



**Brighton
Council**

Planning Authority Agenda

1 July 2025

Name:

Brighton
going places

I N D E X

Planning Authority Meeting: 1 July 2025

NOTICE OF MEETING	3
AGENDA	4
Audio Recording of Meetings	4
1. Acknowledgement of Country	4
2. Apologies	4
3. Public Question Time and Deputations	4
4. Declaration of Interest	4
5. Council Acting as Planning Authority	5
5.1 Planning Scheme Amendment - Boyer Road	5



**Brighton
Council**

Council Representatives: Cr L Gray (Chairperson); Cr P Owen (Deputy Chairperson);
Cr B Curran; Cr A De La Torre; Cr P Geard; Cr G Irons & Cr
M Whelan

NOTICE OF MEETING

Dear Councillor,

Notice is hereby given that the next **Planning Authority Meeting** of the Brighton Council will be held at **5.30 p.m.** on **Tuesday, 1st July 2025**, to discuss business as printed below.

Qualified Person Certification

I HEREBY CERTIFY that in accordance with Section 65 of the *Local Government Act 1993*, any advice, information and recommendation contained in the reports related to the Agenda have been prepared by persons who have the qualifications or experience necessary to give such advice, information and recommendations.

Dated at Old Beach this 24th day of *June 2025*.

A handwritten signature in dark ink, appearing to read 'James Dryburgh', written in a cursive style.

James Dryburgh

CHIEF EXECUTIVE OFFICER

Being the General Manager as appointed by Brighton Council
pursuant to Section 61 of the *Local Government Act 1993*

AGENDA

Audio Recording of Meetings

An audio recording of this meeting will be made in accordance with our Audio Recording of Council and Committee Meetings Policy 7.11. The audio recording will be made available on Council's website within seven (7) business days after the meeting.

1. Acknowledgement of Country

Brighton Council acknowledges the palawa/pakana (Tasmanian Aboriginal) community as the traditional and original owners of the skies, land and water of lutruwita (Tasmania) and forward our respect to their elders both past and present.

Brighton Council acknowledges the continued connection the Tasmanian Aboriginal people still have to the skies, land and water of lutruwita that provides them with the food, medicine and craft celebrated through ceremony today.

2. Apologies

3. Public Question Time and Deputations

4. Declaration of Interest

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015*, the chairperson of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest or conflict of interest in any item on the Agenda.

In accordance with Section 48(4) of the *Local Government Act 1993*, it is the responsibility of councillors to then notify the Chief Executive Officer, in writing, the details of any interest(s) that the councillor has declared within 7 days of the declaration.

5. Council Acting as Planning Authority

In accordance with the provisions of Part 2 Regulations 25 of the *Local Government (Meeting Procedures) Regulations 2015*, the intention of the Council to act as planning authority pursuant to the *Land Use Planning and Approvals Act 1993* is to be noted. In accordance with Regulation 25, the Council will act as a planning authority in respect to those matters appearing under Item 5 on this agenda, inclusive of any supplementary items.

5.1 Planning Scheme Amendment - Boyer Road

Author: Holmes Dyer obo Brighton Council

Authorised: Director Development Services (A Woodward)

Type of Report	Section 40F (1) of the <i>Land Use Planning and Approvals Act 1993</i>
Application No:	RZ 2025-004
Address:	50 Boyer Road 170 Boyer Road 182 Boyer Road 25 Cobbs Hill Road 29 Cobbs Hill Road 31 Cobbs Hill Road
Owner:	Various
Requested by:	Brighton Council Officers
Proposal:	<p>A. Amend the planning scheme maps to:</p> <p>a. Rezone the land at:</p> <ol style="list-style-type: none"> i. 50 Boyer Road, 170 Boyer Road, 182 Boyer Road and parts of 25 Cobbs Hill Road, 29 Cobbs Hill Road and 31 Cobbs Hill Road from Future Urban Zone to General Residential Zone; ii. Part of 31 Cobbs Hill Road from Future Urban Zone to Landscape Conservation Zone <p>b. Amend the priority vegetation area overlay on 31 Cobbs Hill Road and 25 Cobbs Hill Road;</p> <p>c. Amend the Local Heritage Place BRI-C6.1.68 overlay mapping at 50 Boyer Road.</p> <p>d. insert the Boyer Road Precinct Specific Area Plan over 50 Boyer Road, 170 Boyer Road, 182 Boyer Road, 25</p>

	<p>Cobbs Hill Road, 29 Cobbs Hill Road and 31 Cobbs Hill Road</p> <p>e. Insert the Local Area Objectives overlay BRI-S13.3 on part of 50 Boyer Road, Bridgewater.</p> <p>B. Amend the Planning Scheme Ordinance to:</p> <p>a. Introduce the Boyer Road Specific Area Plan at clause BRI-S13.0.</p>
Attachments (including Addendums):	<p>Attachment A: Instrument of Certification</p> <p>Attachment B: Properties in the Boyer Road Precinct</p> <p>Attachment C: Boyer Road Precinct Structure Plan [Appendices Extracted]</p> <p>Attachment D: Boyer Road Landscape Report (November 2024) & Boyer Road Landscape Report (May 2025)</p> <p>Attachment E: Natural Values Report, Natural Values Constraints Report & Addendum Letter</p> <p>Attachment F: European Heritage Report & Boyer Road Structure Plan Genappe Property</p> <p>Attachment G: Bushfire Risk Analysis Report (8 November 2024) & Bushfire Hazard Report (11 May 2025)</p> <p>Attachment H: Site Contamination Risk Report</p> <p>Attachment I: Agricultural Land Assessment Report</p> <p>Attachment J: Infrastructure Summary Report, Stormwater Analysis Report, and Road Compliance letter</p> <p>Attachment K: Traffic and Transport Report & Traffic Impact Assessment</p> <p>Attachment L: Preliminary Costings Report</p> <p>Attachment M: Aboriginal Cultural Heritage Report & Sub-Surface Investigations Report</p> <p>Attachment N: Boyer Road Specific Area Plan</p> <p>Attachment O: Boyer Road Specific Area Plan Figures</p> <p>Attachment P: Development Framework</p>

1. Executive Summary

The purpose of this report is for Council to consider whether to, of its own motion, initiate the draft planning scheme amendment that will provide the framework for implementing the Boyer Road Precinct Structure Plan (the 'Boyer Road PSP').

The Boyer Road Development Precinct (the 'Development Precinct') area is approximately 109 hectares and includes six properties. The Boyer Road PSP has been developed to address the constrained availability of residential land within the region, with Brighton Council forecasted to continue experiencing significant population growth. However, there remains a shortage of appropriately zoned residential land to meet the anticipated demand over the next 20 years. The Development Precinct represents 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 Boyer Road PSP has been designed to achieve a high-quality housing estate that meets the State's remit to provide more land for housing and encourage the delivery of more diverse housing products to increase opportunities for home ownership and meet the changing needs of the community. Further, the Boyer Road PSP delivers a design solution that is sensitive to the environmental and locational characteristics of the site.

The Boyer Road PSP has been informed by several specialist reports that address landscaping, natural values, European and Indigenous heritage, bushfire risk, site contamination, agricultural land value, infrastructure, and traffic and transport; and through extensive consultation with the landowners, key stakeholders, and the broader community.

The Boyer Road PSP features a comprehensive and high-quality open space network that enhances existing riparian corridors, establishes an extensive network of shared trails and footpaths, and offers opportunities for both passive and active recreation to complement the increased residential development, proximity to Northern Christian School, while remaining sensitive to its interfaces with adjacent Agriculture and Rural Living-zoned land.

Implementation of the Boyer Road PSP is to be achieved through various amendments to the Brighton Local Provisions Schedule (LPS), including:

- Rezoning approximately 54.8ha of Future Urban-zoned land to General Residential Zone to provide for approximately 388 new residential allotments and non-residential use in specific areas;
- Rezoning approximately 3.52ha of Future Urban-zoned land to Landscape Conservation Zone to reflect the boundaries of the existing covenant over Lot 2 on Sealed Plan 152364;
- Extending the priority vegetation area mapping and application of the Natural Assets Code overlay to protect additional areas of *Eucalyptus amygdalina forest on mudstone* (DAM) and *Eucalyptus globulus dry forest and woodland* (DGL) identified within the natural values report; and
- Revising the Local Heritage Place Code overlay to reflect the reduced curtilage around the State heritage listed Genappe Homestead.

Due to the six (6) lots within the precinct being held in separate ownership, the Boyer Road Specific Area Plan (SAP) will be inserted in the LPS ordinance to provide a planning framework for the coordinated delivery of the Boyer Road PSP. The Boyer Road SAP ensures structured and planned development will occur across the Development Precinct, preventing ad-hoc growth and ensuring the delivery of essential infrastructure as a prerequisite to development, which will enable the creation of a high-quality and desirable urban environment.

To proceed, the planning authority must be satisfied the draft amendment of an LPS meets the LPS criteria under Section 34 of the *Land Use Planning and Approvals Act 1993* (the Act). This report outlines how the proposed draft amendment satisfies each of the criteria.

If the amendment is agreed to, the Planning Authority must notify the Tasmanian Planning Commission (the Commission) of the decision and commence public exhibition.

The Planning Authority will then decide whether any representations received warrant amending or refusing the draft amendment or the planning permit. If approved by the Planning Authority, the final decision will be made by the Commission who will likely invite any representors to attend a public hearing.

The amendment is to implement the Boyer Road PSP and recommendations of key strategic planning documents and specialist reports that have had input from the community and endorsed by the Council.

It is recommended that Council certify the draft amendment to the LPS.

2. Legislative & Policy Context

The purpose of this report is for the planning authority to consider whether to, of its own motion, prepare a draft amendment of an LPS as described in this report and as shown in the Instrument of Certification (refer to Attachment A).

The amendment request is made under Section 40D(b) of the *Land Use and Approvals Act 1993* (the Act). The provisions of the Act establish the test of whether a Planning Scheme Amendment is reasonable or not.

Section 40F(1) of the Act requires Council to consider whether it has satisfied that the draft amendment of an LPS meets the LPS criteria when approving or refusing an amendment. The LPS criteria is contained in Section 34 of the Act.

This report details the reasons for the officer recommendation. The Planning Authority is not bound to adopt the recommendations in this report. The Planning Authority can either:

1. Adopt the recommendation; or
2. Vary the recommendation by adding, modifying, or removing recommended reasons and conditions, or replacing an approval with a refusal (or vice versa).

Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2005*.

3. Risk & Implications

The purpose of this amendment is to address the current shortage of zoned residential land and facilitate the development of additional housing within the Bridgewater township.

The land comprised within the Boyer Road Precinct represents one of the remaining areas of greenfield land within the Brighton Council area and the Greater Hobart Urban Growth Area.

Disapproval of the amendment may result in an insufficient supply of appropriately zoned residential land to meet the forecast population growth over the next 30 years.

4. Site and Surrounds

The Development Precinct comprises six allotments under separate, private ownership with a combined area of 109 hectares. The Development Precinct is bound by Boyer Road to the south, Cobbs Hill Road to the north, rural living allotments situated along Serenity Drive to the east, and agricultural land to the west. Of the six properties, three front Boyer Road (50, 170 and 182 Boyer Road) and three front Cobbs Hills Road (25, 29 and 31 Cobbs Hill Road).

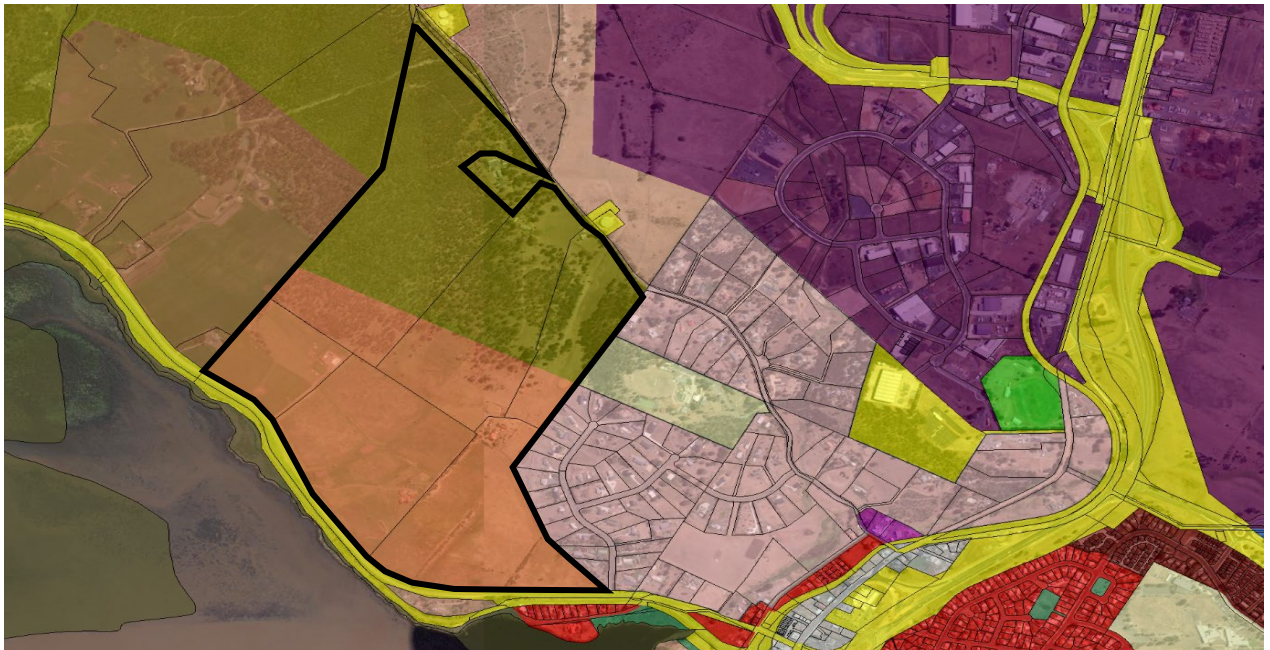
The Boyer Road Precinct is situated 800m west of the main Bridgewater township, with the Midland Highway acting as a buffer between peri-urban land to the west and urbanised land to the east. The site is unique in the fact that it shares interfaces with a range of residential, education and agricultural land uses that will require consideration as part of the precinct's future development.

Most notably, the precinct's western boundary abuts land zoned for agriculture, being 194 Boyer Road and 232 Boyer Road. Both properties contain a dwelling used in association with grazing livestock and a small market garden enterprise. The precinct's northern boundary interfaces with land in the Rural Zone (158 Cobbs Hill Road) that is predominantly used for grazing livestock, albeit at low intensity. The dense forest area of the northern part of the Boyer Road Precinct provides a significant buffer between this property and the Future Urban zoned land of the precinct.

