

## APPENDIX B – Frequently Asked Questions

### Why is the Master Plan needed?

Brighton is predicted to be the fastest growing municipality in the State over the next 20 years with the Brighton township expected to see the biggest increase.

South Brighton has long been earmarked as a residential growth option and is identified as a greenfield development precinct in the *Southern Tasmania Regional Land Use Strategy 2010-2035*.

In early 2018, the Department of Education announced that a new \$45 million high school would be built in Brighton, providing state of the art learning facilities for Years 7-12.

The land acquired for the new high school is located on 10 hectares (nearly 25 acres) of land that was previously zoned for residential development, reducing Brighton's overall supply of residential land.

We believe now is the right time to prepare a comprehensive, practical, people-focused strategic Master Plan for the area that guides development for the future and ensures that there are strong physical and social links to the new high school.

### How has the Master Plan been prepared?

In late 2020, Council managed to contact 25 of the 29 landowners in the Development Precinct by phone and all landowners were sent a follow-up letter. The feedback from these initial conversations were provided to the consultant.

The following technical reports were also prepared to help inform the development of the Draft Master Plan:

- South Brighton Infrastructure Feasibility and Master Plan – Infrastructure Assessment (GHD)
- South Brighton Development Precinct – Natural Values Assessment (North barker Ecosystem Services)
- South Brighton Market Assessment (Choice Location Strategists)
- South Brighton Masterplan Project – Aboriginal Heritage Assessment (Cultural Heritage Management Australia).

All these reports, except the Aboriginal Heritage Assessment, can be viewed at <https://www.brighton.tas.gov.au/community/have-your-say>.

In addition to the above, Council provided the following brief for the development of the Master Plan to the consultants:

- Ensure the High School integrates with the surrounding residential area and road networks;

- Well located open space and potential for shared facilities with school;
- Provide an indicative residential subdivision layout and potential for mixed-use and commercial development in the area;
- Opportunities for diverse housing and varied densities;
- A well-connected cycling and pedestrian network;
- A basic urban design plan to provide a high level of amenity, including a gateway treatment.

### What are the key features of the Master Plan?

The key features of the Master Plan include:

- 428 new residential lots of varying size to provide for housing diversity and choice;
- Several new roads providing increased connectivity through Dylan St, Melinda Ct and Hove Way;
- Shared pedestrian and cycling pathways along Brighton Road, around the perimeter of the high school site and throughout Dylan St and Melinda Ct;
- 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;
- A small local business zoned area on the corner of William St and Brighton Rd for future commercial opportunities.
- A large format retail area to the south of the development precinct;
- New bus stops on Brighton Road; and
- Enhanced landscaping treatment for all existing and new roads.

### What happens next?

#### Consultation

At this stage, Council is consulting with local stakeholders and the wider community to understand and consider issues, concerns, and suggestions they have with the Draft Master Plan. **Submissions close on Friday 26 November.**

Council will collate all the feedback from the consultation and prepare a Consultation Outcomes Report, which will include a summary of feedback received, key themes and Brighton Council's response to the feedback. This will be shared with the community and provided to the consultant to provide changes to the Master Plan as required.

The Master Plan will then be provided to Council for final endorsement.

## Planning Scheme amendment

The endorsed Master Plan will provide a framework for Council to apply to the Tasmanian Planning Commission (the Commission) for a planning scheme amendment to place a South Brighton Specific Area Plan (SAP) over the area. The South Brighton SAP will effectively require any future development to be done in accordance with the Master Plan.

Through this process, more work will need to be done on the delivery of infrastructure and how the development can be staged.

The planning scheme amendment process will provide a further opportunity for the community to provide feedback on the proposal to both Council and the Commission.

The process for getting a planning scheme amendment approved usually takes between 6-12 months (sometimes longer!).

### **Will I have to develop my land?**

No. Whether you want to develop your land is entirely up to you.

However, if the South Brighton SAP is approved, property owners will be able to submit a Development Application to develop their land and the area will likely slowly transition to a neighbourhood with traditional suburban densities as per the Master Plan.