



BOYER ROAD PRECINCT STRUCTURE PLAN REPORT SNAPSHOT

HOLMES DYER



Brighton
going places

REPORT SNAPSHOT

This document provides a summary of the Boyer Road Precinct Structure Plan & Infrastructure Funding Framework (the Report), which is available in full on Council's 'Have Your Say' page.

<https://www.brighton.tas.gov.au/community/have-your-say/>

The Report has been prepared to guide the future rezoning of the Boyer Road Precinct for housing, and to assist Brighton Council in understanding the infrastructure requirements and funding mechanisms required to support the development of the precinct.

PROJECT BACKGROUND

Background and Context

Brighton Council has been experiencing strong population growth and is now running out of zoned residential land to meet demand. The Boyer Road Precinct (the Precinct) is one of the last remaining Greenfield Development Precincts in Brighton Council that was identified in the Southern Tasmania Regional Land Use Strategy (STRLUS) as suitable for residential development. The Council has commenced the necessary investigations to support the rezoning of this land.

What is the Boyer Road Precinct?

The Precinct covers 109 hectares of land over 6 land titles under separate ownership. Three of the titles front Cobbs Hill Road and include areas of dense vegetation.

Two of the titles comprise an existing dwelling. The remaining three titles front Boyer Road and are predominately farming land with a single dwelling on each. The house on 50 Boyer Road is heritage listed, known as the Genappe Homestead.

Surrounding Land and Wider Locality

The area to the east of the Precinct consists of rural living land (Serenity Drive) which is developed with dwellings on large blocks. To the north and west, the land is primarily used for farming. To the south is the River Derwent and Derwent Estuary.

The site is conveniently situated near Bridgewater's retail and community services, and is approximately a 30-minute drive south of Hobart's CBD. The proposed mixed-use Bridgewater Bridge Precinct and ferry terminal are within walking distance.