To the east and south-east, the precinct abuts the Rural Living Zone, which consists of dwellings on circa 5000m² blocks fronting Serenity Drive. These dwellings currently look out over the open landscape of the Boyer Road Precinct and enjoy views of the River Derwent and Mt Faulkner Conservation Area.

To the north-east are the densely vegetated grounds of the Northern Christian School, zoned Community Purpose. The Development Precinct in context of the Brighton township is defined within Figure 1.

Figure 1. Development Precinct



Source: TheList (as of 14 April 2025)

The Development Precinct is characterised by hilly terrain in the northern (upper) sections along with an extensive native canopy, and sloping paddocks in the southern (lower) areas. The land includes flatter regions with slopes of up to 10%, while areas near the edge of the forest exhibit slopes ranging from 10 – 15%. Further to the north, the terrain becomes steeper, with slopes exceeding 15% accompanied by dense vegetation.

The land will require the creation of a reticulated water supply to service the development, which will necessitate a connection through 25 Cobbs Hills Road 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.

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

The Development Precinct contains three stormwater catchments that each currently discharge to Boyer Road. To manage stormwater for the future development of the land, stormwater detention will be required in each of the three 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 retention of the intermittent creek system within the Development Precinct will allow for the use of water treatment devices, including bioretention solutions such as sediment ponds and swales, and proprietary treatment devices such as gross pollutant traps and filtration systems.

5. Planning Controls

5.1 Zoning

The Development Precinct is currently subject to two different zones under the Brighton LPS:

- Future Urban Zone – 50 Boyer Road, 170 Boyer Road, 182 Boyer Road and part of 25 Cobbs Hill Road, 29 Cobbs Hill Road and 31 Cobbs Hill Road
- Landscape Conservation Zone – Part of 25, 29 and 31 Cobbs Hill Road

The western boundary of the Development Precinct adjoins Agriculture-zoned land at 194 and 232 Boyer Road, which includes dwellings and associated grazing activities, along with a small market garden on 232 Boyer Road. To the north, the precinct borders Rural-zoned land at 158 Cobbs Hill Road, which is primarily used for low-intensity grazing, with the Development Precinct's Landscape Conservation Zone providing a substantial vegetation buffer separating it from the Future Urban zoned land. A small area of Utilities-zoned land is also present along this interface, associated with TasWater infrastructure. To the east and south-east the Development Precinct adjoins the Rural Living Zone, comprising dwellings on approximately 5,000m² blocks along Serenity Drive which overlook the Development Precinct. To the north-east, the Northern Christian School is zoned Community Purpose.

5.2 Overlays & Codes

Landslip Hazard Code Overlay

- Portions of 25, 29 and 31 Cobbs Hill Road are subject to the Landslip Hazard Overlay within the Brighton LPS. The Landslip Hazard Code is therefore applicable over this land. However, there are exemptions in place for future subdivision which would likely apply given the low mapped risk.

Bushfire Prone Areas Code Overlay

- The entirety of the Development Precinct is subject to the Bushfire Prone Areas Overlay within the Brighton LPS. The Bushfire Prone Areas Code is therefore applicable over this land. Once rezoned and when development begins, its likely a large part of the site will no longer be bushfire prone.

Waterway and Coastal Protection Area - Natural Assets Code Overlay

- Portions of 25 Cobbs Hill Road, 29 Cobbs Hill Road, 31 Cobbs Hill Road, 170 Boyer Road and 182 Boyer Road are subject to the Waterway and Coastal Protection Area Overlay within the Brighton LPS due to the presence of two waterways. The Natural Assets Code is therefore applicable over this land.

Priority Vegetation Area - Natural Assets Code Overlay

- A substantial portion of 31 Cobbs Hill Road, along with portions of 25 Cobbs Hill Road and 29 Cobbs Hill Road, are covered by the priority vegetation layer within the Brighton LPS. The Natural Assets Code is therefore applicable over this land.

Local Heritage Place Code Overlay

- 50 Boyer Road contains a permanently listed local heritage item referred to as the Genappe Homestead and is subject to the Local Heritage Place Overlay within the Brighton LPS. However, as the site is listed under the State Heritage Register, the code doesn't apply to the use or development (including subdivision) of the site.

Electricity Transmission Infrastructure Protection Code Overlay

- The frontages of 25 Cobbs Hill Road, 29 Cobbs Hill Road, and 31 Cobbs Hill Road are subject to the Electricity Transmission Infrastructure Protection Overlay within the Brighton LPS. The Electricity Transmissions Infrastructure Code is therefore applicable over this land.

The spatial application of these Codes is depicted within Figure 2 below.

Figure 2. Code Application



Adjoining Land

The Urban Rural Interface SAP applies to land directly to the east of the Development Precinct which seeks to provide for higher density rural living closer to settlements and urban fringe areas, with greater service provision and fewer environmental constraints.

5.3 Historic Cultural Heritage Act 1995

The property at 50 Boyer Road, 'Genappe', is permanently listed on the Tasmanian Heritage Register (THR ID 620). The listing includes a Georgian-style, two-storey brick farmhouse, associated outbuildings, and a one-hectare curtilage, with the heritage protections extending across the entire property boundary. In addition to its State-level heritage status, the site is also identified in Table C.6.1 – Local Heritage Places of the Tasmanian Planning Scheme – Brighton (Local Provisions Schedule).

A 'Historic Heritage Assessment Report' has been prepared for the property, which confirmed the presence of four (4) non-listed heritage features, which includes three hedgerows and red brick feature. These items are summarised as follows:

Item	Description	Listed
Genappe Complex	Homestead Main Genappe Homestead complex, which includes outbuildings, sheds and garden plantings that are confined to within an approximate 1ha area.	Yes
Hedgerow 1	Hawthorn Hedgerow on Genappe property. Approximately 230m in length and runs along fence line on western boundary of property. Hedgerow is mature and reasonably intact.	No
Hedgerow 2	Hawthorn Hedgerow on Genappe property. Approximately 270m in length and runs along an internal property fence line. Hedgerow is mature and reasonably intact.	No
Hedgerow 3	Hawthorn Hedgerow on Genappe property. Approximately 270m in length and runs along an internal property fence line. Hedgerow is mature and reasonably intact.	No
Red Brick Feature	An 8m x 2m red clay brick feature located just north of fence line and 35m west of Genappe property boundary. Possible foundation feature associated with Genappe property.	No

Source: CHMA – 'Historic Heritage Assessment Report'

To support the development of 50 Boyer Road in line with the objectives of the Boyer Road Structure Plan and the associated PSA, it is proposed that the existing heritage listing be amended to reflect a 1.5-hectare curtilage surrounding the Genappe Homestead. This area includes the main homestead, associated outbuildings, sheds, and established garden plantings – elements that collectively represent the core heritage significance of the Genappe property.

Although the three non-listed hedgerows on the property contribute to the rural character of the Genappe setting, advice from CHMA (Heritage Consultants) confirms that the removal of some sections is acceptable, as they comprise a declared weed species. Portions of Hedgerows 1 and 2 are intended to be retained within designated areas of public open space, which maintain a visual connection to the site's rural heritage. While Hedgerow 3 is proposed for full removal to accommodate the establishment of Precinct D, which will form a small local activity centre, intended landscaping will include the integration of hedgerow-style plantings to acknowledge and reflect the site's pastoral heritage.

A red brick feature located at 29 Cobbs Hill Road – outside the heritage listing boundary – has an uncertain historical association with the Genappe property. Nonetheless, to ensure its protection this feature will also be incorporated in public open space.

The ongoing protection and management of the retained hedgerow sections and the red brick feature will be ensured through dedicated provisions within the SAP. These provisions mandate that the location and configuration of open space remain generally consistent with the Master Plan.

The proposed amendment to the heritage listing is considered appropriate, as it accurately reflects the historical significance and defining features of the Genappe property. It also ensures the long-term protection of the Genappe Homestead from future development, while supporting the delivery of residential land in accordance with the objectives of the STRLUS.

Figure 3. Revised Curtilage - Genappe



6. Background and Rationale

6.1 Strategic Rationale

Population Growth

Since 2016, Brighton Council has recorded the highest proportional population growth compared to both the Southern Region and Greater Hobart – a trend that is projected to continue well into the future. As of 30 June 2023, the estimated population of the Brighton Council area was approximately 19,988 residents, reflecting a 1.57% increase (+310 people) from the 19,688 population recorded on 30 June 2022. Since 2018, Brighton Council has consistently outpaced Greater Hobart in percentage growth, with the latter currently experiencing a growth rate of just 0.46%. The rezoning of the Development Precinct is expected to unlock land capable of supporting this ongoing population expansion.

Supply and Demand – Remplan

Demand for private dwellings in the Southern Regional Tasmania (SRT) region (excluding metropolitan Clarence and Kingsborough) is forecasted to significantly increase from 58,284 in 2021 to 74,202 in 2046 (an increase of 15,918 private dwellings). While this equates to around 640 new dwellings a year, the demand is expected to be higher towards the start of the forecast period (around 8 – 900 dwellings) and gradually decrease to around 500 dwellings per year in the latter years of the forecast.

Demand for dwellings is driven by a growing population, a contracting household size, as well as non-permanent accommodation. Over the forecast period the average household size is forecasted to decline from 2.47 in 2021 down to 2.34 in 2046. Whilst this declining household size seems relatively minor, it will result in the need for hundreds of additional dwellings to house the same number of people over the forecast period.

At a regional level, the SRT has a theoretical residential land supply of existing residentially zoned land that could accommodate around 15,500 dwellings. When the supply is filtered to remove land that is less certain to be developed, that being, land that already has a building on it but with subdivision potential, then this supply further reduces to just over 12,200 dwellings with an estimated exhaustion by 2042.

Whilst there is moderate land supply availability within the broader region, it is emphasised that the Brighton LGA will likely experience land supply shortages within the next decade – with the area anticipated to reach land exhaustion (shovel ready) within 11 years. Based upon forecasted population growth within the

Brighton LGA it is anticipated that the region will require an additional 3,284 dwellings. It is estimated that the current land supply available within the Brighton LGA is capable of accommodating 1,517 dwellings, with a review of development within the General Residential Zone indicating an average yield of one dwelling per 559m² allotment. This represents an overall shortfall in residential land of 1,767 dwellings, and therefore it is imperative that additional residential land is made available to address this deficit

Southern Tasmanian Regional Land Use Strategy 2010 - 2035

The Development Precinct has been designated as a residential growth area in the Southern Tasmanian Regional Land Use Strategy 2010 – 2035 (STRLUS). Settlement and residential development (SRD) policy 2.3 specifically identifies ‘Bridgewater North’ as a greenfield development precinct, as shown in Map 10 of the STRLUS, and requires that a ‘precinct structure plan’ is developed to guide the planning of these areas. Importantly, SRD 1.5 seeks for land zoned residential to be developed at a minimum of 15 dwellings per hectare (net density); and SRD 2.8 seeks to encourage a greater mix of dwelling types, with a particular focus on typologies to meet the needs of a changing demographic.

Improving Residential Standards in Tasmania

The *Improving Residential Standards in Tasmania- Final Report* (the report) is part of a broader initiative to modernise planning controls for urban housing across the state. Led by the State Planning Office, the project aims to boost housing supply, affordability, and diversity while enhancing liveability, sustainability, and design quality.

Together with the Medium Density Design Guidelines, the report has been used to inform the preparation of the Boyer Road Precinct SAP, as discussed in more detail below. In particular, the report’s definition for Townhouse has been used in the SAP.

Medium Density Design Guidelines

Tasmania is currently experiencing a significant need for more diverse housing options, with nearly 90% of its housing stock consisting of single detached dwellings. To address this, the Tasmanian Government has introduced the *Medium Density Design Guidelines* (the Guidelines), a non-statutory, advisory document aimed at promoting the development of high-quality, well-designed medium-density housing such as terraces, townhouses, and low- to mid-rise apartments. These housing types can enhance housing diversity, improve affordability, and contribute to the revitalisation of urban areas.

The Guidelines have been used to inform the Boyer Road Precinct SAP, which is underpinned by a Development Framework that seeks to deliver a range of lot sizes to encourage housing diversity. The SAP introduces new dwelling typologies, such as townhouses, into the precinct, and a number of development standards aimed at ensuring future housing is of high design standard and contributes positively to the streetscape and broader public realm.

The design related development standards have also been informed by the South Australian 'Planning and Design Code', which introduced a suite of best practice planning policy aimed at improving residential design in 2021.

Tasmanian Housing Strategy

The Tasmanian Housing Strategy highlights the urgent need to increase housing supply, diversity, and affordability across the state to meet the needs of a growing and changing population. The Strategy specifically talks to the 'missing middle' which refers to "*medium-density housing that is on the building spectrum (or "in the middle") between single-family homes and high-density*".

In line with this, the Specific Area Plan (SAP) provides the policy settings to achieve a mix of housing typologies—including smaller lots, townhouses, and potentially medium-density forms—to respond to demographic shifts, support housing choice, and ensure more inclusive and adaptable communities.

In particular, the SAP will introduce 4 distinct precincts (A, B, C and D) to:

- encourage an appropriate mix of dwelling typologies,
- provide an appropriate transition to adjacent land,
- meet the dwelling yield target set by the STRULUS, and
- meet the needs of a changing demographic,

Precincts A, B, C and D will allow for minimum lot areas ranging from 250m² in Precincts A and D, 450m² in Precinct B, and 1000m² in Precinct C to encourage a mix of housing to accommodate large families, single-parent households, sole occupants and downsizers.

Brighton Structure Plan 2018

The Brighton Structure Plan 2018 (BSP) acts as a guide for major changes in land use, built form, and public spaces within the Brighton LGA that can be achieved through identified economic, social, and environmental objectives.

The Development Precinct is identified within the BSP as 'Site 16: Boyer Road, Bridgewater' and is considered under *Strategy 1: Review of the Urban Growth Boundary* as the only potential growth direction (in conjunction with Site 2: Serenity Drive) for Bridgewater. However, Site 16 was excluded from identified actions with a recommendation to retain its existing zoning (Future Urban) due to the Development Precinct's isolation from other residential zoning developments, which made its development for urban purposes contingent upon the development of adjacent land to the east for similar purposes.

