

Land Use Planning and Approvals Act 1993

Notice under section 35K(1)(c)

Brighton draft LPS

26 February 2020

The Tasmanian Planning Commission (the Commission) rejects the Brighton draft LPS and directs that the Brighton planning authority substantially modify the Brighton draft Local Provisions Schedule (draft LPS) as follows:

1.0 Specific Area Plans

1.1 BRI-S10.0 Brighton Industrial Hub Specific Area Plan

Insert BRI-S10.0 Brighton Industrial Hub Specific Area Plan into the Brighton draft LPS, as set out in Attachment 2, Annexure A.

Reason: To insert a new SAP and meet the LPS requirements of the SPPs.

2.0 Zone maps and overlays

No.	Description	Direction and Reason
2.1	Brighton Industrial Hub	<p>Insert the BRI-S10.0 Brighton Industrial Hub Specific Area Plan overlay into the SAP overlay map, consistent with the area shown on page 21 of the planning authority's further submission of 7 November 2019, with the relevant annotation consistent with the Commission's Practice Note 7 Draft LPS mapping: technical advice.</p> <p>Reasons: To insert a new SAP and to apply the SAP overlay consistent with the Commission's Practice Note 7 - Draft LPS mapping: technical advice.</p>
2.2	20 Dokdo Rise, Honeywood	<p>(a) Revise the zoning of 20 Dokdo Rise, Honeywood to the Rural Zone.</p> <p>(b) Apply the priority vegetation area overlay to 20 Dokdo Rise, Honeywood, as shown in the map on page 6 of the planning authority's further submission of 7 November 2019</p> <p>Reasons: To apply the Agriculture Zone and Landscape Conservation Zone consistent with Guideline No. 1.</p> <p>To apply the priority vegetation area overlay consistent with Guideline No. 1.</p> <p>To apply zoning at boundaries consistent with Practice Note 7 - Draft LPS mapping: technical advice.</p>

2.3	530B Baskerville Road, Honeywood	<p>(a) Revise the zoning of 530B Baskerville Road, Honeywood to the Rural Zone.</p> <p>(b) Apply the priority vegetation area overlay to 530B Baskerville Road, Honeywood, as shown in the map on page 6 of the planning authority's further submission of 7 November 2019.</p> <p>Reasons: To apply the Agriculture Zone and Landscape Conservation Zone consistent with Guideline No. 1.</p> <p>To apply the priority vegetation area overlay consistent with Guideline No. 1.</p> <p>To apply zoning at boundaries consistent with Practice Note 7 - Draft LPS mapping: technical advice.</p>
2.4	232 and 246 Boyer Road, Bridgewater (folios of the Register 172452/2 and 169759/1) and 31 Cobbs Hill Road, Bridgewater (folio of the Register 152364/2)	<p>(a) Revise the zone boundary between the Agriculture Zone and the Landscape Conservation Zone at 232 and 246 Boyer Road, Bridgewater (folios of the Register 172452/2 and 169759/1) so that the zone boundary aligns with the area of the conservation covenant registered on the titles, including the area of the pipeline easement shown on the conservation covenant in the Landscape Conservation Zone, as shown in the map on page 7 of the planning authority's further submission of 7 November 2019, and annotate the split zone boundary consistent with the Commission's Practice Note 7 – Draft LPS mapping: technical advice.</p> <p>(b) Revise the zone boundary between the Agriculture Zone and the Landscape Conservation Zone at 31 Cobbs Hill Road, Bridgewater (folio of the Register 152364/2) so that the zone boundary aligns with the area of the conservation covenant registered on the titles, as shown in the map on page 7 of the planning authority's further submission of 7 November 2019.</p> <p>(c) Delete the priority vegetation area overlay from part of 232 and 246 Boyer Road, Bridgewater where the revised Agriculture Zone applies.</p> <p>(d) Apply the priority vegetation area overlay to part of 232 and 246 Boyer Road, Bridgewater, and 31 Cobbs Hill Road, Bridgewater where the revised Landscape Conservation Zone applies.</p> <p>Reasons: To apply the Agriculture Zone and Landscape Conservation Zone to reflect the conservation covenants applying to the land.</p> <p>To apply zoning at boundaries consistent with the Commission's Practice Note 7 - Draft LPS mapping:</p>