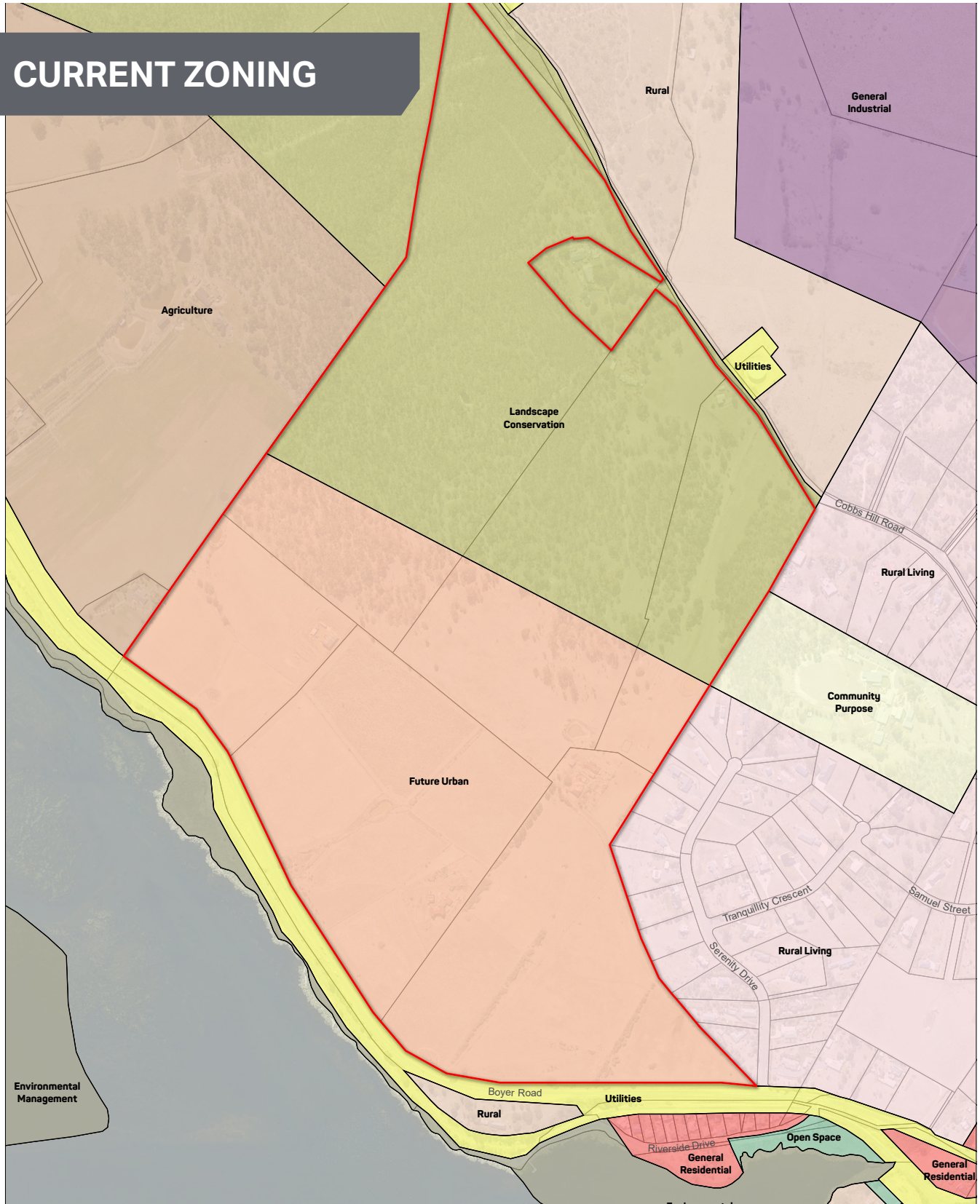
BOYER ROAD PRECINCT



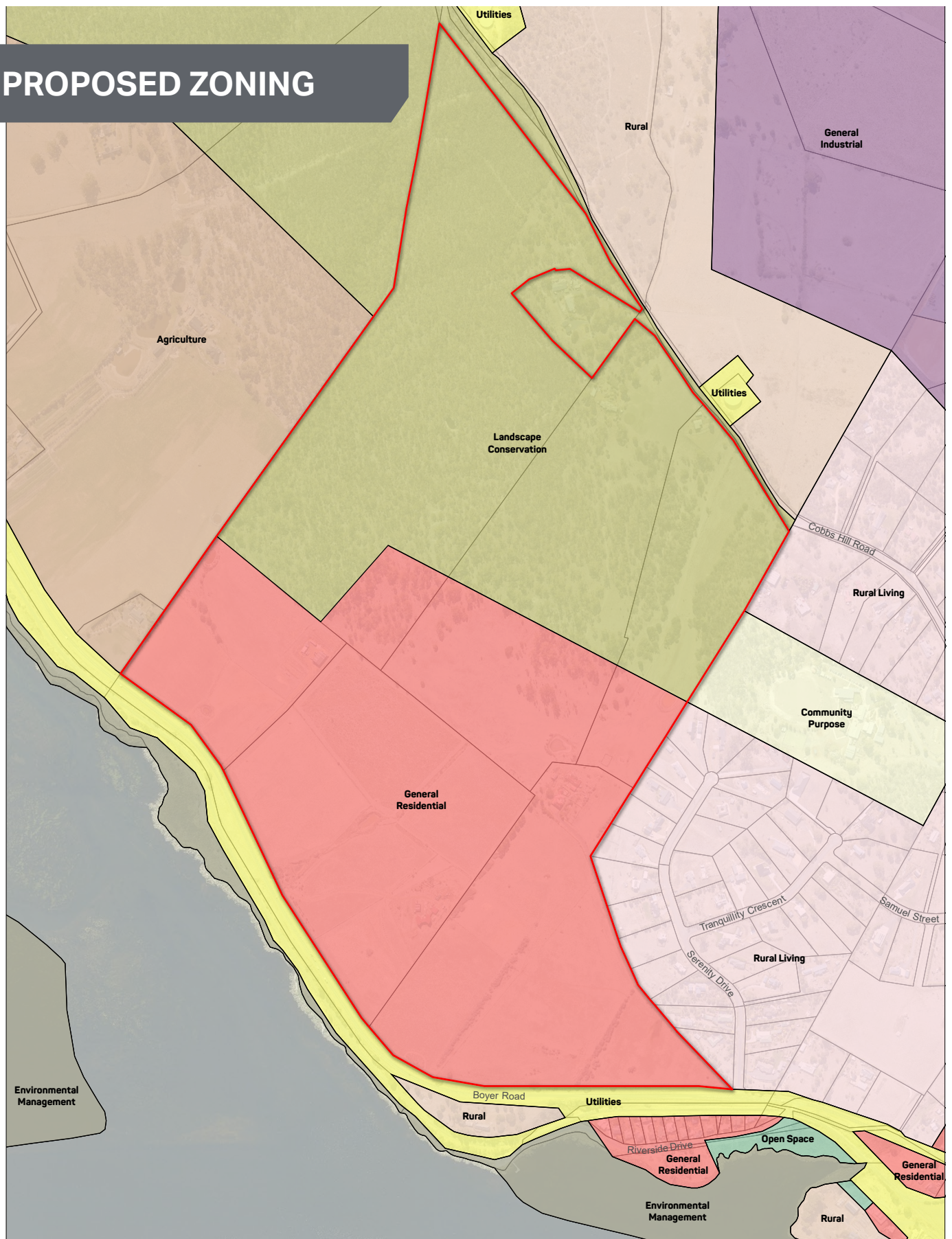
What is the current and proposed zoning?

The southern half (approx) of the site is currently zoned Future Urban, while the northern half of the site is zoned Landscape Conservation. It is proposed to rezone only the Future Urban zoned land to General Residential Zone, which will be accompanied by a Specific Area Plan to guide the future development of the Precinct. The Landscape Conservation zoned portion of the Precinct will remain unchanged, aside from the minor expansion to include additional land along the western boundary.