Since the preparation of the BSP, Brighton Council has progressed the rezoning and master planning of part of Site 2 – Serenity Drive – through the development of the *Sorell Street Masterplan*.¹ The masterplan has been endorsed by Council, and rezoning and restructuring of this area is expected to occur in the near future. While there is currently limited landowner interest in undertaking similar planning for the remainder of Site 2, this may change over time. Should this occur, it would address the 'isolation' issue identified in the BSP.

Furthermore, Brighton has experienced the highest proportional population growth compared to the Southern Region and Greater Hobart, with this trend expected to continue. As of 30 June 2023, Brighton LGA had an estimated population of approximately 19,988 residents, representing a growth of 1.57%. In 2024 the Department of Treasury and Finance released updated population projections for the region which anticipates an additional 7,070 residents within the Brighton LGA by 2053.

Tasmania is in the midst of a serious housing crisis, 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. It is anticipated that the Brighton LGA will likely face land supply shortages within the next decade. The Brighton LGA is expected to reach land exhaustion (shovel-read) within 11 years, while the Bridgewater township is anticipated to experience land exhaustion within the next 7 years.

The rezoning of the Development Precinct is now necessary, with Brighton Council receiving Federal funding to carry out this process.

Bridgewater Waterfront Masterplan

The Bridgewater Waterfront Masterplan² is a strategic document developed by Brighton Council to guide the revitalisation of the Bridgewater waterfront area, in response to the transformational changes associated with the construction of the new Bridgewater Bridge. While the masterplan primarily focuses on the immediate waterfront precinct, its strategic implications extend to surrounding areas, including the subject site.

The masterplan proposes the renewal of Old Main Road into a vibrant mixed-use centre, supported by improved active and public transport connections to the revitalised waterfront, nearby growth areas (such as the Sorell Street project area), the Brighton Hub, and the Greater Hobart Region.

¹ https://www.brighton.tas.gov.au/wp-content/uploads/2024/10/290824_Sorell-Street-Masterplan-Draft-Updated.pdf

² <https://www.brighton.tas.gov.au/wp-content/uploads/2024/04/Bridgewater-Waterfront-Master-Plan-Nov-2023.pdf>

A key factor in realising the vision of the masterplan—and attracting both public and private investment—will be the creation of sufficient retail and commercial demand, driven by population growth within the local catchment.

The rezoning of the subject site will contribute to this demand and support the future vibrancy of the centre, consistent with the objectives identified in the Brighton Activity Centre Strategy.

Brighton Open Space Strategy

Brighton Council has developed the Brighton Open Space Strategy 2025, which 2025 was endorsed by Council on 17th June 2025. This strategy outlines a 10-year plan for parks and reserves within the Brighton LGA, detailing priority actions to develop high-quality, accessible, and sustainable open space networks across the Council area.

Bridgewater boasts an open space network spanning 52.3 hectares, comprising 27 open space reserves, 1 sports reserve, and 5 playgrounds. The majority of growth in Bridgewater is planned for the area west of the Midland Highway along Boyer Road, which includes the Development Precinct. Consequently, the provision of open space within this precinct is a key consideration, with opportunities to connect to the River Derwent foreshore, which has been made accessible by the Bridgewater Bridge Project, and which has been master planned pursuant to the Bridgewater Waterfront Masterplan.

The Brighton Open Space Strategy has identified a range of key opportunities and challenges specific to the Development Precinct. The planning and development of the growth area along Boyer Road presents opportunities for strategic open space acquisition and development. Additionally, the Open Space Strategy identified that if land along Cobbs Hill Road is rezoned and subdivided for urban purposes, connectivity to the Brighton Hub along Ashburton Creek could be provided to improve walkability, access, and encourage passive recreation opportunities.

There is limited open space provision within the vicinity of the Development Precinct, except for Dromedary Walk which is immediately adjacent along the banks of the River Derwent. The preferred development outcome, as outlined in the Precinct Structure Plan, designates 30.8% (16.85ha) of the Development Precinct for open space.

Brighton Council – Draft Greening Brighton Strategy 2024-2033

In 2016, Brighton Council introduced the *Greening Brighton Strategy 2016–2021* to take a coordinated and strategic approach to increasing the number of trees across the city's streets, parks, and private gardens. This updated document reviews the progress made since then and sets out a renewed vision for the next decade. It builds on the original strategy's goals and outlines 65 specific actions to guide the Council's efforts in expanding tree cover and enhancing urban greening. A key objective is to achieve a 1% annual increase in canopy cover, aiming for a total urban canopy cover of 25% by the year 2033.

The strategy focuses on four main areas for greening: streetscapes, nature strips, parks and gardens, and urban or new developments. It also considers important factors such as the use of native vegetation, the selection of appropriate street trees, the development of irrigation infrastructure, and the role of vegetation in reducing soil erosion. In addition to these practical measures, the document highlights the importance of community engagement, aiming to raise public awareness and encourage active involvement in greening efforts throughout Brighton.

Brighton Activity Centre Strategy

Brighton Council has developed the Brighton Activity Centre Strategy, which is due to be endorsed by the Council at its meeting in July. This strategy provides a framework to guide the development and management of Brighton's activity centres through to 2046.

The Bridgewater suburb plays a regional servicing role, contributing to areas beyond the municipality and playing a crucial role in the wider Southern Tasmania region. The strategy has identified that within Bridgewater, there will be demand for a local grocer followed by a half-line supermarket (or vice versa) in 2041 and 2046.

Additional retail and commercial demand within the Boyer Road Growth Area, which includes the Development Precinct, is expected to be served by Old Main Road, which acts as a Neighbourhood Centre, and via a small town centre located within the Development Precinct that is suitable to serve the day-to-day needs of future residents.

The strategy includes a specific implementation recommendation for the Development Precinct. To enable the delivery of a local grocer by 2041, it is recommended to consider applying the Local Business Zone (LBZ) to the new local centre.

As the Development Precinct is under six separate ownerships, and has not undergone site consolidation, it is considered premature to directly identify the exact location of the future activity centre and seek for its rezoning to LBZ. Whilst the Planning Scheme Amendment does not consider the rezoning of a portion of the Development Precinct to LBZ, the Development Framework has been developed to incorporate envisaged land uses and development standards which are reflective of the LBZ. The small town centre is captured within Precinct D of the Development Precinct, which is subject to the following Plan Purpose:

BRI-S13.1.13	<p>In Precinct D, in accordance with the Precinct D Concept Plan, to provide:</p> <ul style="list-style-type: none"> (a) A mixed-use precinct that offers a mix of commercial, retail and community uses to service the local catchment; (b) Non-residential development that contributes positively to the public realm and maintains residential amenity; (c) Medium density housing that does not preclude the desired mixed use of the precinct; (d) A visually interesting gateway to the Boyer Road Specific Area Plan with a built environment that responds positively to the public realm; (e) Opportunities for pedestrian connectivity with active frontages.
--------------	---

The establishment of the following non-residential land uses are also contemplated within Precinct D:

- Child health clinic
- Childcare centre
- Consulting room
- Food service premises excluding take-away food premises with a drive through facility
- Local shop
- Medical centre
- Place of worship, arts and craft centre or public hall
- Residential support services
- Supermarket with a floor area no greater than 540m²
- Veterinary surgery

Should the need arise to rezone the activity centre to LBZ in the future, this could be undertaken through a future Planning Scheme Amendment.

6.2 Boyer Road Precinct Structure Plan

Overview

The Development Precinct is identified in the STRLUS as a Greenfield Development Precinct. As such the STRLUS requires a Precinct Structure Plan to be prepared to guide the future development of the precinct.

Brighton Council commissioned the preparation of the Boyer Road Precinct Structure Plan in 2024 together with investigations into potential mechanisms for infrastructure delivery.

Figures 4 to 10 below show the series of opportunities and constraints identified for the Boyer Road Precinct that guided the preparation of and draft Precinct Structure Plan, shown in Figure 11.

The draft Structure Plan was then used to develop a draft master plan for the precinct.

The opportunities and constraints plans, draft Precinct Structure Plan and draft master plan were used as the basis to undertake a series of investigations to guide the future development and delivery of the Development Precinct.

More information on the investigations and supporting information is provided below under Design Response.

These investigations and supporting information culminated in the preparation of the Boyer Precinct Structure Plan Report, which is provided in Attachment C.

