



Application for Planning Approval

Land Use Planning and Approvals Act 1993

NOTICE IS GIVEN PURSUANT TO S.40G(1) OF THE *LAND USE PLANNING AND APPROVALS ACT* THAT COUNCIL HAS CERTIFIED THE FOLLOWING DRAFT AMENDMENT:

Location	Description
<ul style="list-style-type: none">• 38, 40, 42, 44, 44A, 46, 48, 48A, 48B and 48D, 50, 52, 54, 56, 58, 60, 60A, 62, 62A – E, 64, 66, 68, 70, and 72 Racecourse Road, Brighton• 10 - 15, 14A,14B, 16, 16A,16B, 18A - F, 19 – 26, 26A, 20A, 20B, 28, 30 Burrows Avenue, Brighton• 2, 6, 8, 8A, 10, 14, 16, and 18 Brooke Street, Brighton• 3, 5, 15, 17, 19, 21, 23, and 25 Morrison Street, Brighton• 40, 42, 44, 52, 54, 60, 64, 70, 72, and 74 Elderslie Road, Brighton• Subdivision road (C/T 150382/2) (corner Racecourse and Cartwright Street), Brighton	Amend the Brighton Local Provisions Schedule to: (a) insert the Burrows Avenue Specific Area Plan over the properties listed. (b) Amend the Planning Scheme Ordinance to introduce the Burrows Avenue Specific Area Plan.

A COPY OF THE CERTIFIED DRAFT AMENDMENT MAY BE VIEWED ON COUNCIL'S WEBSITE WWW.BRIGHTON.TAS.GOV.AU AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH BETWEEN 8:15 AM AND 4:45 PM, MONDAY TO FRIDAY. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS CONCERNING THE DRAFT AMENDMENT AND COMBINED PERMIT UNTIL 4:45 P.M. ON **24/4/2023**. REPRESENTATIONS ARE TO BE ADDRESSED TO THE GENERAL MANAGER, 1 TIVOLI ROAD, OLD BEACH, 7017, OR BY EMAIL TO development@brighton.tas.gov.au AND SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH

General Manager

Brighton
going places

Brighton Local Provisions Schedule

Amendment RZ 2023-004

The Brighton Local Provisions Schedule is amended as follows:

1. to insert the Burrows Avenue Specific Area Plan over the properties shown in Annexure 1.
2. to amend the Planning Scheme Ordinance to introduce the Burrows Avenue Specific Area Plan at clause BRI-S12.0 as shown in Annexure 2.

Instrument of Certification

The Brighton Council Planning Authority resolved at its meeting held on 14th March 2023 that Amendment RZ 2023-004 of the Tasmanian Planning Scheme including the Brighton Local Provisions Schedule meets the requirements specified in Section 32 of the Land Use Planning and Approvals Act 1993.

The Common Seal of the Brighton Council is affixed below, pursuant to the Council resolution of 16th May 2006, in the presence of:

General Manager



Annexure 1



Annexure 2

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 infrastructure required for subdivision or multiple dwelling developments.
BRI-S12.1.2	To provide for greater lot and housing diversity and residential amenity which respond to the constraints of the existing land-use pattern.
BRI-S12.1.3	To provide improved road and pedestrian network connectivity.
BRI-S12.1.4	To provide for landscaping that contributes to and improves the character of the area.
BRI-S12.5.1	To provide for the construction of the undeveloped road reserve and encourage subdivision in Precinct A.

BRI-S12.2 Application of this Plan

BRI-S12.2.1	The specific area plan applies to the area of land designated as Burrows Avenue Specific Area Plan on the overlay maps.
BRI-S12.2.2	In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, or in addition to, the provisions of: (a) 8.0 General Residential zone as specified in the relevant provision.

BRI-S12.3 Local Area Objectives

BRI-S12.3.1 Local Area Objectives – Precinct A

Sub-clause	Area Description	Local Area Objectives
BRI-S12.3.1	Precinct A, shown on overlay map as BRI-12.1.	The local area objectives for the Precinct A are to: (a) facilitate the development of the road reserve as a public access for vehicle and pedestrian thoroughfare.

		(b) facilitate new residential development with lots fronting the road reserve.
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BRI-S12.4 Definition of Terms

Precinct A	means the area of land shown in Figure BRI-S12.2 as Precinct A
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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 Frontage Infrastructure

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

Objective:	To provide for: (a) full infrastructure services in an urbanised environment that contributes to the orderly development of the area and improves road and pedestrian network connectivity. (b) landscaping of lots, roads and public open spaces that improves amenity. (c) stormwater management.	
Acceptable Solutions		Performance Criteria
A1	Multiple dwelling developments must provide public infrastructure for the length of the frontage including: a) kerb & gutter;	P1 (a) Multiple dwelling developments must provide a reasonable level of public infrastructure for the length of the frontage, having regard to: (i) provision of safe and convenient pedestrian,

<ul style="list-style-type: none"> b) footpaths 1.5m wide or to complement existing footpaths; c) parking bays; and d) landscaping in the nature strip. 	<ul style="list-style-type: none"> cycling, parking and vehicle movements to and from the site and nearby roads; (ii) any land constraints that restricts the provision of infrastructure; (iii) existing landscaping and infrastructure along the frontage; (iv) any traffic impact assessment; (v) any advice from the relevant road authority; <p>or</p> <p>(b) If Council has adopted an Infrastructure Policy for this area, an agreement under Part 5 – Section 71 of the Act is entered into and registered on the title providing for the schedule of costs and developer contributions towards infrastructure.</p>
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BRI-S12.7.2 Landscaping

