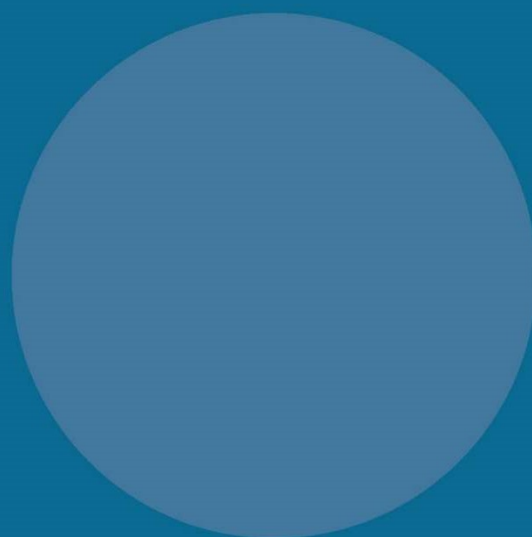


Old Beach Zoning Review

Engagement summary

May 2022



Project Introduction

In recent years, rapid population growth has put significant pressure on residential land supply in the Brighton municipality. The Brighton Structure Plan (BSP) estimated that this population growth would result in demand for 2,708 additional dwellings by 2033: greater than expected under the Southern Tasmania Regional Land Use Strategy (STRLUS).

Brighton Structure Plan 2018



Predicted that the **Brighton LGA** would grow by a further **5,754** people by 2042.



Old Beach growing by an additional **3,000** people between 2018 and 2033.



Demand of **2,708** dwellings by 2033. Almost half of this demand is in the Old Beach area.

Southern Tasmania Regional Land Use Strategy



Adopts a **50% / 50%** ratio of greenfield to infill scenario.



Demand of **1987** dwellings in **Brighton LGA** from 2010 to 2035.



Brighton LGA is expected to accommodate **15%** of residential infill growth in the southern Tasmania region.

To help accommodate this growth, Brighton Council is investigating infill opportunities within the existing Urban Growth Boundary (UGB). A number of potential areas were identified in the BSP. Two, in Old Beach, were selected to be investigated for their suitability for changes to existing planning controls. These two 'precincts' are the focus of the Old Beach Zoning Review project. Both are zoned Rural Living but are primarily inside the UGB. Precinct A is land surrounding Old Beach Road south of Clarries Creek and Precinct B is land surrounding Compton Road.