CURRENT ZONING



PROPOSED ZONING



VISION & DESIGN PRINCIPLES

The vision for the Boyer Road Precinct is to provide a high-quality housing estate that meets the State's demand for housing, provides for a range of housing types and price points to facilitate home ownership, and delivers a design solution that is sensitive to the environmental and locational characteristics of the site.

The vision is underpinned by the following urban development principles:

- To promote social interaction and environmental and cultural awareness through the provision of open space networks, protection of key areas of vegetation, conservation of the Genappe Homestead and protection of areas of Aboriginal heritage sensitivity.
- To promote a subdivision layout that responds to the natural topography and, where the topography permits, optimises solar orientation.
- To manage the interface between residential development and agricultural land to the north west, forest areas to the north, and rural living land to the east.

Specific housing precincts are proposed that provide for a range of housing types:

Precinct A

- Higher density (min lot area 250m²)
- Affordable / key worker housing
- Housing choice and diversity

Precinct B

- Lower density (min lot area 500m²)
- Traditional allotments for family housing with larger backyards

Precinct C

- Lower density (min lot area 1,000m²)
- Large allotments with substantial front and side setbacks

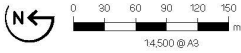
Precinct D

- Higher density (min lot area 200m²)
- Potential for mixed residential, commercial, and retail development (e.g. cafe, medical centre)

PRECINCT PLAN



PRECINCT PLAN



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INVESTIGATIONS

A number of investigations have been undertaken to inform the Boyer Road Precinct Structure Plan & Infrastructure Funding Framework report.

SERVICE INFRASTRUCTURE

Water - TasWater

Off-site upgrade required.

Water to service the Precinct will require a connection through 29 Cobbs Hill Road (which forms part of the Precinct) to the Bridgewater Reservoir to the north. The Bridgewater Reservoir will require expansion, either through the construction of a larger reservoir or a second reservoir adjacent the existing reservoir.

Sewer - TasWater

On-site upgrade required.

Three (3) sewer pump stations will be required to service the Precinct, together with capacity upgrades to the existing gravity main and the Nielsen Parade Sewage Pumping Station.

Electricity (TasNetworks)

Augmentation required.

No supply concerns, subject to augmentation of existing connections.

NBN

Augmentation required.

Connection can be made to existing infrastructure along Boyer Road

Stormwater Infrastructure

New onsite infrastructure required.

The Precinct contains three stormwater catchments that each currently discharge to Boyer Road. To manage stormwater for the future development of the Precinct, stormwater detention will be required for the two eastern-most catchments to slow down the flow of water prior to it discharging to Boyer Road via existing culverts. The inclusion of large areas of open space and existing watercourse areas within the Precinct will allow for the use of water treatment devices, including 'natural' solutions such as sediment ponds and swales, and proprietary treatment devices such as gross pollutant traps and filtration systems.

Road Infrastructure

No upgrade required.

Boyer Road has substantial spare capacity to accommodate additional traffic generated by the future development of the Precinct. To service the Precinct, 3 new access points are proposed to allow for the even distribution of traffic. The access points will be located where appropriate sight distances can be achieved.

