

BOYER ROAD PRECINCT STRUCTURE PLAN PROJECT

Background

Australia is in the midst of a serious housing crisis. Tasmania has been particularly hard hit, with the largest increase in homelessness in the nation, a social housing wait list that has doubled, and an unprecedented increase in rent and house prices.

Brighton Council is experiencing strong population growth, however there is an **inadequate supply of zoned residential land** to meet anticipated demand over the next 20 years.

The Tasmanian Government has prepared a Southern Tasmania Regional Land Use Strategy (**STRLUS**), which identifies **opportunities for additional land for housing** within the Greater Hobart Urban Growth Boundary, including within Brighton Council.

Referred to as Greenfield Development Precincts, this land has previously been zoned 'Future Urban' to ensure it is set aside for future residential development.

Where will the additional growth be located?

The Boyer Road Precinct to the west of the Bridgewater township (outlined in yellow on the map over the page) is one of the only remaining Greenfield Development Precincts yet to be investigated for residential development.

The **Boyer Road Precinct** comprises 6 parcels of privately owned land covering an area of 109 hectares. Approximately half of the land (52 hectares fronting Boyer Road) is zoned Future Urban, and the other half is zoned Landscape Conservation.

To facilitate residential development in the precinct, the Future Urban-zoned land will need to be rezoned to General Residential Zone.

What is a Precinct Structure Plan?

It is important that the development of the Boyer Road Precinct is **carefully coordinated and staged** to ensure infrastructure delivery occurs at the right time.

The STRLUS requires a **Precinct Structure Plan** to be prepared for Greenfield Development Precincts to guide the future development of the precinct.



A **Precinct Structure Plan** is a high-level master plan prepared for a specific area of land that identifies the preferred location of land uses and infrastructure to facilitate future development. The structure plan takes into account the unique features of the land and surrounding area, relevant state and local government policy, aspirations of the community, and the views of landowners within the precinct.

Brighton Council has formed a project team to prepare the Precinct Structure Plan. The project team is led by key council staff and town planning consultants, Holmes Dyer, and includes consulting professionals with expertise in **civil and traffic engineering, European and Indigenous heritage, ecology and landscaping, bushfire management, site contamination, and agriculture**. To assist with understanding infrastructure and servicing requirements, advice is being sought from TasWater, TasNetworks, TasRail and State Growth.

The project team has **commenced investigations** that will guide where development will occur within the precinct, which will then be depicted in the Precinct Structure Plan.

How will the Precinct Structure Plan come into effect?

Brighton Council will initiate a **Planning Scheme Amendment** over the Boyer Road Precinct, which will seek to rezone those areas of the precinct that have been identified as appropriate for residential development (based on investigations by the project team).

The Planning Scheme Amendment will introduce a **Specific Area Plan** to guide where future housing will go and at what density; and identify areas that should be kept free of development. The Specific Area Plan will incorporate the **Precinct Structure Plan**, which will show where elements such as future activity centres, roads, cycle and pedestrian paths, parks and other open space, schools, and community infrastructure should be located.

How can I be involved?

Holmes Dyer is undertaking a first round of consultation with the landowners within the Boyer Road Precinct, owners of surrounding land, and the wider community from **9 December 2024 to 20 January 2025**.

You are invited to:

Attend a Community Drop-In Session

Date: Wednesday 11 December 2024

Time: Any time between 5:00pm and 7:00pm

Where: Brighton Council Chambers, 1 Tivoli Road, Old Beach

Fill out a Survey:

We are seeking your views on the future rezoning of a portion of the Boyer Road Precinct for residential development.

To access the survey, scan the QR Code or access a direct link to the survey via Council's website: <https://www.brighton.tas.gov.au/community/have-your-say/>

Hard copies of the survey can be accessed at the Council office, or can be requested by emailing engagement@holmesdyer.com.au

Provide your written comments by emailing engagement@holmesdyer.com.au.

Feedback closes at 5:00pm Monday 20 January 2025.

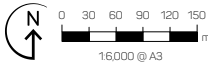


NEXT STEPS

1. A draft Precinct Structure Plan will be prepared, taking into consideration feedback received during the consultation period and the findings from the investigations being undertaken by the project team.
2. The draft Precinct Structure Plan will be released for a public consultation in late February 2025.
3. Council will consider feedback and resolve to progress the Planning Scheme Amendment.
4. Formal consultation on the Planning Scheme Amendment (and Specific Area Plan and Precinct Structure Plan) will occur in April/May 2025.
5. Finalisation of the Planning Scheme Amendment will occur in July 2025.



SUBJECT LAND
Boyer Road Precinct



HOLMES DYER