		<p>technical advice.</p> <p>To apply the priority vegetation area overlay consistent with Guideline No. 1.</p>
2.5	Baskerville Road, Cassidy's Road, and Melane Road, Old Beach	<p>Revise the zoning of the following properties to the Rural Living Zone B:</p> <p>(a) 34 and 40 Baskerville Road, Old Beach;</p> <p>(b) 1, 2, 3, 5, 6, 7, 8 Cassidy's Road, Old Beach; and</p> <p>(c) 1, 2, 3, 4, 5 (folios of the Register 102907/1 and 102908/1), 8, 8B, 9, 11 (folios of the Register 161430/2 and 161430/1) Melane Road, Old Beach.</p> <p>Reasons: To apply the Rural Living Zone consistent with Guideline No. 1.</p>
2.6	754, 757 and 770 Boyer Road, Dromedary	<p>Revise the zoning of part of 754, 757 and 770 Boyer Road, Dromedary (folios of the Register 21919/1, 167426/1, and 167425/1) to the Rural Living Zone B as shown on page 16 in the planning authority's further submission of 7 November 2019, and annotate the split zone boundary based on the location of the priority vegetation area overlay and consistent with the Commission's Practice Note 7 – Draft LPS mapping: technical advice</p> <p>Reasons: To apply the Landscape Conservation Zone and the Rural Living Zone to 754, 757 and 770 Boyer Road, Dromedary consistent with the purpose of the zone and Guideline No. 1.</p> <p>To meet technical requirements consistent with Commission Practice Note 7 - Draft LPS mapping: technical advice.</p>
2.7	720 Boyer Road, Dromedary	<p>Revise the zoning of 720 Boyer Road, Dromedary to the Landscape Conservation Zone, Rural Living Zone, and Rural Zone consistent with the proposed zoning map on page 15 in the planning authority's further submission of 7 November 2019, and annotate the split zone boundary for the Rural Zone based on the mining lease boundaries, consistent with the Commission's Practice Note 7 Draft LPS mapping: technical advice.</p> <p>Reasons: To apply the Landscape Conservation Zone, Rural Living Zone, and Rural Zone to 720 Boyer Road, Dromedary consistent with the purpose of the zone and Guideline No. 1.</p> <p>To meet technical requirements consistent with Commission Practice Note 7 - Draft LPS mapping: technical advice.</p>
2.8	110, 160 and 166 Baskerville	<p>(a) Revise the zoning of 110, 160 and 166 Baskerville Road, Old Beach to the Rural Living Zone C and the</p>

	Road, Old Beach	<p>Environmental Management Zone as shown in Figure 2 on page 3 of the planning authority's further submission of 3 December 2019.</p> <p>(b) Annotate the split zone boundaries shown in Figure 2 on page 3 of the planning authority's further submission of 3 December 2019, consistent with the Commission's Practice Note 7, Draft LPS mapping: technical advice.</p> <p>(c) Apply the priority vegetation area overlay to 110, 160 and 166 Baskerville Road, Old Beach as shown in Figure 3 of the planning authority's further submission of 3 December 2019.</p> <p>Reasons: To apply the Rural Living Zone, and the Environmental Management Zone to 110, 160 and 166 Baskerville Road, Old Beach to reflect the approved subdivision on the land.</p> <p>To meet technical requirements consistent with Commission Practice Note 7 - Draft LPS mapping: technical advice.</p>
2.9	Bushfire-Prone Areas overlay - Bridgewater	<p>Delete the bushfire-prone areas overlay from all of the properties outlined in red and listed in the note on Figure 1 on page 23 of the planning authority's further submission of 7 November 2019.</p> <p>Reasons: To apply the bushfire-prone areas overlay consistent with Guideline No. 1.</p>