Figure 4. Analysis Plans - Slope

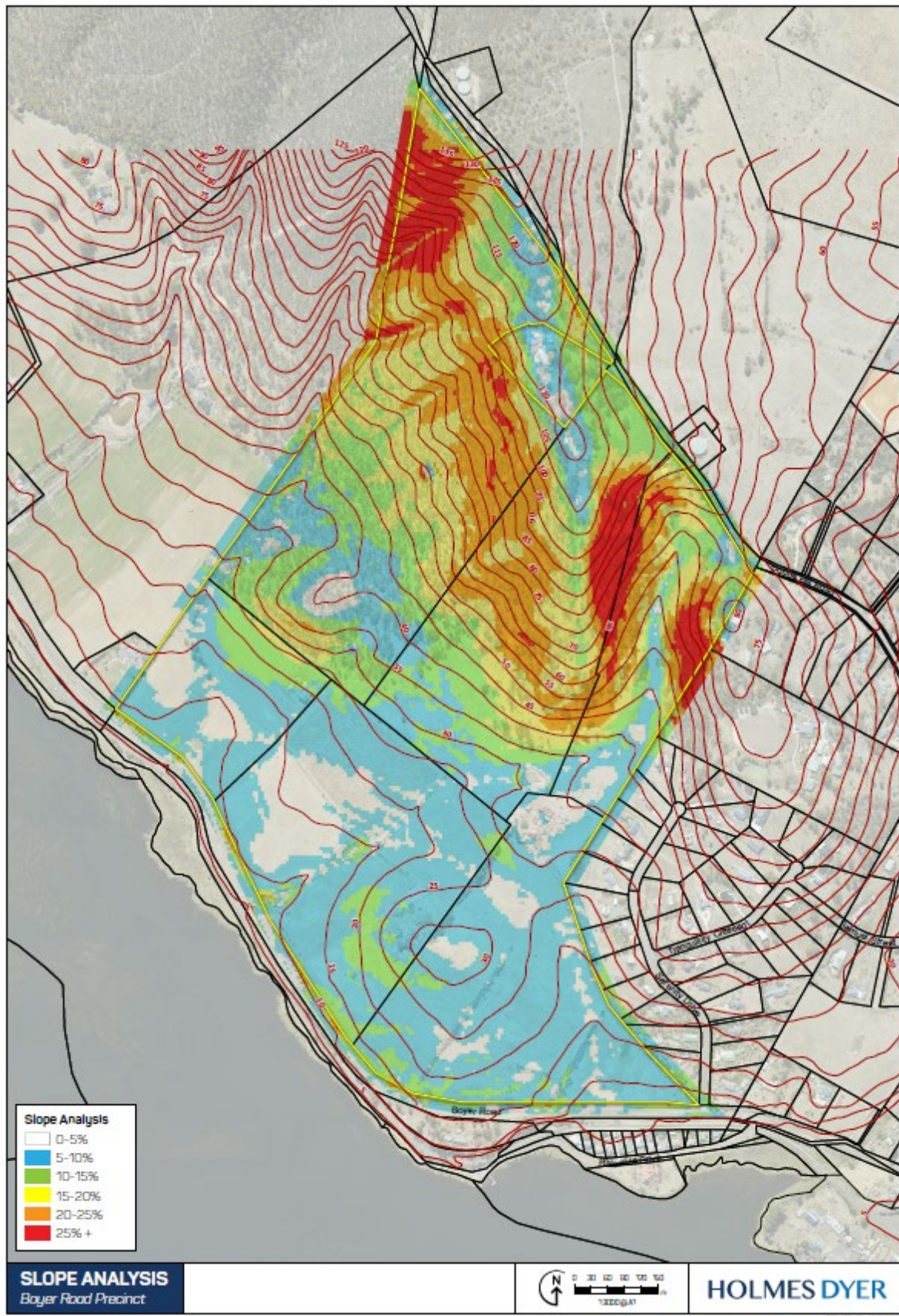


Figure 5. Analysis Plans – Physical & Environmental

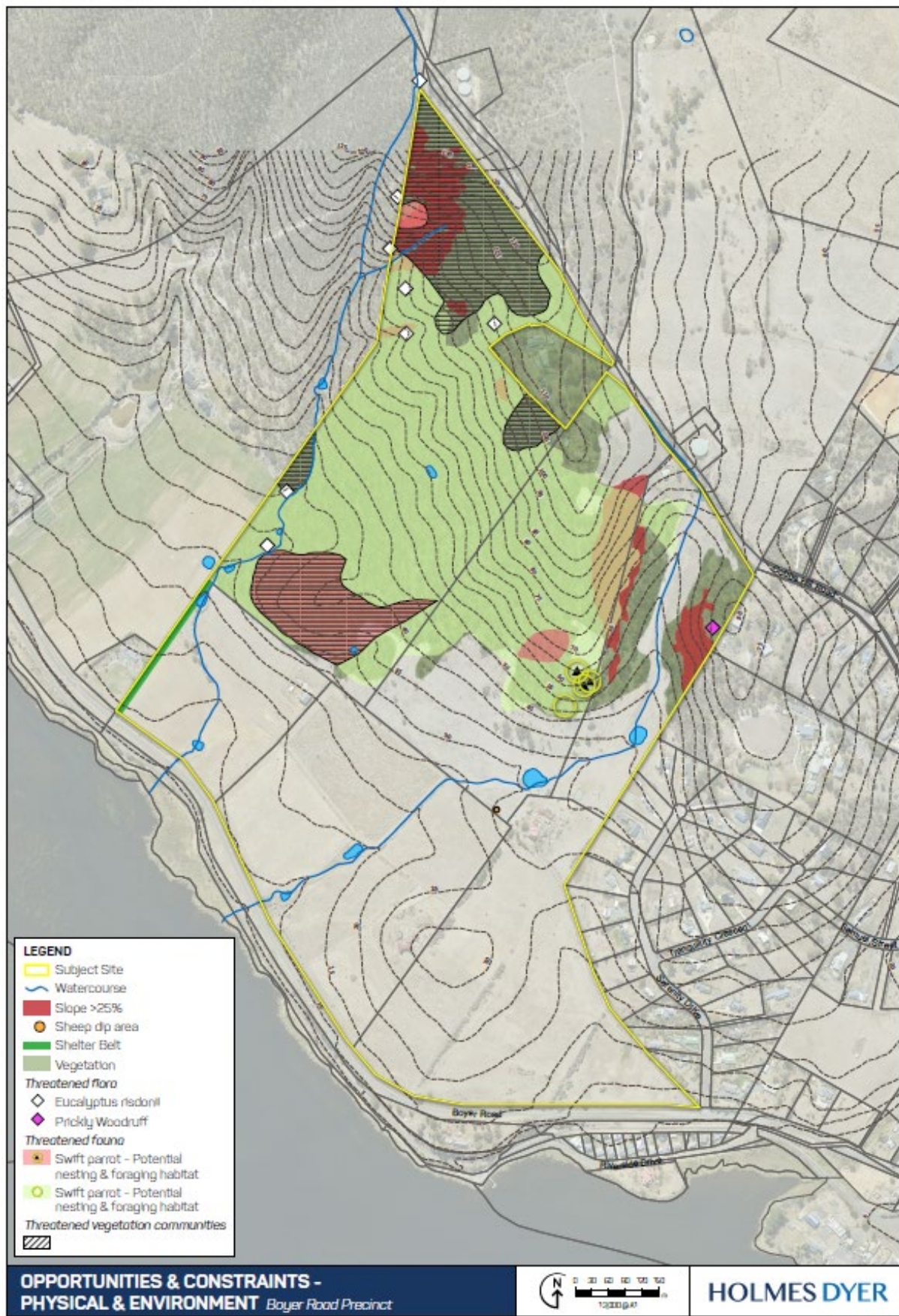


Figure 6. Analysis Plans – Legal & Cultural

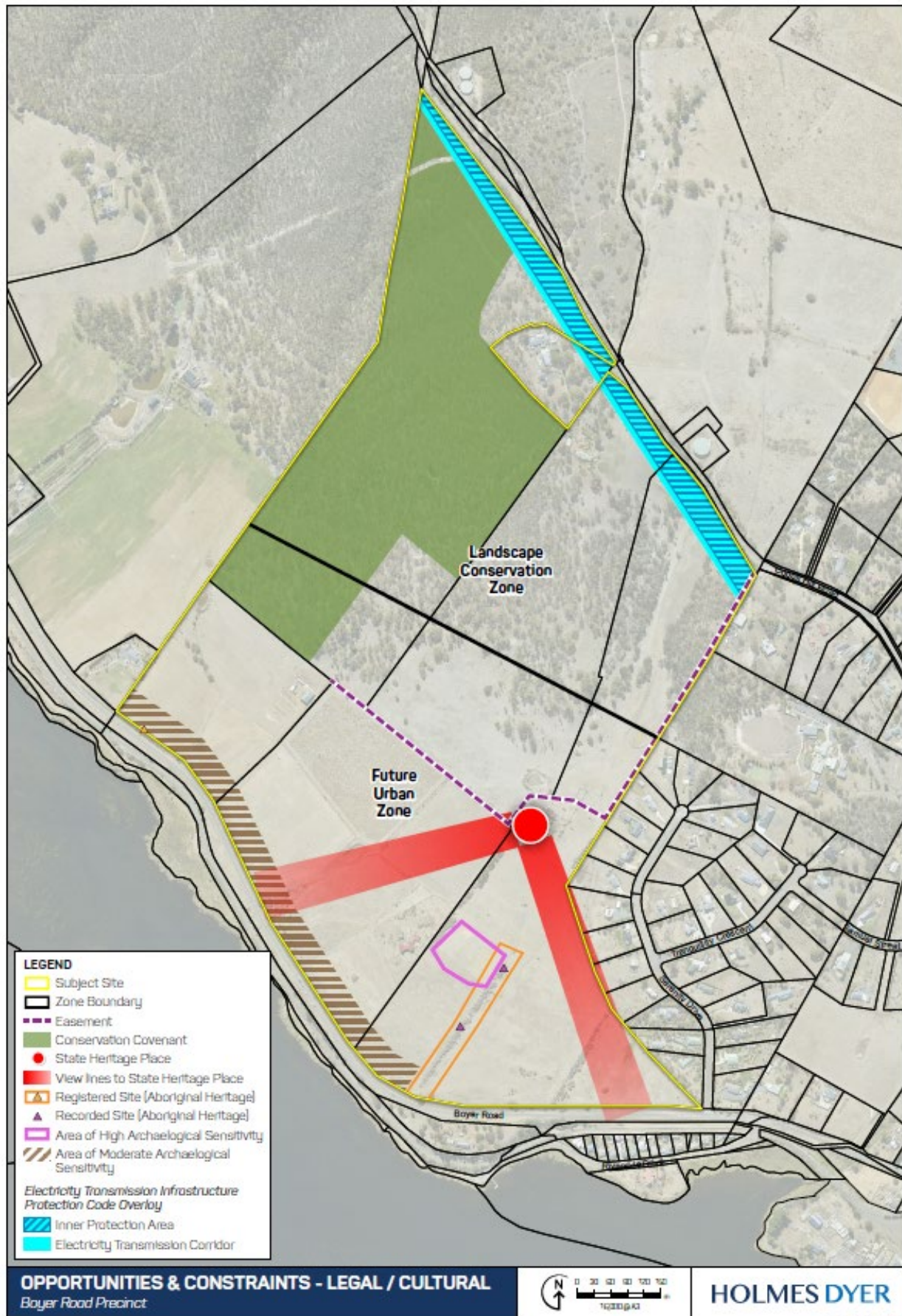


Figure 7. Analysis Plans – Infrastructure

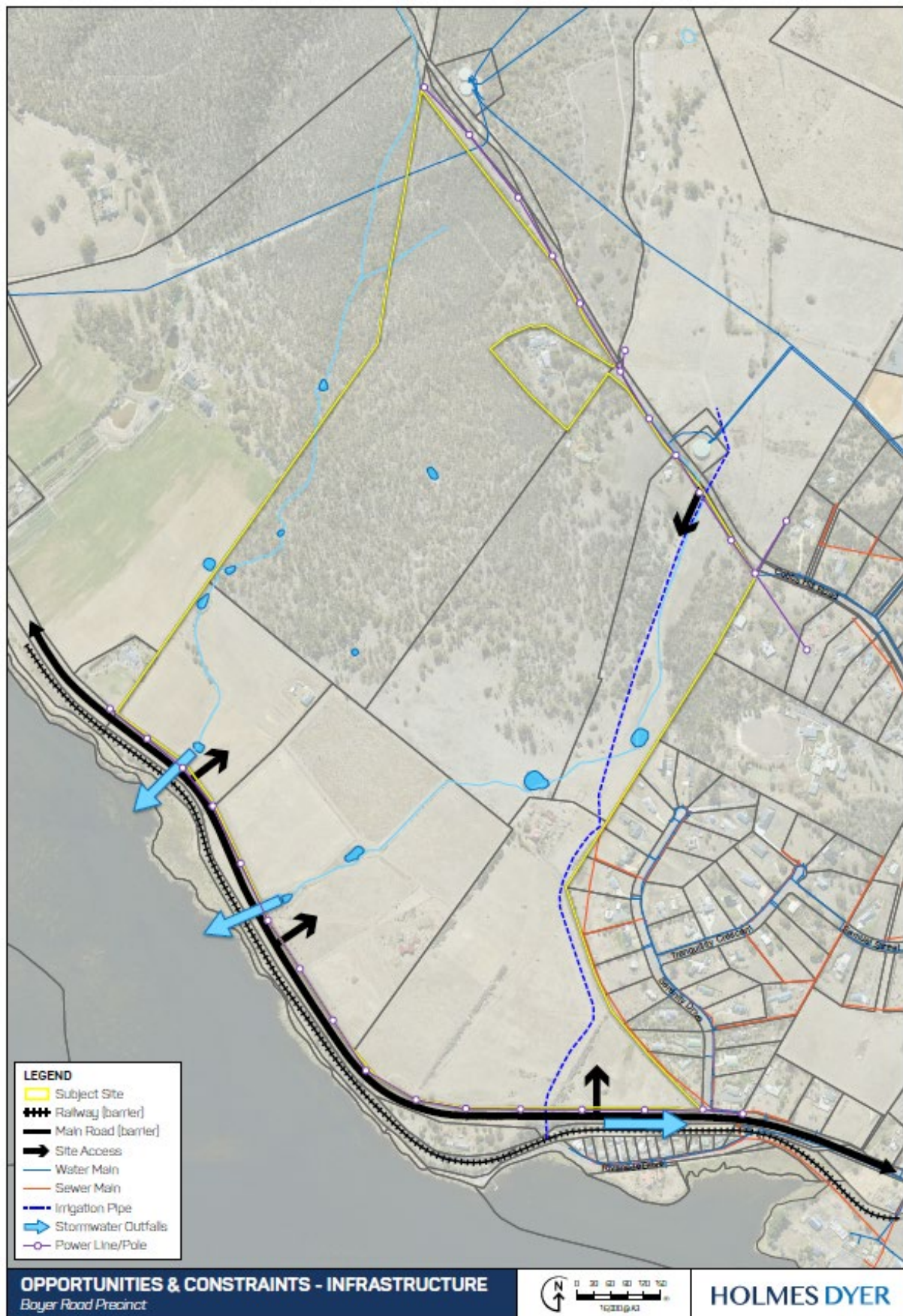


Figure 8. Analysis Plans – Design Opportunities

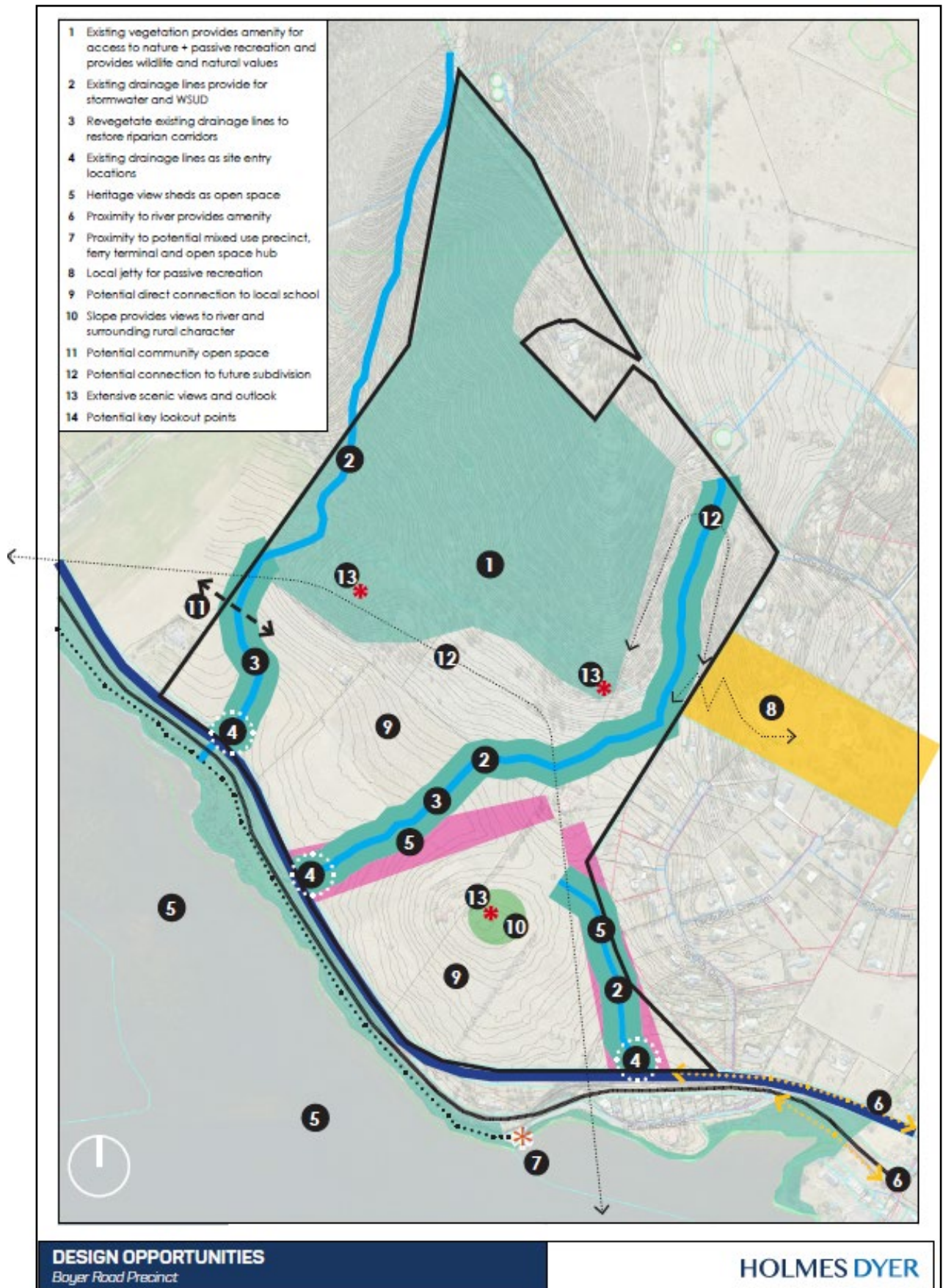


Figure 9. Analysis Plans – Urban Development Potential

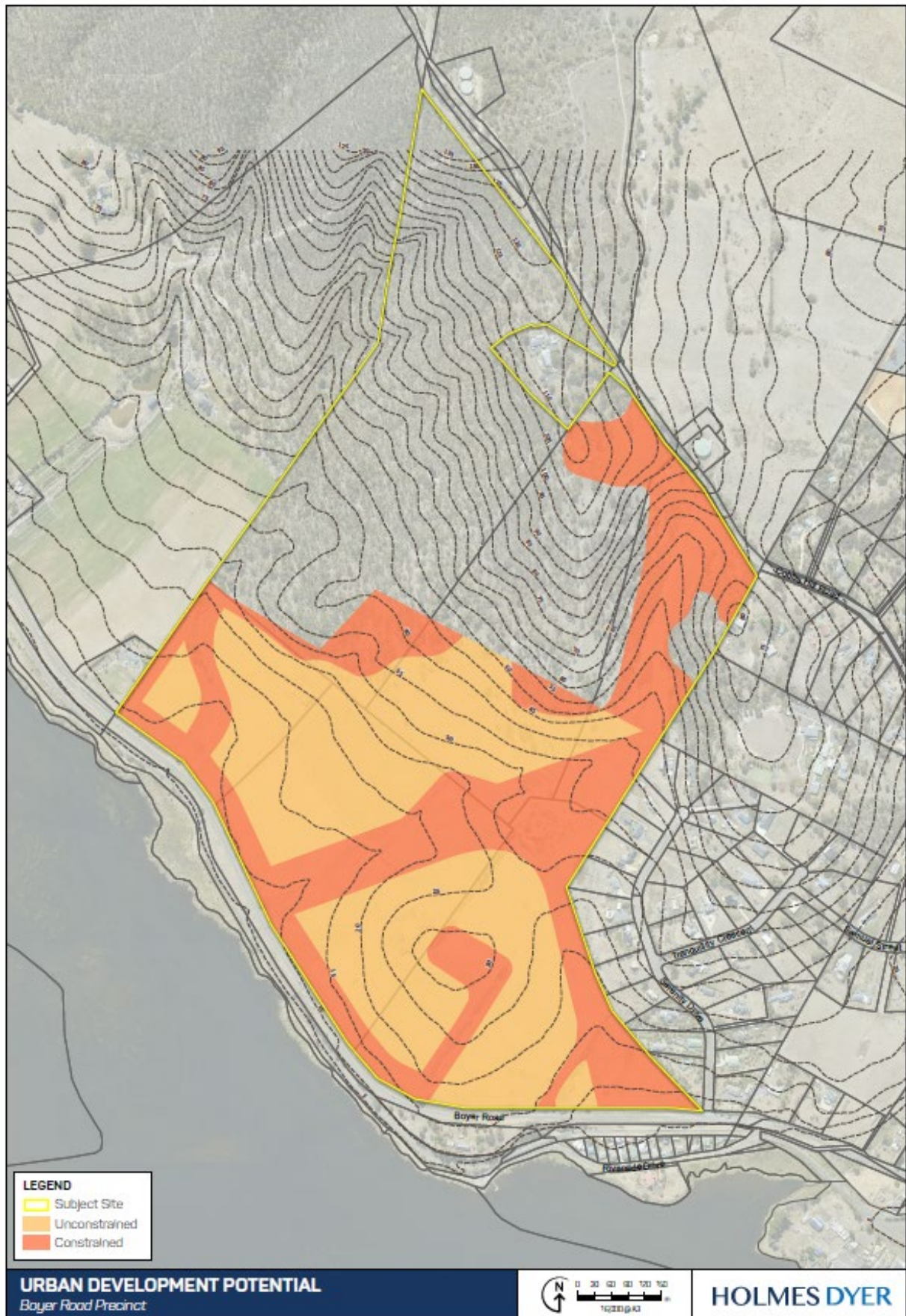


Figure 10. Analysis Plans – Residential Development Capability

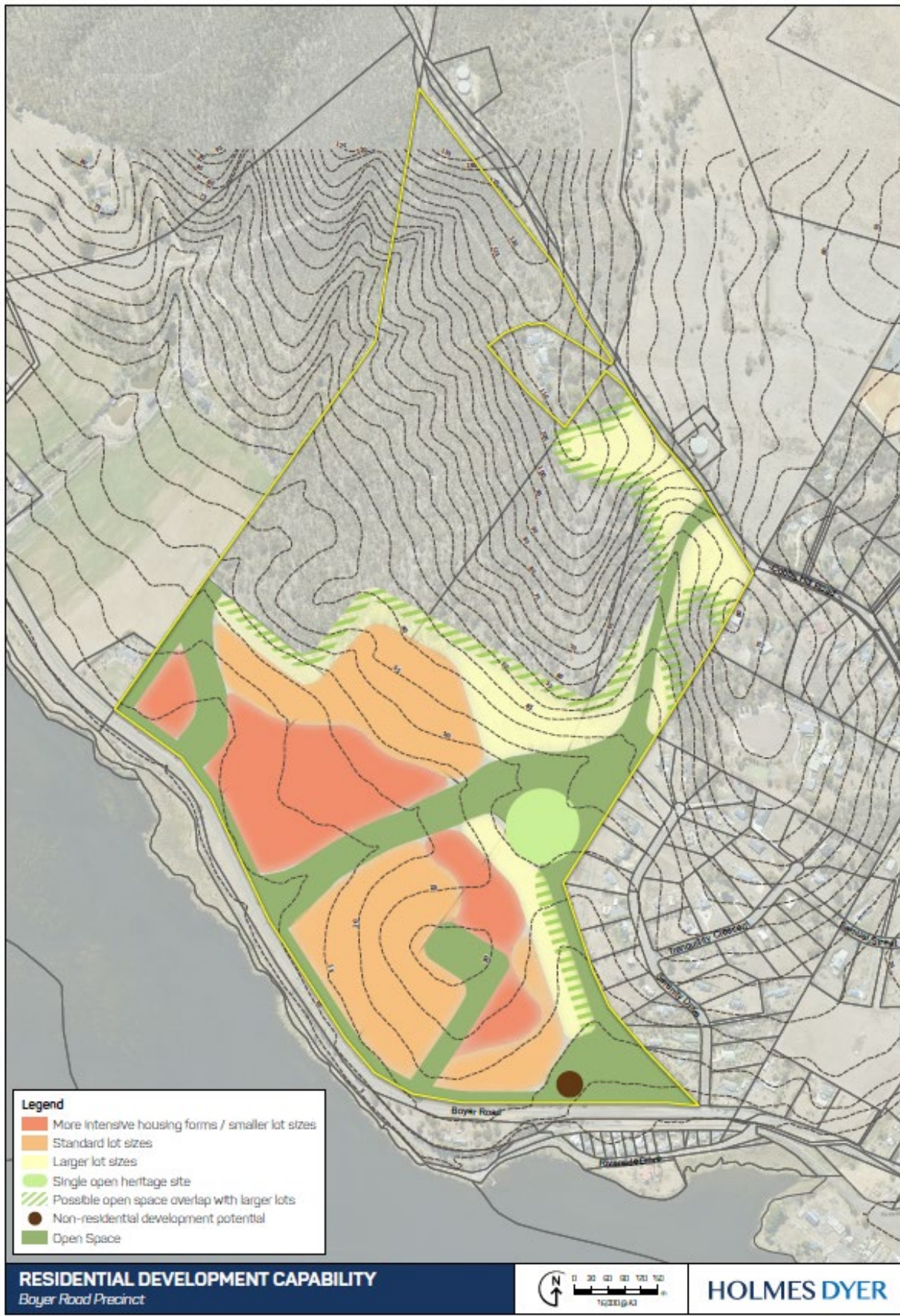
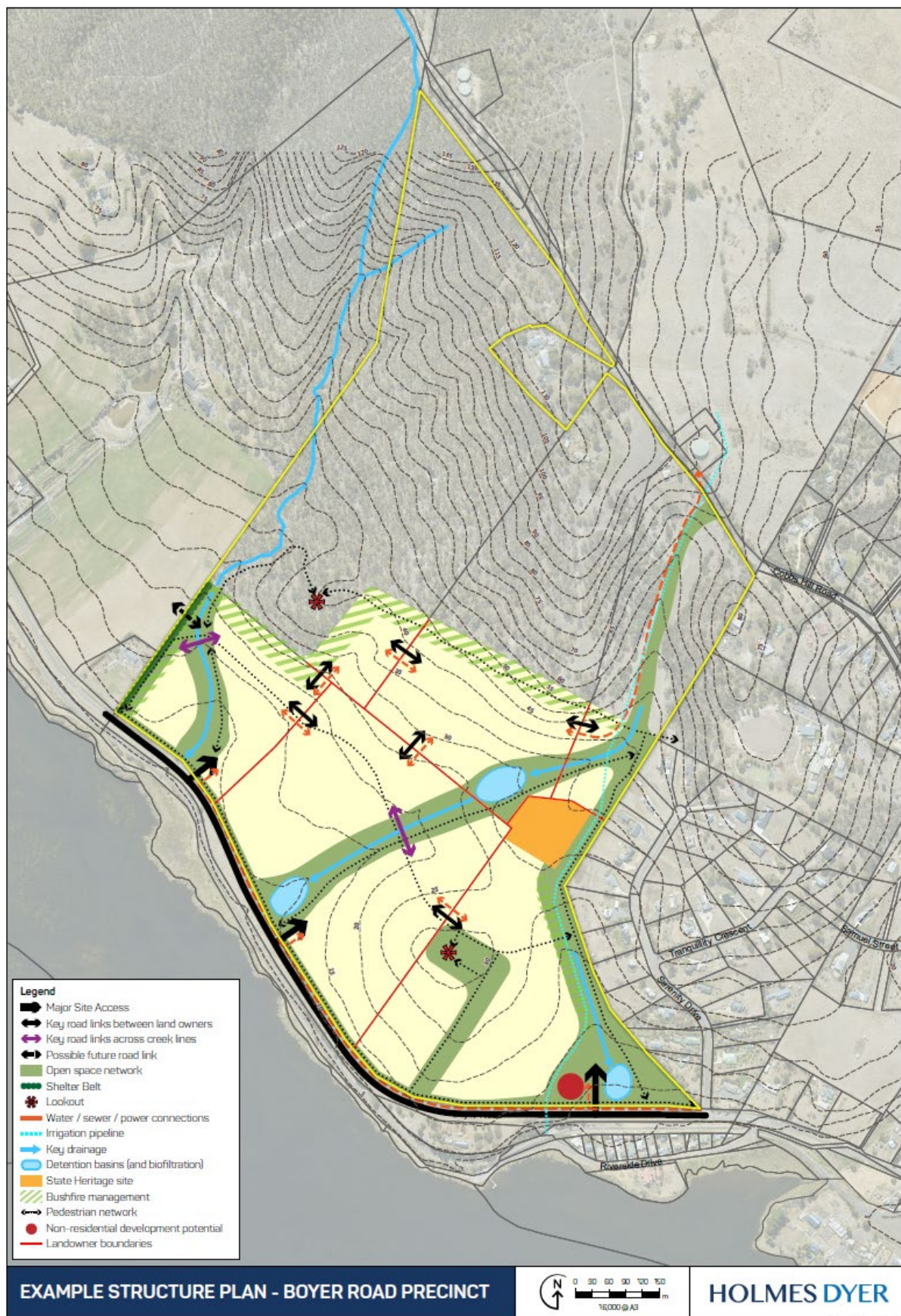


Figure 11. Structure Plan



Design Response

The Boyer Road Precinct Structure Plan Report was prepared having regard to the following reports and addendums:

- Boyer Road Landscape Report (November 2024) & Boyer Road Landscape Report (May 2025) – Playstreet (Attachment D)
- Boyer Road Natural Values Report & Natural Values Constraints – Addendum Letter – North Barker (Attachment E)
- Boyer Road European Heritage Report & Boyer Road Structure Plan Genappe Property – Cultural Heritage Management Australia (Attachment F)
- Boyer Road Bushfire Risk Analysis Report – Novaland (Attachment G)
- Boyer Road Site Contamination Risk Report – ES&D (Attachment H)
- Boyer Road Agricultural Land Assessment Report – Pinion Advisory (Attachment I)
- Infrastructure Summary Report, Stormwater Analysis Report and Addendum Letter – RARE (Attachment J)
- Boyer Road Traffic and Transport Report & Traffic Impact Assessment – Midson Traffic (Attachment K)
- Boyer Road Aboriginal Cultural Heritage Report & Sub-Surface Investigations Report – Cultural Heritage Management Australia (Attachment M)

The table below provides a summary of the design responses that have been incorporated into the Master Plan. The development framework/ masterplan is provided as Attachment P.

Report	Design Response
Natural Values Report & Natural Values Constraints – Addendum Letter	<p><i>Native Flora</i></p> <p>The northern half of the Development Precinct is zoned Landscape Conservation due to its significant bushland areas. The majority of the vegetated areas are identified as priority vegetation areas (Natural Assets Code). Additionally, approximately one-third of the land is protected by a Conservation Covenant.</p> <p>An assessment of native vegetation communities identified two non-listed vegetation types – <i>Eucalyptus amygdalina</i> forest on mudstone (DAM) and <i>Bursaria-Acacia</i> woodland and scrub (NBA) – within the southernmost portion of 31 Cobbs Hill Road, which is currently zoned Future Urban. To protect these vegetation communities, this portion of land will be rezoned to Landscape Conservation, ensuring their protection, conservation, and management.</p> <p>The assessment also identified an area of threatened species <i>Eucalyptus globulus dry forest and woodland</i> (DGL) that extends beyond the Landscape Conservation Zone and covenant into the area currently zoned Future Urban; and an area of <i>Eucalyptus amygdalina forest on mudstone</i> (DAM) within the Landscape Conservation Zone that currently sits outside the priority vegetation area of the Natural Assets Code.</p>

