



Draft Planning Scheme Amendment

Land Use Planning and Approvals Act 1993

Notice is given pursuant to s40G of the *Land Use Planning and Approvals Act 1993* that the Brighton Planning Authority has certified draft Amendment RZ2025/02 to the Local Provisions Schedule.

A copy of the certified draft amendment and all other documents may be viewed on Council's website www.brighton.tas.gov.au and at the Council Offices, 1 Tivoli Road, Old Beach between 8.15am and 4.45pm Monday to Friday from **9th April 2025** until **13th May 2025**.

What land is affected by the amendment?

Properties covered by BRI-S11.0 The South Brighton Specific Area Plan

What does the draft amendment seek to do?

- Replace layout shown in Figure BRI-S11.2 The South Brighton Specific Area Plan Development Framework
- Amend clause BRI-S11.8.2 P1.2 of the BRI-S11.0 South Brighton Specific Area Plan

How can I be involved?

Any person may make representation about the draft amendment during the above period by letter addressed to the Chief Executive Officer, Brighton Council, 1 Tivoli Road, Old Beach 7017 or by email to development@brighton.tas.gov.au.

Representations should include a daytime telephone number to allow council officers to discuss, if necessary, any matters raised.

It is important, if you wish to make comment that you put your comments in writing to Council. This will allow you to be involved in future processes relating to the draft amendment.

Further information regarding the draft amendment can be obtained from Development Services, ph: 03 62687041

JAMES DRYBURGH

Chief Executive Officer

Brighton
going places

Tasmanian Planning Scheme - Brighton Amendment RZ 2025/02 Instrument of Certification

The Brighton Council Planning Authority resolved at its meeting held on 1st April 2025 that Amendment RZ2025/02 of the *Tasmanian Planning Scheme - Brighton* meets the requirements specified in Section 34 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 16 May 2006 in the presence of:



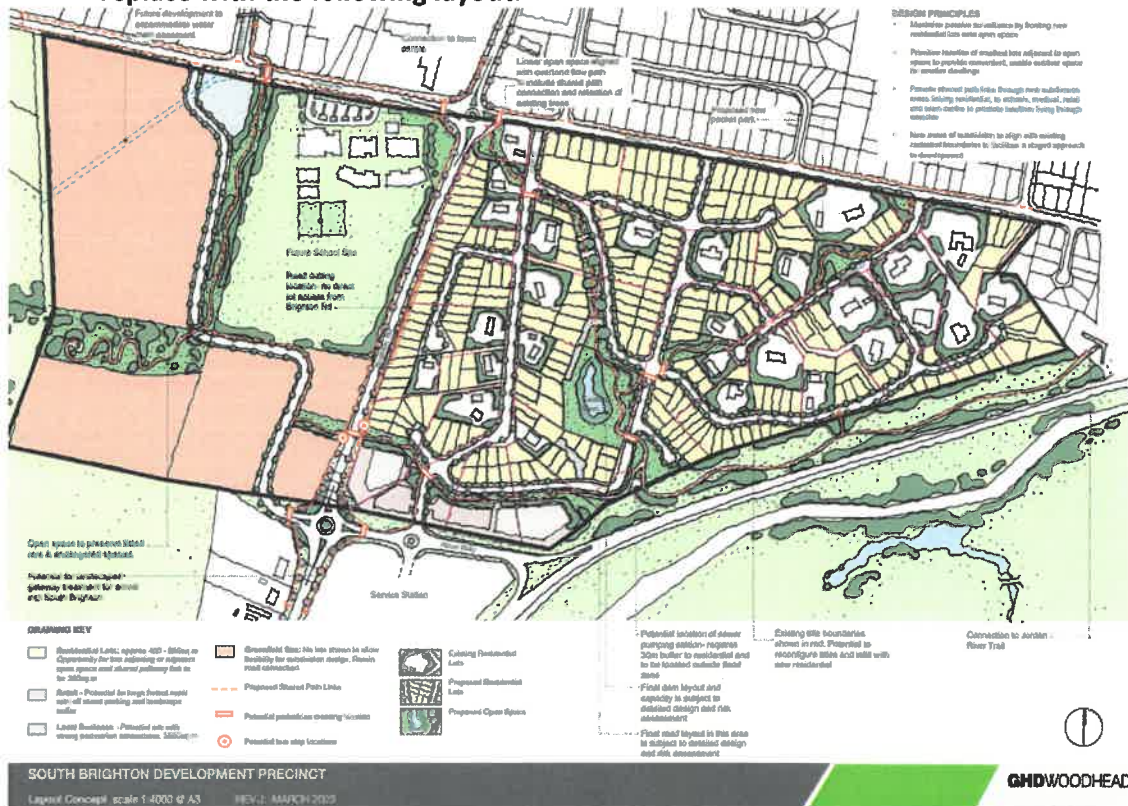
Chief Executive Officer

Date: 3/4/25



AMENDMENT TO THE PLANNING SCHEME ORDINANCE AS FOLLOWS-

- Remove the existing layout in Figure BRI-S11.2 The South Brighton Specific Area Plan Development Framework of the BRI-S11.0 South Brighton Specific Area Plan and replace with the following layout:**



2. Amend clauses BRI-S11.8.2 P1.2 of the BRI-S11.0 South Brighton Specific Area Plan as follows:

BRI-S11.8.2 Infrastructure provision

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

<p>Objective:</p>	<p>That:</p> <ul style="list-style-type: none"> (a) subdivision design provides for Council infrastructure that will enable further land development in accordance with the Development Framework and purpose of the Specific Area Plan; and (b) developer contributions are made towards the cost and provision of infrastructure in accordance with the relevant Policy adopted by the Council
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 No Acceptable Solution</p>	<p>P1.1 The provision, and upgrading of Council infrastructure, must be provided having regard to:</p> <ul style="list-style-type: none"> (a) the demand the subdivision places on Council infrastructure; (b) the need for connecting Council infrastructure to common boundaries with adjoining land to facilitate future subdivision potential; (c) any existing Council infrastructure; (d) any upgrades to existing Council infrastructure that may be required; (e) topography and other site conditions; and (f) any advice from a State authority, regulated entity or a Council <p>P1.2 Where Council infrastructure has been provided by Council, an infrastructure contribution must be paid, having regard to Council's adopted Infrastructure Contributions Policy that is relevant to the land.</p>