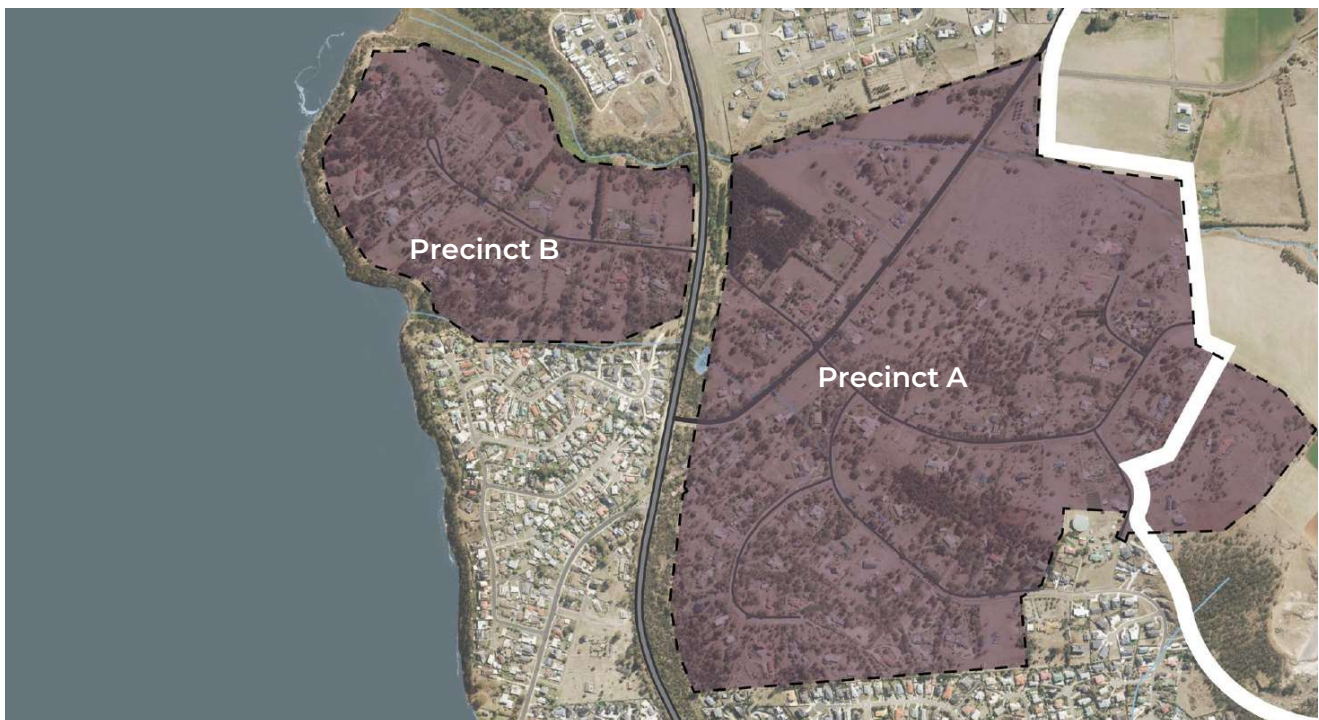


Figure 1: Study area showing precincts and urban growth boundary under STRLUS

Project Objectives

Brighton Council sought stakeholder engagement with the communities in and around these precincts to determine three key objectives:

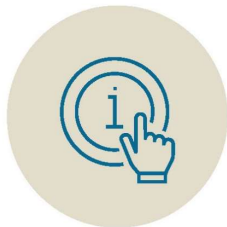
- engage with the community regarding their appetite for change,
- identify the desirable characteristics of the area that should be retained and/or developed if future growth were to occur, and
- understand concerns and constraints regarding future growth scenarios for the area.

Engagement Tools and Methods

As part of the engagement, the project team used five different tools and methods to introduce the project to the community and receive feedback. These are shown below.



Notification letters



Council website information



Online Community Survey
(Key feedback mechanism)



Drop-in sessions



Email and Phone contact

Around 200 notification letters were sent to property owners within and surrounding the precincts, and information was placed on Council's website. This information directed recipients and interested parties to an online community survey and to registering their interest to attend one of the drop-in sessions. Stakeholders also had the opportunity to contact consultants via email and phone, to ask questions, clarify details and give their feedback.

The online survey was open from Friday 25 February 2022 to Sunday 20 March 2022. The drop-in sessions were held at the Old Beach Cricket Club on Tuesday March 15 between 11am – 2pm, and Wednesday March 16 between 4pm and 7pm.

Engagement Results

The engagement was successful in reaching a large proportion of residents in the 2 precincts under investigation. There are 104 properties (including 12 vacant lots) in the study area and 92 responses were received for the survey. This included 72 responses from people living inside the precincts under investigation, and 20 respondents from outside the precincts. Of these respondents, 73% had lived in the area for at least 5 years with 40% having lived in the area for over 10 years.

19 people attended the drop-in sessions in 14 separate sittings.

The survey was the main channel for feedback, but feedback received from the drop-in sessions and anecdotally from residents who contacted the team was consistent with the survey results.

Appetite for Change

The engagement found that there was a comparatively even split between respondents who want no change to existing planning controls and those who are open to change. The split slightly favoured those who want no change by a margin of 4% (52% to 48%).

Of those who are open to change, around half are open to minor changes (for example a small reduction in the allowable lot size). The other half are open to greater changes and are less concerned about potential block sizes.

Desirable Characteristics

Around 80% of respondents see privacy, serenity and tranquility as key desirable aspects of living in the precincts and surrounding areas. Having few issues with traffic (65%), being surrounded by open space, and feeling safe in their environment also rate highly: around 50% of respondents mentioned these characteristics.

When asked what they would like to see maintained or developed in the future, only one option put forward received majority support. That was having a ferry to the city (54%). Other popular preferences mentioned included safe active transport options, increased medical services and more local shopping.

Future concerns

The main concerns regarding potential future growth, expressed by respondents, were focused on increases in traffic and the loss of privacy and rural amenity. Having space and not being crowded were emblematic of the broad concerns that respondents had with increasing housing in the precincts.

The other concern that seemed to be underlying for many residents was the fear of high-density housing and/or social housing. Along with a more crowded community, there is a perception that this would also bring increased risk for anti-social behaviour and crime to the study area.