	<p>It is proposed to extend the priority vegetation area mapping to cover these areas of DGL and DAM in order to ensure their protection into the future.</p> <p>Based on the recommendations of the Natural Values Report, the realignment of the northern road within the Development Framework has occurred to ensure enhanced protection of the DGL community. An addendum to the Natural Values Report, provided on 19 May 2025, confirmed that the proposed Development Framework clearly avoids the DGL community. As such, it will not have any direct impact on habitat for the critically endangered swift parrot.</p> <p><i>Native Fauna</i></p> <p>An assessment of native fauna identified the forest areas within the Landscape Conservation Zone as providing habitat for several threatened species, including the Tasmanian devil, spotted-tail quoll, eastern quoll, blue-winged parrot, swift parrot, and eastern barred bandicoot. Ungrazed paddock areas in association with the Future Urban Zone were considered to provide possible habitat for the eastern barred bandicoot.</p> <p>To minimise disturbance to native fauna habitats, lower density allotments with a minimum area of 1,000m² will be required along the boundary between the General Residential Zone and the Landscape Conservation Zone. A substantial open space network will be established to facilitate the safe movement of wildlife from north-to-south and east-to-west, while existing riparian corridors will be maintained and restored.</p>
Landscape Report (November 2024) & Landscape Report (May 2025)	<p>The Landscape Report provides a comprehensive vision for a sustainable and community-oriented development that harmoniously integrates the site's natural features, cultural heritage, and urban design principles.</p> <p>The site offers significant opportunities through its natural drainage lines, which can support green infrastructure, passive recreation, and ecological connectivity. The elevated terrain provides panoramic views, and existing vegetation enhances both amenity and biodiversity.</p> <p>The landscape strategy is guided by three core principles: integrating the site's contextual landscape and scenic beauty; applying ecological design to restore and connect natural systems; and fostering healthy lifestyles through a well-connected open space network. These principles inform the design directions, which include protecting view corridors, restoring riparian corridors, incorporating water-sensitive urban design, and creating inclusive, accessible public spaces.</p> <p>The Landscape Report envisions a vibrant, interconnected community supported by a network of parks, trails and shared spaces. It includes a central open space precinct, nature trails, and connections to existing and future civic amenities. The planting palette emphasises native and adaptive species to support biodiversity and low-maintenance landscapes.</p> <p>Recent revisions to the report include updates to the road hierarchy in response to Council feedback, the introduction of revised cross-sections that incorporate traffic calming measures, and the addition of a dedicated cross-section for laneways. These changes enhance the functionality, safety, and character of the precinct's transport network, aligning with the broader goals of a sustainable and context-sensitive public realm.</p>

