bench - Type 02	TM4361 Benako Curved Bench - Short 2m. Timber battens. Surface fixed, localised concrete thickening (200mm) under fixing location. Installation, footing and fixing to manufacturer's specification.	Refer manufacturer details for footing and installation.	Commercial Systems Australia (ph: 03 9723 4111)		
FN07	Plastic seat	TM4772-71 POC plastic seating. Timber battens. Surface fixed, localised concrete thickening (200mm) under fixing location. Installation, footing and fixing to manufacturer's specification.	Refer manufacturer details for footing and installation.	Commercial Systems Australia (ph: 03 9723 4111)		
FN08	Recycling bin	Bin enclosure, rectangular, slot and multipurpose insert. Slotted plate (left) and recycling signage. Surface fixed. Stainless Steel	Refer manufacturer details for footing and installation.			
FN09	Drinking fountain	Dog watering fountain and bottle filling station	Refer manufacturer details for footing and installation.			
FN10	Garden swing	Lappert - Iron framework, timber battens, powdercoat frame, surface fixed.	Refer manufacturer details for footing and installation.	Lark Industries (Darwin - 0496 206 606)		
FN11	Proprietary table	TM4713-10 Large Circular Table 1150mm, timber battens, powder coat, colour TBC	Refer manufacturer details for footing and installation.			
FN12	Proprietary chair	SFA Inex chair, timber battens, powder coat, colour TBC	Refer manufacturer details for footing and installation.			
PL01	Rubber insect mound	TBC	Installation to manufacturer's specifications			
PL02	Water tap	Custom play tap with push-button activation provided by Broadview Landscaping or approved equivalent. Provide an easily-accessible anti-vandal shut-off valve and tap key to allow for supervisor monitoring of water play. Provide tap design to client for approval prior to ordering or construction.	Installation to manufacturer's specifications	Broadview Landscaping (Shepparton ph: 0434 233 256)		
PL03	Concrete tile	Custom tile in plate finished concrete with meandering bonded channels.	Refer to/Use for detail			
TREES						
TR01	Advanced tree - Type 01	Advanced tree in garden bed.	Refer to/Use for detail			+ Specimens prior to delivery to site + Planting holes excavated, silted and with Typhoon in place
TR02	Advanced tree - Type 02	Advanced tree grass.	Refer to/Use for detail	Tree grasses - Commercial Systems Australia (ph: 03 9723 4111)		+ Specimens prior to delivery to site + Planting holes excavated, silted and with Typhoon in place
MISCELLANEOUS						
PT01	Pt - Type 01	300 dia circular pit. Galvalume steel. Lockdown, heel guard.	Refer engineers documentation	-	-	+1m
PT02	Pt - Type 02	450 x 450mm. Galvalume steel	Refer engineers documentation			
PT03	Pt - Type 03	600 x 600mm. Galvalume steel	Refer engineers documentation			
PT04	Pt - Type 04	900 x 900mm. Galvalume steel	Refer engineers documentation			
RO1	Roofing	Flashbacked weathered olivette bouldered run 800-900mm.	Refer to/Use for detail			
TP01	Water connection point	Café connection point	Refer engineers documentation			
EL01	Electrical connection point	Café connection point	Refer engineers documentation			

ISSUE	STATUS	DATE	REVIEWED
01	SUBMIT FOR DESIGN DEVELOPMENT	12-15-2020	PST

L001

SHEET TITLE
Material Schedule
01 of 01

CLIENT
Brighton Council

PROJECT NAME
Brighton Town Square

PROJECT NO
20-072

DESIGNED
MS

SCALE
1:100(A)



STAGE
DD

DRAWN
MR

DATE
12/15/2020





MATERIALS KEY

REFER MATERIALS SCHEDULES (L01)

- XXXX Surface tag
- XXXX Element / Item tag

SURFACES

- HS01 Concrete pavement - Type 01
- HS02 Concrete pavement - Type 02
- HS03 Concrete pavement - Type 03
- HS04 Concrete pavement - Type 04
- SS01 Sealed glass
- SS02 Rubber soffit
- GB01 Garden bed - Type 01
- GB02 Garden bed - Type 02

EDGING, WALLS & BUILT ELEMENTS

- WAC1 Concrete wall
- SC01 Garden sculpture - Type 01
- SC02 Garden sculpture - Type 02
- ST01 Stair
- ST02 Catenary lighting