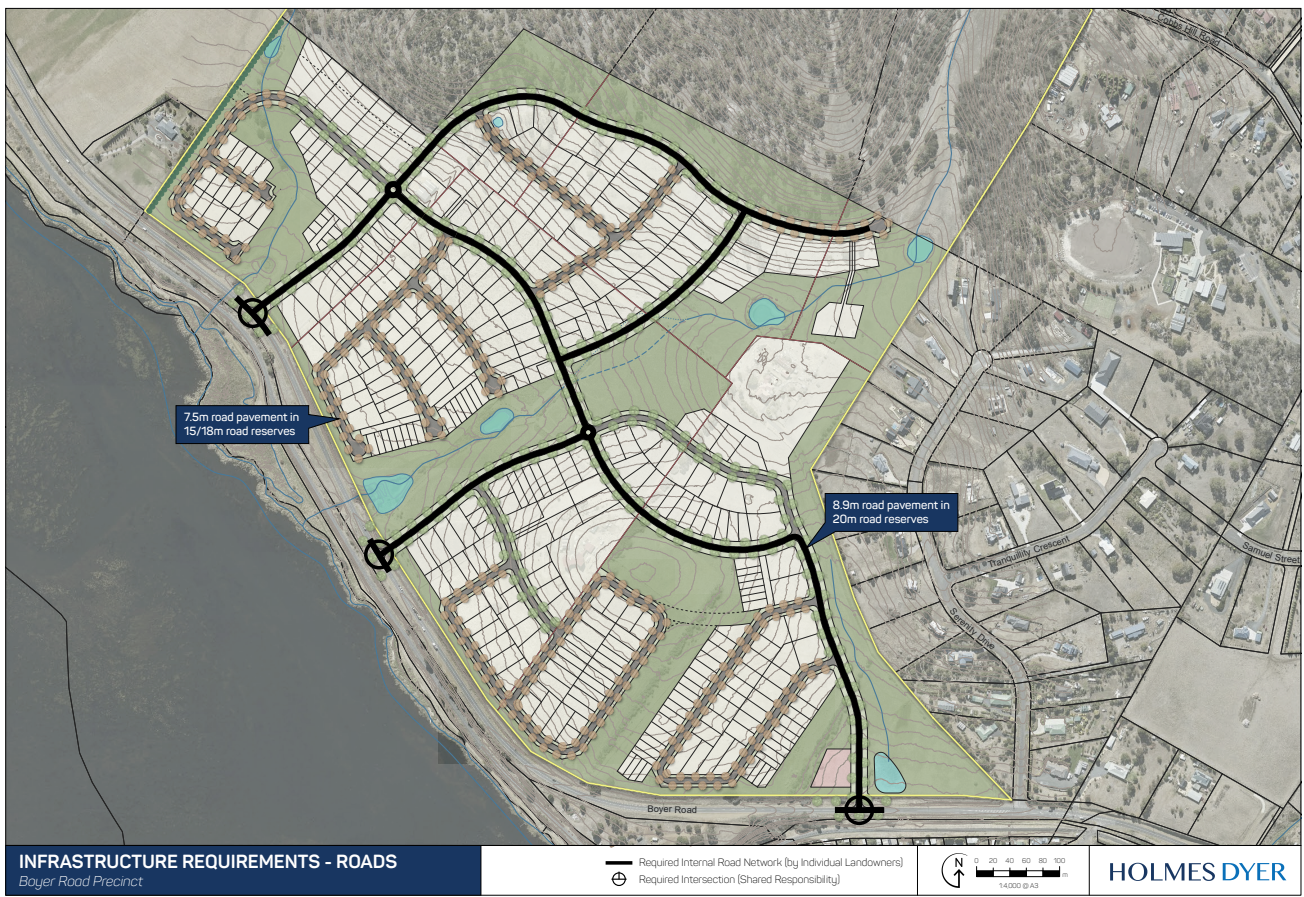
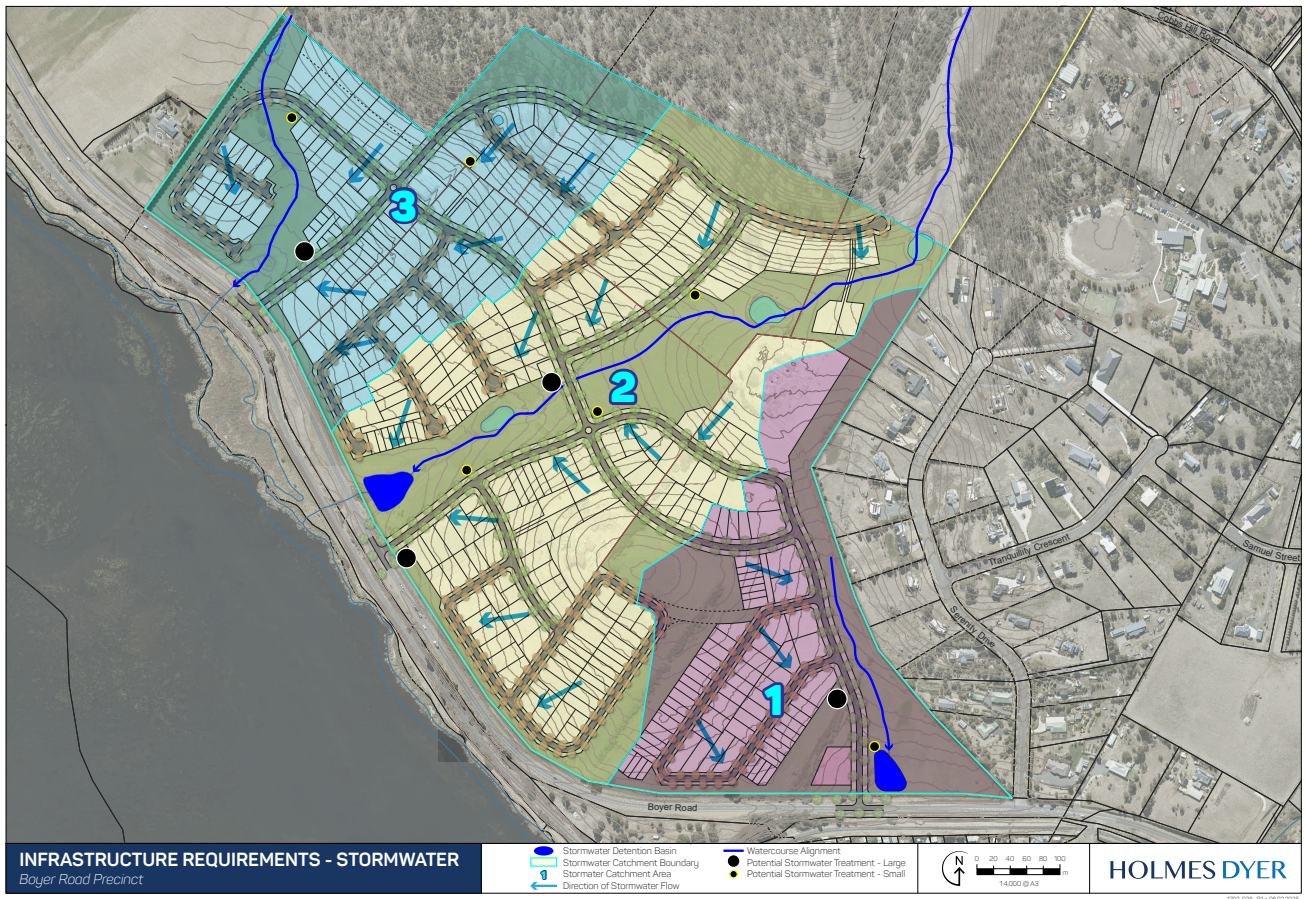
No traffic from the Precinct will be directed to Cobbs Hill Road.