<p>European Heritage Report & Boyer Road Structure Plan Genappe Property</p>	<p>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 1.5-hectare curtilage around the Genappe Homestead and protect views to the property from Boyer Road by restricting development within the view corridors.</p> <p>An application has been made to the Tasmania Heritage Council to amend the entry for Genappe Homestead to reflect the reduced curtilage as envisaged by the Development Framework within the Boyer Road SAP.</p> <p>The following provide an overview of key findings from the European Heritage Report:</p> <p><i>Genappe Homestead</i></p> <p>The main Genappe homestead complex and associated outbuildings, sheds and garden plantings has been excluded from the Masterplan development footprint, with a buffer incorporating open space created around the main Genappe homestead complex. These areas of open space ensure that viewing lines from the Genappe homestead, south and west through to the River Derwent are appropriately retained.</p> <p>On this basis, it is considered that the current Masterplan proposal will not physically impact on the main Genappe homestead complex, with the incorporation of viewing lines and a buffer zone around the homestead ensuring that visual and aesthetic values will not be significantly impacted.</p> <p><i>Red Brick Feature</i></p> <p>A small red clay brick feature, measuring approximately 8m x 2m, was identified within a farm paddock about 50m west of the Genappe property boundary, just north of a fence line. The feature appears to be a partially grass-covered floor foundation, with hawthorn bushes growing through it. Its origin is unclear – it may be the remnant of an earlier dwelling or a reused brick structure. While its association with the Genappe property is uncertain, its proximity suggests a possible connection.</p> <p>Under the current Masterplan, the feature is located within an open space area where no residential development is proposed. However, planned landscaping may pose a risk to its preservation.</p> <p>To protect its potential archaeological value, it is recommended that the feature be conserved in situ, with landscaping designed to avoid soil disturbance.</p> <p><i>Hawthorn Hedges</i></p> <p>Three linear Hawthorn hedgerows are located within the Genappe property. These mature and relatively intact plantings follow existing fence lines and are believed to be associated with the property's early pastoral development. Historical aerial imagery suggests that Hedgerow 3 may represent an original planting, while Hedgerows 1 and 2 are likely later additions. Due to its potential historical significance, Hedgerow 3 is considered to hold greater landscape value than the others. It is noted that the heritage listing does not extend to the three Hawthorn hedges.</p>
--	---

	<p>The Development Framework proposes the retention of Hedgerow 2 and a portion of Hedgerow 1 within designated open space, with minimal anticipated impact. While Hedgerow 3 is proposed for full removal to accommodate Precinct D, the landscaping strategy includes the integration of hedgerow-style plantings to acknowledge and reflect the site's pastoral heritage.</p>
<p>Bushfire Risk Analysis Report (8 November 2024) & Bushfire Hazard Report (11 May 2025)</p>	<p>The northern portion of the Development Precinct features vegetation typical of woodland, with a prominent grassy understory and vegetation heights ranging from 10m to 20m, including occasional larger eucalyptus trees. Due to the presence of this vegetation, a BAL rating of 19 has been assigned to the southern portion of the Development Precinct. This rating indicates a fire risk level characterised by increasing ember attack and burning debris ignited by windborne embers, along with increasing heat flux between 12.5 and 19 kW/m².</p> <p>To minimise bushfire risk, a 20-metre wide Hazard Management Area is proposed along the boundary of the Landscape Conservation Zone and proposed General Residential Zone. Allotments along this boundary will be designated as Precinct C within the Specific Area Plan, which requires low-density allotments with a minimum area of 1,000m².</p> <p>A revised Bushfire Hazard Report was prepared in May 2025 to reflect changes in the northern portion of the Development Precinct, including the realignment of the northern road to enhance protection of the DGL community (refer to Natural Values Report and Addendum letter commentary above).</p> <p>From a landscape risk perspective, the Development Framework offers advantages by positioning residential areas downslope from heavier fuel loads to the northwest. This provides a natural buffer between bushfire-prone vegetation on adjoining agricultural land and the proposed residential lots.</p> <p>For Precinct C, rear setbacks should be contained within individual residential lots. It is not recommended that a Section 71 (Part 5) agreement or covenant be used to manage land outside the site, as the proposed SAP appropriately requires a 20m wide hazard management area.</p> <p>Areas of public open space and revegetated wildlife corridors may pose a fire risk due to their proximity to large residential areas – both within the site, to the east along Serenity Drive, and in the northwest adjoining agricultural land. The SAP includes specific provisions requiring the use of low-threat vegetation within proximity to these areas, which is considered suitable to mitigate bushfire risk.</p> <p>The proposed subdivision includes a road network suitable for bushfire-prone areas, with three access points onto Boyer Road, ensuring multiple evacuation routes. While four cul-de-sacs are proposed, they are centrally located and not adjacent to high-risk areas. In line with the updated Bushfire Hazard Report (dated 11 May 2025), a potential fire trail link has been identified to enhance emergency vehicle access through the open space network.</p>
<p>Site Contamination Risk Report</p>	<p>The land has historically been used in association with rural land uses, with groundwater flows from the precinct running off the site and under nearby rail and road infrastructure towards the River Derwent. Site contamination investigations were conducted via desktop investigation, field investigations, and on-site sampling, which confirmed that the precinct is not subject to any contamination.</p>

Agricultural Land Assessment Report	<p><i>Development Precinct</i></p> <p>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.</p> <p><i>Adjoining Land – Northern Interface</i></p> <p>The Development Precinct's northern boundary interfaces with land in the Rural Zone (158 Cobbs Hill Road) that is predominantly used for low intensity grazing. It is considered that the substantial buffer provided by the native vegetation cover on the northern half of the precinct offers an appropriate interface between the future development of the Boyer Road Precinct and this use.</p> <p><i>Adjoining Land – Eastern Interfaces</i></p> <p>To the east, the Development Precinct abuts residential dwellings situated along Serenity Drive and the Northern Christian School. It is noted that residential dwellings are in the form of rural living allotments, with the existing paddocks located within the Development Precinct providing unrestricted views from these dwellings towards the River Derwent and Mt Faulkner Conservation Area. To retain the semi-rural setting of these allotments, a substantial area of open space is proposed along the Development Precinct's eastern boundary.</p> <p><i>Adjoining Land – Western Interface</i></p> <p>The Development Precinct's western boundary abuts 194 and 232 Boyer Road, both of which are in the Agricultural Zone. Both properties comprise a residential dwelling used in association with grazing livestock and a small market garden enterprise. A shelter belt will be established along the western boundary of the Development Precinct to provide an appropriate interface between this Agricultural land and future residential development.</p>
Infrastructure Summary Report, Stormwater Analysis Report & Addendum Letter	<p><i>Water – TasWater</i></p> <p>Water to service the Development Precinct will require a connection through 25 Cobbs Hills 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.</p> <p><i>Sewer – TasWater</i></p> <p>Three sewer pump stations will be required to service the Development Precinct, together with capacity upgrades to the existing gravity main and the Nielsen Parade Sewage Pumping Station.</p> <p><i>Electricity - TasNetworks</i></p> <p>There are no supply concerns regarding electricity, however augmentation of existing infrastructure will be required to service the Development Precinct.</p> <p><i>NBN</i></p> <p>Connection can be made to existing infrastructure along Boyer Road.</p>

	<p><i>Stormwater Infrastructure (Stormwater Analysis Report)</i></p> <p>Three main catchments drain towards Boyer Road and into the Derwent River via existing culverts. The development will retain these drainage corridors and introduce three new road accesses. The stormwater strategy aims to ensure post-development flows remain within the capacity of existing infrastructure, particularly during 1% AEP storm events, accounting for a 16.3% climate change loading factor.</p> <p>Hydrological modelling using DRAINS software indicates that detention basins are required for the eastern and central catchments, with volumes of approximately 1,300 m³ and 2,360 m³ respectively. The western catchment's culvert has sufficient capacity and does not require detention. Under more stringent climate change scenarios and pre-development discharge limits, larger detention volumes would be needed, particularly for the central and western catchments. These are considered achievable through basin reconfiguration or splitting across multiple sites.</p> <p>The feasibility of permanent retention ponds was also assessed. While viable from a water balance perspective, their implementation depends on space, topography, and budget. The western catchment is most suitable, while the central and eastern catchments face constraints.</p> <p>Stormwater quality modelling using MUSICX software confirms that pollutant reduction targets can be met through localised treatment systems at discharge points. This approach is more effective than treating combined flows, as it targets higher pollutant concentrations from urban runoff. Treatment options include proprietary devices and bioretention systems, adaptable to site-specific conditions.</p> <p>The report confirms that the proposed development can be supported by a stormwater management strategy that leverages existing infrastructure, integrates detention and retention where needed, and meets both quantity and quality objectives. The approach balances engineering feasibility with environmental sustainability and provides a sound basis for detailed design.</p> <p><i>Road Network</i></p> <p>The proposed road layouts presented in Rare concept plans 251013-C – Road 25-05-21 have been reviewed and are confirmed to align with the relevant design standards, including the Tasmanian Municipal Standard Drawings (v3, December 2020), the Tasmanian Subdivision Guidelines (October 2013), Austroads Guide to Road Design Part 3, and applicable Australian Standards for both on-street and off-street parking.</p>
Traffic and Transport Report & Traffic Impact Assessment	<p><i>Road Infrastructure</i></p> <p>Boyer Road has substantial spare capacity to accommodate additional traffic generated by the future development of the Development Precinct.</p> <p>To service the Development Precinct, three new access points are proposed to allow for the even distribution of traffic within the existing road network. The access points will be located where appropriate sight distances can be achieved.</p> <p>The construction of three new road junctions on Boyer Road will not have any significant adverse impacts on traffic flow for through movements due to the design of the junctions and the inclusion of channelised turn lanes.</p>

	<p>The existing line marking along Boyer Road will need to be modified to remove the overtaking line marking located adjacent to the subject site as a result of the new road junctions.</p> <p>The changes associated with access to Boyer Road (ie. The introduction of three new road junctions, but no direct property driveway access) are not considered sufficient to warrant reduction of the existing 80-km/h speed limit.</p> <p>No traffic from the Development Precinct will be directed to Cobbs Hill Road.</p> <p><i>Rail Infrastructure</i></p> <p>An existing railway level crossing is located on Boyer Road, approximately 65 metres west of the Old Main Road junction. This crossing is currently controlled by active railway signals. As part of the Transport Impact Assessment (TIA), TasRail was consulted and advised that an ALCAM4 (Australian Level Crossing Assessment Model) assessment will be required to evaluate the adequacy of safety measures in light of projected traffic growth from the proposed masterplan. This assessment can be undertaken by TasRail prior to subdivision construction.</p> <p>Under full development, peak hour traffic is expected to increase by approximately 240 vehicles per hour—equating to an average of 4 additional vehicles per minute. Daily traffic volumes on Boyer Road are projected to rise from 3,500 to 7,100 vehicles over the next 10 years, with peak hour volumes reaching approximately 780 vehicles per hour at the crossing. This projection includes a 1.8% annual background growth rate.</p> <p>Although train movements at the crossing are infrequent and typically occur outside peak periods, a two-minute closure during peak times could result in temporary queues of up to 85 metres. This may cause minor congestion extending into Old Main Road; however, sufficient capacity exists to accommodate waiting vehicles without operational or safety concerns.</p> <p>The current flashing signal control is considered appropriate for this location, as boom gates are generally reserved for more complex urban crossings with multiple tracks. Forecasted 95th percentile queue lengths on Boyer Road (87 metres AM, 67 metres PM) suggest that queues may extend beyond the crossing under 2035 conditions. As such, "Keep Clear" line marking should be considered as part of the ALCAM assessment to maintain intersection functionality.</p>
<p>Aboriginal Cultural Heritage Report & Sub-Surface Investigations Report</p>	<p>An Aboriginal Cultural Heritage Report and Sub-Surface Investigations Report have been prepared for the Boyer Road Precinct due to the presence of registered sites and areas of archaeological sensitivity.</p> <p>The Aboriginal Heritage Register identified two heritage sites within the precinct:</p> <ul style="list-style-type: none"> • Site AH8815: An artefact scatter assessed as having medium scientific and aesthetic value, and high social significance. • Site AH11483: An isolated artefact rated low to medium for scientific significance and medium to high for social significance.

	<p>The Aboriginal Cultural Heritage Report recommends both sites be preserved within designated public open space to avoid disturbance and protect them from future development.</p> <p>In addition to these registered sites, the precinct includes areas of archaeological sensitivity:</p> <ul style="list-style-type: none"> • PAS1 (High Potential Archaeological Sensitivity): Although not directly tested, this area is considered highly sensitive due to the likelihood of undetected artefact deposits. It is recommended for conservation within open space. • MAS (Moderate Archaeological Sensitivity): Located along the south-western boundary, this zone is partially affected by proposed road connections to Boyer Road. Subsurface testing was conducted to evaluate the presence of Aboriginal cultural material. <p>A total of 34 test pits were excavated across the MAS zone and the edges of PAS1. No cultural deposits or features were found, suggesting that artefact deposits from Sites AH8815 and AH11482 are confined to their recorded boundaries and that nearby midden deposits do not extend into the development area.</p> <p>To ensure the protection of these culturally significant areas, the PAS1 and MAS zones, along with the registered heritage sites, have been incorporated into public open space. This approach prevents development and minimises disturbance, except for planned road connections to Boyer Road noting that no cultural material was present within the MAS zone.</p> <p>The SAP includes specific provisions requiring that any new subdivision involving open space must follow the spatial guidance outlined in Figure BRI-S13.16 of the Development Framework, whilst the establishment of residential allotments should be in accordance with the pre-determined Precinct areas as depicted within Figure BRI-S13.4, thereby ensuring the long-term preservation of these heritage areas.</p>
--	--

In summary, the key features of the Boyer Road Precinct Structure Plan and Specific Area Plan are:

- An indicative yield of 388 new residential allotments within the Development Precinct;
- The provision of 7,178m² of land suitable for mixed use and non-residential land uses;
- The facilitation of a future subdivision layout that offers a range of lot sizes across 4 distinct precincts, to provide opportunities for the delivery of a range of housing typologies to meet the needs of a changing demographic; ensure an appropriate transition to rural living land to the east, agricultural land to the west, and landscape conservation zone to the north;
- The ability to accommodate increased residential densities through further subdivision, where this is consistent with the purpose and provisions of the Specific Area Plan, maintains the intended urban form and character, and can be supported by existing or planned infrastructure capacity.
- The creation of a mixed-use precinct to allow for the delivery of small-scale non-residential uses to meet the needs the incoming community.