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

<p>Objective:</p> <p>To :</p> <ul style="list-style-type: none"> a) encourage attractive landscaping on multiple dwelling lots. b) improve stormwater management. 	
<p>A1</p> <p>Multiple dwelling developments must provide landscaping for each dwelling which includes a minimum of:</p> <ul style="list-style-type: none"> a) 1 tree per unit which is able to provide shade at maturity; b) not less than 25% of the site to be free from impervious surfaces; and 	<p>P1</p> <p>Multiple dwelling development must provide a reasonable level of landscaping, having regard to:</p> <ul style="list-style-type: none"> (a) Existing vegetation on site; (b) Areas to be landscaped; (c) The topography of the site (d) Surface finishes of paths and driveways; and

c) not less than 5% of the car parking areas to be landscaped	(e) Fencing; (f) Proposed planting (g) Location of infrastructure
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BRI-S12.7.3 Housing diversity

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

Objective:	To provide a range and mix of dwelling and household types.	
Acceptable Solutions	Performance Criteria	
A1 Multiple dwelling development consisting of 5 or more dwellings must have not less than 20% of dwellings, (rounded to the nearest whole number), containing a different number of bedrooms.	P1 Multiple dwelling development consisting of 5 or more dwellings must have a diverse mix of dwelling types, having regard to the	<ul style="list-style-type: none"> (a) existing housing types in the surrounding area; (b) topography; and (c) lot size.

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 do not prejudice the future utilisation of land for urban development.	
A1 Building and works must be:	P1 Building and works must not preclude or hinder the effective implementation of the development framework having regard to:	
<ul style="list-style-type: none"> (a) for alterations or an addition to an existing dwelling; or (b) be on a lot that has been created in accordance with the development framework in Figure BRI-S12.2, 	<ul style="list-style-type: none"> a) Streetscape character and amenity b) Existing use and development c) opportunities for passive surveillance d) local area objective 	

BRI-S12.8 Development standards for Subdivision

BRI-S12.8.1 Subdivision - Precinct A

This clause is in addition to General Residential Zone – Clause 8.6 Development Standards for Subdivision

Objective:	<p>In Precinct A to provide :</p> <ul style="list-style-type: none"> a) for development of a road in the road reserve b) for improved road and pedestrian connections. c) promoting lots that have frontage to the Precinct A road reserve. d) encouraging the orderly and efficient subdivision of land.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Subdivision must be consistent with the Precinct A development framework.</p>	<p>P1</p> <p>(a) The layout of lots, roads and pedestrian connections must be compatible with the development framework in Figure BRI-S12.3 having regard to:</p> <ul style="list-style-type: none"> (i) demonstrated site constraints; (ii) local area objectives; (iii) topography; (iv) provision of necessary road and service infrastructure; (v) any relevant codes; and (vi) any advice received from the road authority. <p>or</p> <p>(b) If Council has adopted an Infrastructure Policy for this area, an agreement under Part 5 – Section 71 of the Act is entered into and registered on the title providing for the schedule of costs and developer contributions towards infrastructure.</p>

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



Figure Bri-S12.2 – Precinct A Area

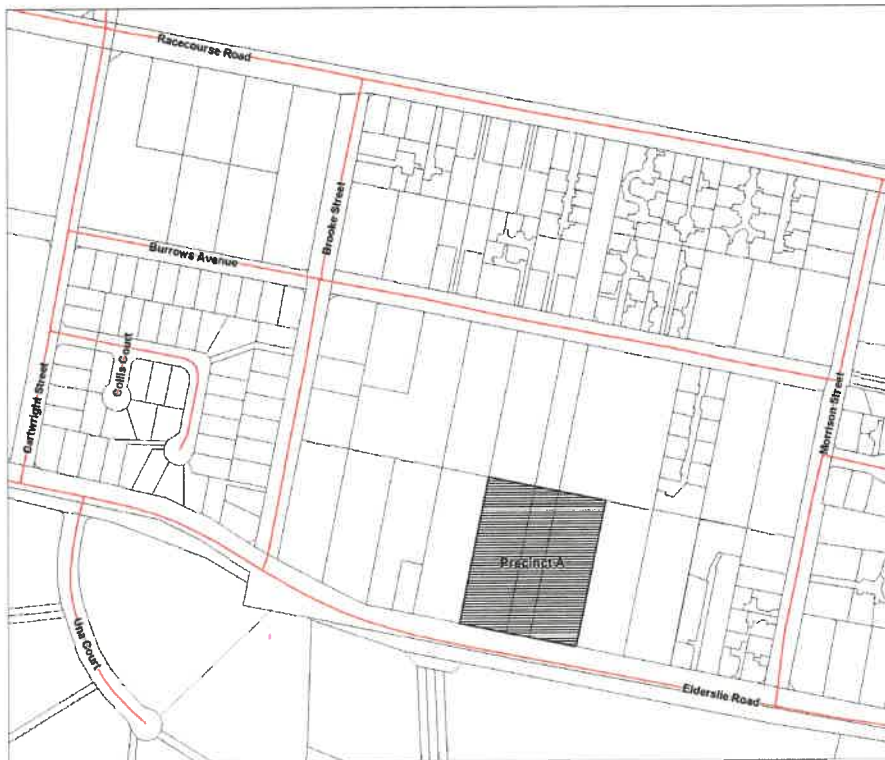


Figure BRI - S12.3 - The Burrows Avenue Specific Area Plan Precinct A Development Framework