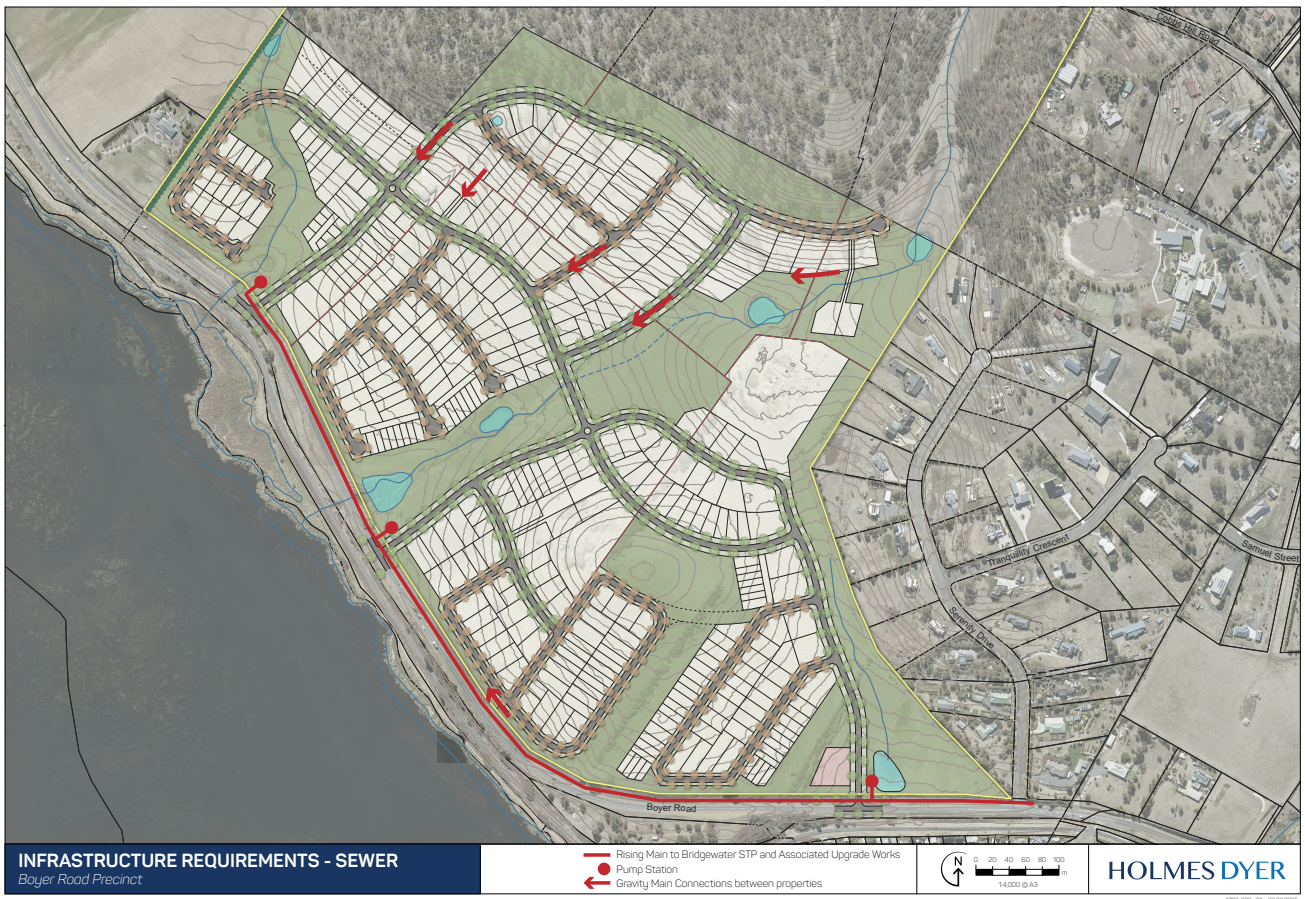
Rail Infrastructure

No upgrade required.

A review of the level crossings at Cobbs Hill Road and Boyer Road indicates that the traffic forecast to be generated by the development of the Precinct remains within the capacity of the existing railway crossing infrastructure.