- The introduction of residential design standards to ensure future housing will be of a high design standard and contribute positively to the streetscape and broader public realm.
- Creation of a new road network that provides for increased north-to-south and east-to-west connectivity within the Development Precinct, access to Boyer Road, and capacity for a future public bus service;
- A shared pedestrian and cyclist network integrated within the open space network and alongside new collector, local and access roads;
- A substantial public space network, including a large central spine, capable of accommodating a variety of passive and informal recreational uses;
- The protection of areas of bushland comprising threatened species through the expansion of the Landscape Conservation Zone and priority vegetation area mapping; and
- Enhanced landscaping treatments in association with all new roads to contribute to Brighton Council's increased tree canopy target and improved public realm outcomes.

It should be noted that two larger lots have been allocated for existing houses to preserve an appropriate curtilage around the heritage-listed Genappe property, and to maintain a level of openness which is currently enjoyed by the landowner of 170 Boyer Road. The ability to subdivide all allotments subject to the General Residential Zone within the Development Precinct to obtain higher yields is provided for in the SAP framework. Further subdivision of the heritage-listed Genappe property beyond what is proposed in the framework will require approval from the Tasmanian Heritage Council.

Precinct D

Precinct D is a key element within the Development Precinct, strategically planned to accommodate future growth and respond to the evolving needs of the Boyer Road Growth Area. Its primary role is to establish a vibrant, mixed-use precinct that brings together residential, commercial, retail, and community functions. This integrated land use approach will support increased housing density and provide a diverse range of housing options, including affordable dwellings, to meet the demands of a growing population.

As a regional centre, Bridgewater plays a significant role in servicing not only its immediate community but also neighbouring areas across Southern Tasmania. Long-term strategic planning has identified a clear need for expanded local services, with demand projected for a local grocer by 2041 and a half-line supermarket by 2046. This anticipated growth highlights the importance of establishing a centrally located, accessible local centre within the Development Precinct, which is further envisaged within Council's 'Brighton Activity Centre Strategy'(Activity Centre Strategy).

Precinct D has been identified as the most appropriate location for this new town centre. Its location supports the creation of a walkable, community-focused environment that integrates residential living with essential services and amenities. While the application of the Local Business Zone (LBZ) was recommended within the Activity Centre Strategy to facilitate the delivery of a local grocer, the current fragmentation of land ownerships and lack of site consolidation makes rezoning to LBZ impractical.

Instead, the Development Framework has been designed to reflect the intent and development standards of the LBZ, ensuring that future development within Precinct D aligns with strategic objectives while allowing for flexibility as the area evolves.

The following local area objectives for Precinct D, as contained within the Specific Area Plan, are proposed:

- a) *To provide a mix of uses to service the local catchment whilst maintaining the primacy of higher order activity centres such as Old Main Road*
- b) *To encourage development that provides a high quality urban design interface with the streetscape and public open space*
- c) *To encourage medium density housing which supports the mixed use nature of the precinct*
- d) *To encourage the siting of use and development consistent with the Development Framework*
- e) *To provide a mixed use centre which is accessible by various modes of transportation, including active transport, and which provides good pedestrian connectivity within the centre.*

By integrating housing, services, and public amenities in a coordinated and integrated manner, Precinct D plays a vital role in establishing a self-sufficient community. It lays the groundwork for a local centre that can respond to the anticipated future needs of the region while also fostering local economic activity and employment opportunities.

Community Consultation

Consultation has occurred in two stages, with Stage 1 aimed at obtaining more general feedback and community sentiment about the Development Precinct; and Stage 2 aimed at obtaining feedback on the draft Boyer Road Precinct Structure Plan.

Stage 1 consultation took place from 9 December 2024 to 20 January 2025 and included a briefing session with the six landowners within the Development 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.

Direct contact was made with the landowners in the Development Precinct via letter and email. Letters were also sent to landowners and occupiers of land within the vicinity of the Development Precinct situated along Boyer Road, Wallace Street, Riverside Drive, Serenity Drive, Tranquillity Crescent, Cobbs Hill Road, Samuel Street and Sorell Street.

An online survey was made available through Council's Have Your Say page seeking the views of the community on the rezoning of portions of the Boyer Road Precinct. The survey received 37 responses, with 54% of respondents indicating support or support with reservations for rezoning to provide for additional housing, and 46% indicating they do not support the Boyer Road Precinct being rezoned for housing.

The key matters / concerns raised in the survey were:

- More housing is needed, with a balance between housing and nature and preference for larger block sizes.
- Appropriateness of the General Residential Zone, with a preference for the Rural Living Zone.
- High density housing is not supported due to impacts on native vegetation and wildlife.
- The rezoning of the precinct for housing will result in an increase in crime, traffic, lack of privacy and noise.

- The rezoning of the precinct will change the rural character of the area and disrupt the views of adjacent landowners.

Four (4) written submissions were received from landowners within the vicinity of the Boyer Road Precinct indicating support for the project.

In response to Stage 1 community feedback, a dedicated open space buffer has been incorporated along the eastern boundary of the Boyer Road Precinct, adjacent to existing residential properties on Serenity Drive. This buffer has been designed to preserve the area's established rural character and provide a sensitive transition between the new development and the existing low-density residential environment.

Stage 2 consultation was conducted between 27 February 2025 and 20 March 2025 and included:

- A landowner briefing attended by representatives of 5 of the 6 properties;
- A briefing session with Elected Members;
- Direct emails to the 6 landowners within the Development Precinct;
- Letters to all landowners and occupiers contacted during Stage 1 as well as emails to community members who attended the Stage1 drop-in session, encouraging written feedback via the online survey or letter;
- Landowner briefing session from 6.00pm to 7.30pm on Monday 24 February 2025 at Brighton Council Chambers; and
- An online survey and details of the project on council's Have Your Say page.

At the close of consultation:

- 19 survey responses had been received;
- 9 written submissions were received via email:

The key matters to emerge from the consultation related to:

- Stormwater runoff
- Environmental impact
- Habitat protection
- Increased noise, traffic and crime
- Aboriginal heritage
- Infrastructure capacity; and
- Lack of services.

In response to feedback, the following changes were made to the Development Framework within the SAP:

- Increased curtilage provided around the property at 170 Boyer Road; and
- revisions to the road network to further reduce impacts on native vegetation in the northern area of the proposed General Residential Zone.

It was also resolved to extend the priority vegetation area mapping to protect areas of DGL and DAM (as discussed in Table 1).

7. The Amendment

The proposed amendment to the Brighton Local Provisions Schedule is to:

7.1 Rezone 50 Boyer Road, 170 Boyer Road, 182 Boyer Road and parts of 25 Cobbs Hill Road, 29 Cobbs Hill Road and 31 Cobbs Hill Road to General Residential Zone

The rezoning of land to General Residential Zone is to allow for development at urban densities within the Urban Growth Boundary (UGB) in an area that has been identified as a Greenfield Development Precinct within the Southern Tasmanian Regional Land Use Strategy (STRUS) and forms a logical extension to the existing Bridgewater township. The rezoning is supported by local and regional strategies.

7.2 Rezone part of 31 Cobbs Hill Road to Landscape Conservation Zone

The rezoning of land to Landscape Conservation Zone is to protect two non-listed native vegetation communities – *Eucalyptus amygdalina* forest on mudstone (DAM) and *Bursaria-Acacia* woodland and scrub (NBA).

7.3 Extend the priority vegetation area mapping to cover areas of vegetation on 31 Cobbs Hill Road and 25 Cobbs Hill Road.

The Natural Values Assessment identified an area of threatened species *Eucalyptus globulus dry forest and woodland* (DGL) that extends beyond the Landscape Conservation Zone and covenant into the area proposed to be rezoned General Residential; and an area of *Eucalyptus amygdalina forest on mudstone* (DAM) within the Landscape Conservation Zone that sits outside the priority vegetation area.

It is proposed to extend the priority vegetation area mapping to cover these areas in order to ensure their protection into the future.

7.4 Amend the Local Heritage Place BRI-C6.1.68 overlay mapping at 50 Boyer Road

An amendment to the existing curtilage in association with the Stated listed 'Genappe' property is proposed, which is reflective of recommendations made within the submitted heritage report. The new curtilage will establish a 1.5 hectare buffer which will be reflective of the State listing, being the main Genappe homestead complex, associated outbuildings, sheds and garden plantings.

Insert the Boyer Road Precinct Specific Area Plan overlay over 50 Boyer Road, 170 Boyer Road, 182 Boyer Road, 25 Cobbs Hill Road, 29 Cobbs Hill Road and 31 Cobbs Hill Road and insert the Boyer Road Specific Area Plan ordinance into the LPS.

The Boyer Road SAP is required to implement the Boyer Road Precinct Structure Plan.

The use of a SAP is critical in providing for a comprehensive, practical, people-focused residential community with good connectivity and high levels of amenity that considers the land constraints and complexities of numerous landowners.

Explanatory notes for the SAP standards are provided in the table below. Refer to Attachment N for a full copy of the Boyer Road Specific Area Plan. The figures accompanying the SAP are provided as Attachment O.

Clause No.	Commentary
Plan Purpose	
BRI-S13.1	<p>Subclauses S13.1.1 - 13.1.13 outline the overall intent of the Specific Area Plan and the desired character that is to be achieved through future subdivision and development.</p> <p>The purpose statements also articulate the need for the Specific Area Plan above the standard provisions within the General Residential Zone</p>
Application of the Specific Area Plan	
BRI-S13.2.1	This clause identifies the land to which the Specific Area Plan relates to as shown in Figure BRI-S13.1.
BRI-S13.2.2	This clause advises that Specific Area Plan is in addition to or substitution for the provisions of the General Residential Zone, Landscape Conservation Zone and Parking and Sustainable Transport Code.
BRI-S13.3 Local Area Objectives	This clause outlines the specific local area objectives for Precinct D, which is intended to accommodate a mix of non-residential and medium-density residential land uses and encourage a high-quality urban design interface between public open spaces and the streetscape.
BRI-S13.4 Definition of Terms	<p>This clause defines the four(4) Precincts (A, B, C & D) with reference to Figure BRI-S13.3.</p> <p>Precinct A is intended to facilitate higher density subdivision to enable affordable housing delivery and a diversity of housing types.</p> <p>Precinct B is intended for predominately traditional allotment with some opportunities for housing diversity close to areas of public open space.</p> <p>Precinct C is intended to support larger allotments to provide an appropriate transition in scale to adjacent land in other zones, respond to site constraints, and manage bushfire risk.</p> <p>Precinct D is intended as a mixed-use precinct that offers opportunities for small-scale non-residential uses to service the emerging community while allowing for some medium density housing and positive contributions to the public realm.</p> <p>The clause also defines technical terms that are referenced within the SAP, such as townhouse, design response report, and development framework.</p>
BRI-S13.5 Use Table	<p>This clause defines which land uses are permitted, discretionary or prohibited with the Specific Area Plan.</p> <p>For each of the residential precincts (Precincts A, B and C), the permitted, discretionary, and/or prohibited land uses align with those established under the General Residential Zone provisions.</p> <p>Precinct D has been strategically planned to function as a small town centre. While the Development Framework does not propose applying a commercial zoning (such as the Local Business Zone), it does outline specific land uses for Precinct D that mirror those typically associated with the Local Business Zone.</p>

	In addition to residential development, a range of non-residential land uses have been designated as either permitted or discretionary within Precinct D.	
	Permitted Land Uses within Precinct D	
	Business and Professional Services	If: <ul style="list-style-type: none"> (a) In Precinct D; and (b) For a consulting room, medical centre, veterinary surgery, child health clinic, or residential support services.
	Educational and Occasional Care	If: <ul style="list-style-type: none"> (a) In Precinct D; and (b) For a childcare centre.
	Food Services	If: <ul style="list-style-type: none"> (a) In Precinct D; and (b) Not for a take-away food premises with a drive through facility
	General Retail and Hire	If: <ul style="list-style-type: none"> (a) In Precinct D; and (b) For a local shop; or (c) For a supermarket with a floor area not greater than 550m².
	Residential	If: <ul style="list-style-type: none"> (a) Not listed as No Permit Required; and (b) If in Precinct D, not for: <ul style="list-style-type: none"> i. a single dwelling; ii. boarding house; iii. respite centre; iv. residential care facility; or v. a retirement village.
	Discretionary Land Uses within Precinct D	
	Community Meeting and Entertainment	If: <ul style="list-style-type: none"> (a) In Precinct D; and (b) For a place of worship, arts and craft centre or public hall
	Emergency Services	If in Precinct D
	Residential	If in Precinct D and not listed as No Permit Required or Permitted.
	Utilities	If not listed as No Permit Required