FURNITURE & FIXTURES

- FN01 Handrail
- FN02 Tackle ground surface indicator
- FN03 Shade umbrella - center post
- FN04 Custom timber bench
- FN05 Proprietary timber bench - Type 01
- FN06 Proprietary timber bench - Type 02
- FN07 Public art
- FN08 Subsoil bin
- FN09 Drinking fountain
- FN10 Garden swing
- FN11 Proprietary table
- FN12 Proprietary chair
- PL01 Rubber insect mat
- PL02 Water tap
- PL03 Concrete sit

MISCELLANEOUS

- TR01 Advanced tree - Type 01
- TR02 Advanced tree - Type 02
- PT01 Pl - Type 01
- PT02 Pl - Type 02
- PT03 Pl - Type 03
- PT04 Pl - Type 04
- RS1 Roster
- IO Inspection opening
- TR01 Water connection point
- EL01 Electrical connection point

EXISTING SURFACES / ELEMENTS

- EX01 Existing hard surface
- EXTR Existing tree
- EXPT Existing grated pit
- EX02 Existing outside bin
- EX03 Existing stop valve

ISSUE	STATUS	DATE	REVIEWED
01	ISSUE FOR DESIGN DEVELOPMENT	12-10-2023	PJT

L100

SHEET TITLE
Surfaces and Profiles Plan
01 of 01

CLIENT
Brighton Council

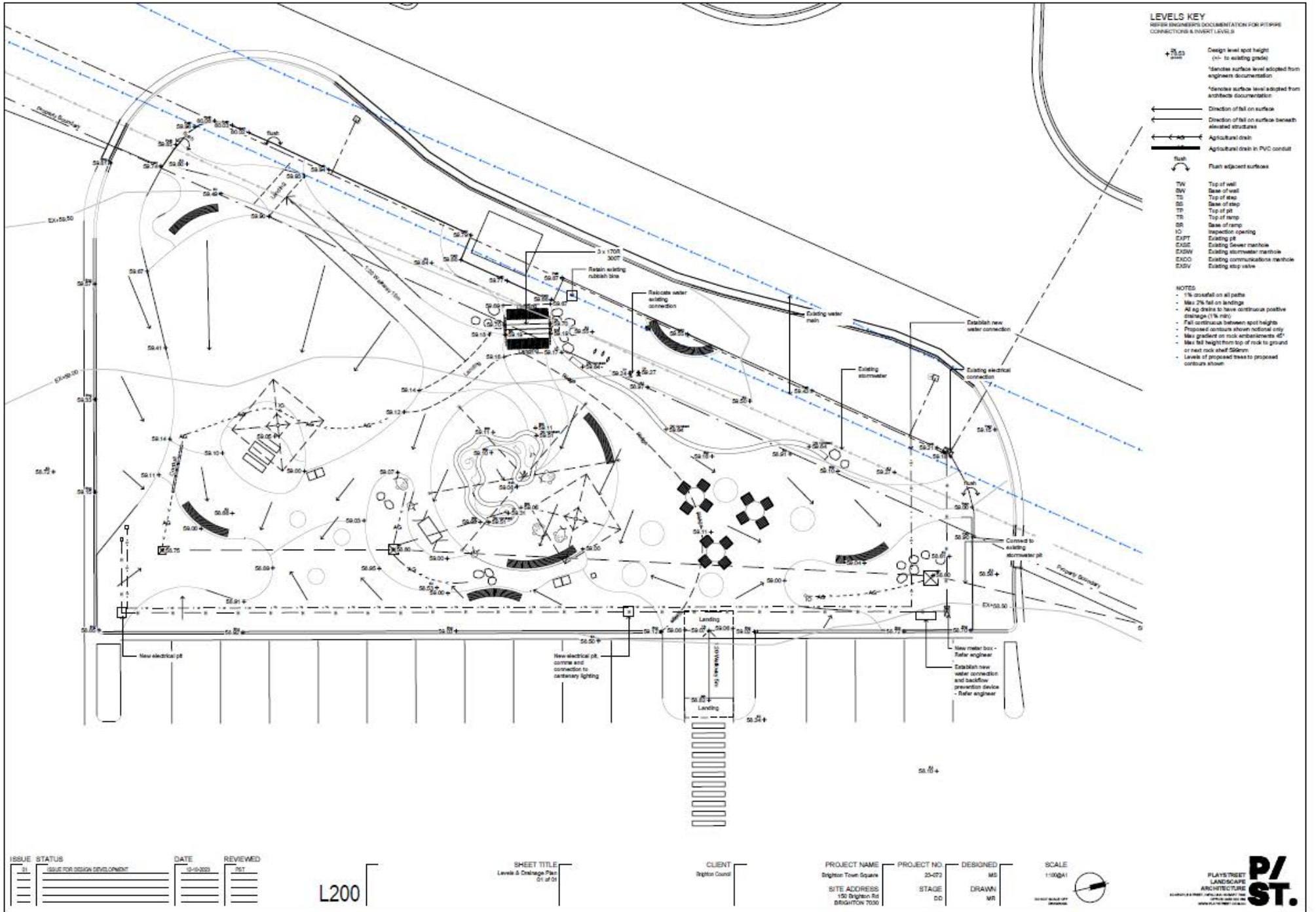
PROJECT NAME
Brighton Town Square
SITE ADDRESS
180 Brighton Rd
BRIGHTON BN1 3BB