Refer to the following Infrastructure Requirement plans.







PRECINCT INVESTIGATIONS

Natural Land Values

The northern half of the Precinct is zoned Landscape Conservation in recognition of it comprising significant areas of vegetation (forest). Approximately one third of the land is also covered by a Conservation Covenant. It is proposed to extend the Landscape Conservation Zone slightly to reflect the boundary of the Conservation Covenant, which picks up some additional land along the western boundary of the Precinct. The southern half of the Precinct that is zoned Future Urban comprises agricultural land and consists of cleared paddocks with heavily modified vegetation. Investigations suggest this land can be developed for residential purposes without impacting native fauna and flora. It is proposed to locate larger allotments along the zone boundary to provide an appropriate interface between residential land and forest areas.

Bushfire Risk

The entirety of the Precinct is covered by the Bushfire Prone Areas Code, which seeks to ensure that proposed uses are appropriately designed, located, serviced, and constructed to reduce the risk to human life, property, and the cost to the community caused by bushfire.

For subdivision proposals, the Code requires a Hazard Management Area to be incorporated into the design to provide sufficient separation between building areas and bushfire-prone vegetation. The mapping prepared as part of the Specific Area Plan shows the location of a 20-metre-wide Hazard Management Area along the boundary between any future subdivision and land in the Landscape Conservation Zone. Refer to the below figure.



Agricultural Land Quality

Investigations indicate that the land within the Precinct has 'low' to 'very low' land capabilities due to low rainfall and no access to irrigation, which severely limits the scope of agricultural activities that can occur on the land. It is noted that no prime agricultural land is located within 1 km of the Precinct. The land can therefore be developed for residential purposes without resulting in a loss of primary agricultural land or jeopardising the use of surrounding land for agricultural purposes.

Indigenous Heritage

The Aboriginal Heritage Register (AHR) has a record of two (2) Aboriginal heritage sites within the Precinct. An area of High Potential Archaeological Sensitivity (PAS) was also identified within the precinct, being an area that is considered to have a high potential for the presence of undetected artefact deposits. A Zone of Moderate Archaeological Sensitivity

(MAS) was identified along the south-western boundary of the Precinct. The land comprising the two registered Aboriginal heritage sites, PAS and MAS are proposed to be retained within areas of open space to minimise disturbance. Refer to Identified Aboriginal Heritage and Master Plan figures below and over page.

European Heritage

The Precinct includes one heritage registered property on 50 Boyer Road known as the Genappe Homestead. A heritage assessment of the property also identified a number of non-heritage listed features, including three hedgerows and a red brick feature. It is proposed to retain a 1-hectare curtilage around the Genappe Homestead and protect views to the property from Boyer Road by restricting development with the view corridors. Refer to the Development Framework figure over page.

IDENTIFIED ABORIGINAL HERITAGE



MASTERPLAN



MASTER PLAN - DETAIL
Boyer Road Precinct

Mixed Use Precinct
Irrigation Pipeline
Shelter Belt



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DEVELOPMENT FRAMEWORK



DEVELOPMENT FRAMEWORK
Boyer Road Precinct

Road Pavement 8.9m in 20.0m Road Reserve
Road Pavement 7.5m in 18.0m Road Reserve
Road Pavement 7.5m in 15.0m Road Reserve
Unit Site
Duplex Site
Triplex Site
Mixed Use Precinct
Irrigation Pipeline
Shelter Belt
Hazard Management Area



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DEMOGRAPHIC STATISTICS

The following provides an overview of the demographic profile of the Brighton Local Government Area (LGA).

SERVICE AGE GROUPS



Brighton LGA has a relatively young population with 49.9% of residents aged 34 years and under. The region's population is defined by:

• Parents and Homebuilders (35 to 49)	18.8%
• Young Workforce (25 to 34)	14.7%
• Older Workers and Pre-retirees (50 to 59)	11.7%
• Primary Schoolers (5 to 11)	10.9%
• Empty Nesters and Retirees (60 to 69)	10.6%
• Tertiary Education and Independence (18 to 24)	8.8%
• Secondary Schoolers (12 to 17)	8.4%
• Seniors (70 to 84)	8.0%
• Babies and Pre-Schoolers	7.1%
• Elderly Aged (85 and over)	0.9%

DEMOGRAPHIC CHANGES



Between 2016 and 2021 the largest age structure changes in Brighton LGA were in:

• Young Workforce (25 to 34)	+ 619 residents
• Seniors (70 to 84)	+484 residents
• Parents and Homebuilders (35 to 49)	+322 residents
• Older Workers and Pre-retirees (50 to 59)	+ 233 residents



MEDIAN WEEKLY INCOME

The median weekly income in Brighton LGA is \$1,368.



WEEKLY HOUSEHOLD INCOME

Most households in Brighton LGA earned a moderate income between \$800 and \$2,999 (53.4%). A significant portion earned a low income, with 26.5% making less than \$800 per week. Additionally, 11.3% of households earned a high income of \$3,000 or more per week.