PROJECT NO.
23-072
STAGE
DD

DESIGNED
MS
DRAWN
MR

SCALE
1:100@A1





LEVELS KEY
REFER ENGINEERS DOCUMENTATION FOR PITTINGS CONNECTIONS & INVERT LEVELS

- Design level spot height (+/- to existing grade)
- Surface level adopted from engineers documentation
- Surface level adopted from architects documentation
- Direction of fall on surface
- Direction of fall on surface beneath elevated structures
- Agricultural drain
- Agricultural drain in PVC conduit
- Flush
- Flush adjacent surfaces
- TW Top of well
- BW Base of well
- TS Top of step
- BS Base of step
- TP Top of pit
- TR Top of ramp
- SR Base of ramp
- IO Inspection opening
- EXPT Existing pit
- EXIST Existing Sewer manhole
- EXISTW Existing stormwater manhole
- EXISTC Existing communications manhole
- EXISTV Existing stop valve

- NOTES**
- 1% crossfall on all paths
 - Max 2% fall on landings
 - All Ag drains to have continuous positive drainage (1% min)
 - Fall continuous between spot heights
 - Proposed contours shown notional only
 - Max gradient on rock embankments 4%
 - Max fall height from top of rock to ground or rock shelf 500mm
 - Levels of proposed trees to proposed contours shown

ISSUE	STATUS	DATE	REVIEWED
1	ISSUE FOR DESIGN DEVELOPMENT	10-04-2023	707

L200

SHEET TITLE
Levels & Drainage Plan
01 of 01

CLIENT
Brighton Council

PROJECT NAME
Brighton Town Square

SITE ADDRESS
150 Brighton Rd
BRIGHTON TOWN

PROJECT NO.
23-072

STAGE
DC

DESIGNED
MS

DRAWN
WR

SCALE
1:1000A1

P/ST.
PLAYS TREET
LANDSCAPE
ARCHITECTURE

150 BRIGHTON ROAD, BRIGHTON BN1 1AB
01323 636363
WWW.P/ST.CO.UK



Room Rental Proposal for 1 Bedford Street BRIGHTON

Business Details

Name: DJ Shepherd Psychology PTY LTD

ABN: 896 607 281 38

Contact: Donna Shepherd

donnajfshepherd@gmail.com

0423 623 037 (T)

03 6134 8841 (F)

Service Provision

I would like to use the rooms for as a psychology practice.

I hold registration with Medicare and most private health insurance providers. I am registered as a NDIS practitioner who offers therapeutic support as well as behaviour support. I am registered to provide EAP services through providers such as Assure and Acacia.

Bio

My name is Donna Shepherd. I am employed by DJ Shepherd Psychology PTY LTD as a psychologist. I have worked as a psychologist since 2008.

I obtained a Bachelor's of Arts degree in Psychology with Linguistics from the University of the West Indies, Cave Hill Campus in 2004. I completed a Masters of Psychology degree in Clinical Psychology from the University of Tasmania, Sandy Bay campus in 2008.

I am a registered psychologist with AHPRA since 2010. I am also a member of the Australian Psychological Society (APS). I am currently enrolled in a postgraduate diploma in family therapy.

Lease details

I would like to rent consult room 8 as well as the small office situated between the server room and the reception area. I would like to lease the rooms from the start of December 2023, for an initial period of 5 years.

As this is a business expansion (I have expanded my business to include admin staff so that I can concentrate on the psychology side of things and therefore need 2 rooms – one for the business side of things, and one for consultation/staff training (which I will also use for non-face-to-face psychology related activities such as research and reports).

As I am currently the only income earner in the company, I would like to ask to be considered for a rent reduction period until I am able to generate consistent business at the new location.

I would like to be considered for a 3 month rent free period, followed by a 3 month 50% reduction.