Weekly household incomes in Brighton LGA is defined by:

• \$800 or less	26.6%
• \$3,000 or more	11.3%
• \$2,000 - \$2,499	11%
• \$1,000 - \$1,249	8.9%
• \$1,250 - \$1,499	8.4%

SUPPLY AND DEMAND MARKET ANALYSIS

Based on the demographic analysis of the Brighton LGA, the following dwelling typologies is considered appropriate in the Boyer Road Precinct to meet the growing needs of the population:

- Smaller affordable allotments
- Townhouses and units for the young workforce
- 3 - 4 bedroom dwellings on bigger blocks for families
- 2 - 3 bedroom dwellings on small - moderate sized blocks for older workforce
- 1 - 2 bedroom units for lone persons, retirees and seniors

INFRASTRUCTURE FUNDING

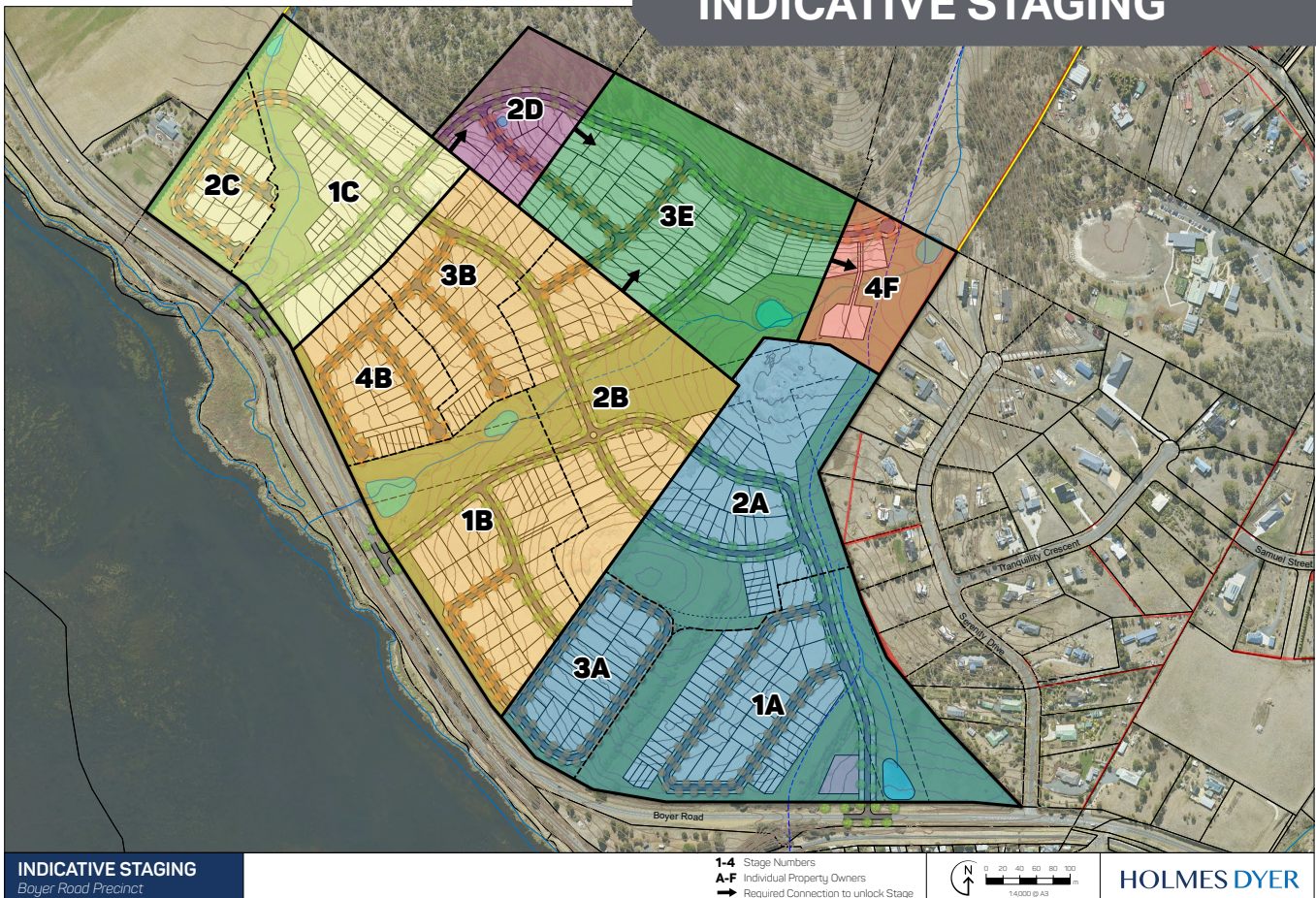
Infrastructure requirements to deliver the development of the Precinct have been established through the service infrastructure, stormwater, transport and landscaping investigations undertaken as part of this analysis.

For the purpose of planning for the delivery of this Precinct, it is not necessary to prepare designs for every aspect of the proposal, however, it is important that the main infrastructure is defined and coordinated to ensure all land parcels are developable and can be delivered in a consistent manner across allotment boundaries.

An Indicative Staging Plan has been prepared to show the order in which each land parcel can be developed, and how the development of the allotments fronting Boyer Road is required to 'unlock' development of the three allotment fronting Cobbs Hill Road. Refer to the below figure.

For example, the first stage of the development of Area C (182 Boyer Road) is required to facilitate the development of Area D (31 Cobbs Hills Road); and the first two stages of Area B (170 Boyer Road) will need to be delivered before Area E (29 Cobbs Hills Road) can be developed.

INDICATIVE STAGING



Funding Mechanisms

The delivery of roads, stormwater infrastructure and public reserves is usually undertaken by the developer as part of a subdivision, after which they are transferred to council as public assets.

Given the Boyer Road Precinct comprises 6 landholdings in separate ownership with varying intentions to develop their land, the responsibility and costs associated with the delivery of infrastructure will need to be fairly apportioned and coordinated.

Preferred Approach Specific Area Plan

A Specific Area Plan (SAP) that defines the nature and design of land, housing and infrastructure delivery is the preferred approach to ensure the coordinated delivery of the Precinct.

The SAP will be drafted to identify the specific design requirements for a range of allotment and housing elements as well as define road, stormwater, landscaping and bushfire interventions.

Landowner Agreement

In addition to the SAP it is recommended that a Landowner Agreement is prepared to address the timing and coordination of shared infrastructure delivery.

More particularly, this Agreement would address the following:

- A mechanism for Council to hold contribution funds towards shared infrastructure until they are required to be employed for that purpose;
- A mechanism for the control of how those funds are spent, how infrastructure delivery is procured and the opportunity for works to be

- delivered in lieu of funding contributions;
- A mechanism for the return of funds collected from later landowners' developments to first movers who have paid for the upfront construction of a required piece of infrastructure;
- A requirement that landowners stage their developments in good faith to deliver early infrastructure access to adjoining landholders;
- A requirement that landowners commit to the provision of easements and/or unmade road reserve across their landholdings to allow for the transition of underground infrastructure services to properties that are under development. This obligation would be restricted to underground infrastructure so as to limit the impact on the agricultural operations of the impacted landholdings.

This document would need to be prepared by lawyers and signed by each of the landowners, ideally prior to the finalisation of the Planning Scheme Amendment. The agreement would need to be secured against the title to each affected landholding (by way of a covenant or similar legal instrument) so that the agreement obligation passes with the sale of the land (for example, if a parcel is sold by one of the current landowners to an intending developer of the land).

A sunset clause would apply to lift the covenant from areas already developed and sold.

INFRASTRUCTURE AGREEMENTS WITH SERVICE AGENCIES

Electricity and NBN

The application of a per lot cost by TasNetworks and NBN would avoid any need for agreements.

Roads

Shared funding for the Boyer Road intersection upgrades could be managed through the Landowner Agreement

Sewer and Water

Sewer and water supply could involve separate agreements between the landowners and TasWater or rely upon the established mechanisms currently applied by TasWater for the funding of infrastructure by developers.

This approach is likely to penalise the 'first mover' and could stall development of the Precinct. It is therefore suggested that an agreement is entered into whereby TasWater delivers the required trunk infrastructure upfront, with the associated costs then recouped from each landowner when their land is developed.

Future discussions about the point at which trunk infrastructure requirements are triggered should also be part of this agreement (for example, the reservoir expansion might only be required after a certain number of lots are developed, with the first lots supplied through the existing reservoir capacity).



STAGE 1 CONSULTATION

The first stage of consultation on the Boyer Road Precinct Plan ran from **9 December 2024 to 20 January 2025** and included:

- A briefing session with the six (6) landowners within the Precinct;
- A community drop-in session;
- An Enquiry by Design workshop with infrastructure agencies; and
- Separate meetings with State Growth, Homes Tasmania, and Heritage Tasmania.

Feedback received during the consultation period was used to inform the *Boyer Road Precinct Structure Plan & Infrastructure Funding Framework*.

A summary of the feedback received can be found in Section 6 of the main report.



WHATS NEXT - STAGE 2 CONSULTATION

Feedback is now sought on the **Boyer Road Precinct Structure Plan & Infrastructure Funding Framework**.

Consultation will run from **27 February 2025 to 20 March 2025**.

We welcome your feedback via the following methods:

Written Feedback

Written feedback can be provided via email to engagement@holmesdyer.com.au or can be dropped into Council's offices at 1 Tivoli Road, Old Beach.

Online Survey

You can provide your feedback by completing the online survey by scanning the below QR Code on your phone.

Your feedback will be used to inform the preparation of a Planning Scheme Amendment and Specific Area Plan to guide the future development of the Boyer Road Precinct.

You will have the opportunity to comment on the Planning Scheme Amendment in due course.

Need further information

If you have any questions about this project, or the consultation process, please contact Nitsan Taylor at Holmes Dyer:

Phone: (08) 7231 1889

Email: engagement@holmesdyer.com.au



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