BRI-S13.6 Use Standards	<p>This clause clarifies how land in Precinct D can be used and supports Plan Purpose subclause BRI-S13.1.13.</p> <p>The use standards are in addition to the General Residential Zone use standards, providing standards that guide non-residential use to ensure there is no unreasonable loss of amenity to adjacent residential uses.</p>
Development Standards for Buildings and Works	
BRI-S13.7.1	<p>This development standard is intended to ensure buildings and works do not prejudice the efficient future utilisation of land for urban development as envisaged in the Development Framework, while specifically supporting Plan Purpose BRI-S13.1.1 and BRI-S13.1.2.</p>
Development Standards for Dwellings	
BRI-S13.8.1	<p>This development standard is intended to guide the residential density of multiple dwellings, while specifically supporting Plan Purpose subclauses BRI-S13.1.10, BRI-S13.1.11, BRI-S13.1.12, and BRI-S13.1.13.</p> <p>The development standard is in substitution for General Residential Zone clause 8.4.1 in recognition of the different densities sought by the Development Framework in Precincts A, B, C and D, and the intent to encourage housing diversity and the efficient utilisation of land and infrastructure.</p>
BRI-S13.8.2 BRI-S13.8.3 BRI-S13.8.4	<p>These development standards outline specific setback and building envelope requirements for the development of dwellings within Precincts A, B and C.</p> <p>The Performance Criteria is intended to provide some flexibility in the siting and design of dwellings, whilst still achieving Plan Purpose BRI-S13.1.7, BRI-S13.1.8, BRI-S13.1.10, BRI-S13.1.11 and BRI-S13.1.12.</p> <p>The development standards are in substitution for General Residential Zone clause 8.4.2 in recognition of the different densities sought by the Development Framework and the intent to encourage housing diversity while promoting consistent, high quality dwelling designs and improved landscaping outcomes.</p>
BRI-S13.8.5	<p>This development standard is intended to ensure that all dwellings within the Development Precinct are compatible with the amenity and character of the area.</p> <p>The provisions seek to ensure that all dwellings contain appropriate areas of private open space, maintain appropriate site coverage, and are landscaped to contribute to residential amenity.</p> <p>This standard specifically supports Plan Purpose BRI-S13.1.7.</p> <p>The development standard is in substitution for General Residential Zone clause 8.4.3 in recognition of the varied minimum lot areas sought within each precinct and therefore the need for bespoke site coverage requirements.</p>
BRI-S13.8.6	<p>This development standard is intended to ensure that multiple dwellings are designed to ensure reasonable opportunity for sunlight to private open space for dwellings on the same site.</p> <p>Associated performance criteria provide for some flexibility in the design and siting of multiple dwellings, whilst still ensuring that Plan Purpose BRI-S13.1.7 can be achieved.</p>

BRI-S13.8.7	<p>This standard is intended to ensure that development layouts optimise daylight access to habitable rooms and open space areas and minimises unreasonable overshadowing of neighbouring properties.</p> <p>Associated performance criteria provide for some flexibility which is important due to factors that may arise through detailed design and with consideration to the varying topography of the development precinct.</p> <p>This standard supports Plan Purpose BRI-S13.1.7.</p> <p>The development standard is in addition to General Residential Zone clause 8.4, in recognition of the higher densities sought in some precincts of the Development Framework and therefore the need to ensure appropriate access to direct sunlight is provided for new and existing dwellings.</p>
BRI-S13.8.8 BRI-S13.8.9 BRI-S13.8.10	<p>These development standards outline specific development criteria for garages and carports in association with dwellings.</p> <p>Provisions contained within these standards seek to minimise the visual dominance of garages and carports and ensure that they contribute to a visually interesting streetscape.</p> <p>These standards specifically support Plan Purpose BRI-S13.1.7.</p> <p>These development standards are in substitution for General Residential Zone clause 8.4.5 to reflect the different minimum frontage widths anticipated within Precincts A, B and C.</p>
BRI-S13.8.11	<p>The development standard is in addition to General Residential Zone clause 8.4 and introduces additional provisions to encourage a higher standard of design than is currently required by the zone.</p> <p>The development standard seeks to ensure that dwellings are of high design standard, with a particular focus on front building elevations being designed to provide visual interest, offer opportunities for passive surveillance of the public realm, and contribute positively to the streetscape through the use of different building materials, articulation and window size and placement.</p> <p>This standard specifically supports Plan Purpose BRI-S13.1.7.</p>
BRI-S13.8.12	<p>This development standard is intended to ensure that multiple dwelling development delivers sufficient council infrastructure to provide for road and pedestrian network connectivity and amenity.</p> <p>This development standard is in addition to General Residential Zone clause 8.4, which does not currently require street tree planting to be undertaken in association with multiple dwelling development.</p> <p>The standard requires the provision of street trees along the frontage of multiple dwelling developments to actively contribute to the public realm and increase urban tree canopy within Brighton Council in accordance with the <i>Draft Greening Brighton Strategy</i>.</p> <p>This standard specifically supports Plan Purpose BRI-S13.1.7.</p>
BRI-S13.8.13	<p>This development standard is intended to ensure that new multiple dwellings (including townhouses) contribute positively to the residential amenity, safety, and character of the area through provision of trees and landscaping treatments.</p>

	<p>This development standard is in addition to General Residential Zone clause 8.4, which does not currently require tree planting to occur within the private open space of a dwelling.</p> <p>The standard requires that 1 tree is provided in the private open space of each multiple dwelling in order to provide shade and amenity while increasing urban tree canopy in accordance with the <i>Draft Greening Brighton Strategy</i>.</p> <p>This standard specifically supports Plan Purpose BRI-S13.1.7.</p>
Development Standards for Buildings and Works – Precinct D	
BRI-S13.9.1	<p>This development standard outlines specific building height criteria for development within Precinct D.</p> <p>The acceptable solution requires a building height of not more than 9m, with the performance criteria providing some flexibility, providing the Plan Purpose BRI-S13.1.13 can be achieved.</p>
BRI-S13.9.2	<p>This development standard outlines specific building setback criteria for development with Precinct D.</p> <p>Acceptable solution 2 requires a setback of not less than 15m from Boyer Road and at least 5m from any other frontage. The performance criteria provides flexibility whilst ensuring that Plan Purpose BRI-S13.1.13 can be achieved.</p>
BRI-S13.9.3	<p>This development standard is intended to ensure that all dwellings within Precinct D are compatible with the amenity and character of the area.</p> <p>Provisions contained within this development standard seek areas of private open space to be appropriately designed to support solar access, and contains some flexibility where dwellings are located within proximity to public open space.</p> <p>This standard specifically supports Plan Purpose BRI-S13.1.13.</p>
BRI-S13.9.4	<p>This development standard outlines specific development provisions for Precinct D, which seek to ensure that building design and facades promote and maintain high levels of pedestrian interaction, amenity, and safety; and are compatible with the streetscape and Precinct D's prominent gateway location.</p> <p>This standard specifically supports Plan Purpose BRI-S13.1.7 and BRI-S13.1.13.</p>
BRI-S13.9.5	<p>This development standard is intended to ensure that fencing in association with Precinct D is compatible with the streetscape and its gateway location, and does not cause an unreasonable loss of residential amenity.</p> <p>This standard specifically supports Plan Purpose BRI-S13.1.7 and BRI-S13.1.13.</p>
BRI-S13.9.6	<p>This development standard is intended to ensure that outdoor storage areas for non-residential uses do not detract from Precinct D's prominent gateway location, appearance of the site, or surrounding area.</p> <p>Provisions contained within this standard seek to ensure that outdoor storage areas are either not visible or are appropriately treated or screened to mitigate any unreasonable loss of visual amenity.</p>

	This standard specifically supports Plan Purpose BRI-S13.1.7 and BRI-S13.1.13.
BRI-S13.9.7	<p>This development standard outlines specific development provisions which seek to ensure that the siting of vehicle parking areas do not dominate the street frontage, have an unreasonable visual impact, unduly affect pedestrian movement, or cause unreasonable loss of amenity to adjoining properties.</p> <p>This standard specifically supports Plan Purpose BRI-S13.1.7 and BRI-S13.1.13.</p>
Development Standards for Subdivision	
BRI-S13.10.1	<p>This development standard is in substitution for General Residential Zone clause 8.6.1 and Landscape Conservation Zone clause 22.5.1, in recognition of there being 4 Precincts within the Development Precinct in order to encourage housing diversity.</p> <p>This lot design standard specifies the different allotment areas, frontages, gradients, and vehicular access locations that are sought across the four distinct Precincts, noting the intention to encourage housing diversity and maximum the efficient utilisation of land and infrastructure.</p> <p>Performance criteria provide some flexibility to these standards while ensuring the achievement of Plan Purpose BRI-S14.1.7 and BRI-S13.1.19 to BRI-S13.1.13.</p>
BRI-S13.10.2	<p>This development standard is in substitution for General Residential Zone clause 8.6.1 and Landscape Conservation Zone clause 22.5.1, in recognition of there being 4 Precincts within the Development Precinct.</p> <p>The standard seeks to ensure that the layout of lots, roads, open space and pedestrian connections are reasonably consistent with the purpose of the Specific Area Plan and Development Framework; having regard to passive solar design, pedestrian and vehicular amenity, street hierarchy, integration of landscaping, the provision of infrastructure across the Development Precinct, and the safety and efficiency of Boyer Road.</p> <p>In particular, the standard aims to ensure there is an appropriate transition of lot densities within the Development Precinct and at the interface with adjacent land developed at low density, while providing the policy framework to support housing diversity and achieve the State's target of 15 dwellings per hectare.</p> <p>This standard specifically supports BRI-S13.1.4, BRI-S13.1.7 and BRI-S13.1.9.</p>
BRI-S13.10.3	<p>This development standard is in substitution for General Residential Zone clause 8.6.2.</p> <p>This standard details specific provisions to ensure the arrangement and design of new roads within the Development Precinct promotes a family-friendly, pedestrian-centric environment that encourages active modes of transport (walking, cycling, scootering) and outdoor activity, which will ultimately foster a sense of connection and community within the new residential estate.</p> <p>The standard seeks for new roads to be consistent with the Development Framework, the road hierarchy shown in Figure BRI-</p>

	<p>S13.15, and road design and traffic calming measures shown in Figure BRI-S13.13.</p> <p>The standard also seeks to ensure that new access points to Boyer Road are consistent with the locations nominated in Figure BRI-S13.17.</p>
BRI-S13.10.4	<p>This subdivision standard is intended to maintain, protect and improve the quality of the creek network through a stormwater disposal system based upon water sensitive urban design principles</p> <p>Provisions contained within this standard seek to ensure that subdivisions incorporate stormwater management systems which are in accordance with a stormwater management plan.</p> <p>This standard specifically supports BRI-S13.1.6.</p>
BRI-S13.10.5	<p>This subdivision standard outlines specific provisions to encourage safe and attractive landscaped roads, shared paths, and open space in accordance with the Development Framework and Landscape Plans.</p> <p>Provisions contained within this standard seek to ensure the establishment of street trees in accordance with Figure BRI-S13.14, and the creation of open spaces which are generally in accordance with the Development Framework and Figure BRI-S13.1.</p> <p>The Performance criteria further seek the establishment of a shelter belt along the common boundary shared with 194 Boyer Road (Title Reference 139649/1) and 232 Boyer Road (Title Reference 172452/2) to provide an appropriate interface between General Residential and Rural land</p> <p>This standard specifically supports Plan Purpose BRI-S13.1.7 and BRI-S13.1.8.</p>
BRI-S13.10.6	<p>This development standard is in addition to General Residential Zone clause 8.6 in recognition of the need for future subdivision within Precinct C – which adjoins areas of dense vegetation in the Landscape Conservation Zone – to be designed to minimise the threat and impact of bushfire on life and property.</p> <p>Provisions contained within this standard seek to ensure that allotments in Precinct C incorporate a hazard management area that is consistent with Figure BRI-S13.16.</p>
BRI-S13.10.7	<p>This development standard is in addition to General Residential Zone clause 8.6.</p> <p>Given the Development Precinct consists of six allotments in separate ownership, this infrastructure standard is intended to ensure that service infrastructure delivery occurs in a fair, coordinated, efficient and timely manner.</p> <p>Provisions contained within this standard seek to ensure that the delivery of the internal road network, stormwater infrastructure, and development staging are generally in accordance with Figure BRI-S13.14, Figure BRI-S13.15, Figure BRI-S13.17, Figure BRI-S13.18, Figure BRI-S13.19 and Figure BRI-S13.22.</p>

8. Planning Assessment – Draft Amendment of LPS Requirements of the Act

Section 40D (b) of the Act allows a planning authority to prepare a draft amendment of an LPS of its own motion.

40D. Preparation of Draft Amendments

A planning authority –

- (a) Must prepare a draft amendment of an LPS, and certify it under section 40F, within 42 days after receiving the request under section 37(1) to which the amendment relates, if –*
 - (i) It decides under section 38(2) to prepare a draft amendment of an LPS; or*
 - (ii) After reconsidering, in accordance with a direction under section 40B(4)(a), a request under section 37(1) whether to prepare a draft amendment of an LPS, it decides to prepare such an amendment; or*
- (b) May, of its own motion, prepare a draft amendment of an LPS; or*
- (c) Must, if it received under section 40C(1) a direction to do so, prepare a draft amendment of an LPS and submit it to the Commission within the period specified in the direction or a longer period allowed by the Commission.*

Section 40F (1) of the Act requires that, where a planning authority has prepared a draft amendment of an LPS (under Section 40D (b)), it must be satisfied that the draft amendment of an LPS meets the LPS criteria under Section 34 of the Act.

40F. Certification of Draft Amendments

- (1) A planning authority that has prepared a draft amendment of an LPS must consider whether it is satisfied that the draft amendment of an LPS meets the LPS criteria.*
- (2) If a planning authority determines that –*
 - (i) It is satisfied as to the matters referred to in subsection (1), the planning authority must certify the draft as meeting the requirements of this Act; or*
 - (ii) It is not satisfied as to the matters referred to in subsection (1), the planning authority must modify the draft so that it meets the requirements and then certify the draft as meeting those requirements.*
- (3) The certification of a draft amendment of an LPS under subsection (2) is to be by instrument in writing affixed with the common seal of the planning authority;*
- (4) A planning authority, within 7 days of certifying a draft amendment of an LPS under subsection (2), must provide to the Commission a copy of the draft and the certificate.*

8.1. Assessment of Section 34 (2) of the Act

The LPS criteria is provided under Section 34 of the Act, and Section 34 (2) is addressed below where relevant to the proposed amendment.

34. LPS Criteria	
<i>34 (2). The LPS criteria to be met by a relevant planning instrument are that the instrument –</i>	
Section 34 (2) Clause	Response
34 (2) (a) <i>Contains all the provisions that the SPPs specific</i>	The Planning Scheme Amendment does not affect the provisions that must be contained in an LPS, with it noted that an LPS can contain Specific Area Plans in accordance

<i>must be contained in an LPS; and</i>	with Section 32 (3) (b) and Section 32 (4) – extracts of these sections are provided below.
34 (2) (b) <i>Is in accordance with section 32;</i>	Section 32 of the Act sets out the contents of the LPS. The proposed zoning changes and extension of the priority vegetation area mapping are all provisions that apply to the LPS. An assessment of the proposed amendment against Section 34 can be found in Section 8.2.

8.1.1. Assessment of Section 34 (2) (c) of the Act

34. LPS Criteria

(2) The LPS criteria to be met by a relevant planning instrument are that the instrument -

(c) furthers the objectives set out in Schedule 1 - Objectives

Schedule 1 Part 1 – Objectives of the Resource Management and Planning System of Tasmania

1. The objectives of the resource management and planning system of Tasmania are -

Schedule 1 Part 1 Clause	Response
(a) <i>To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i>	<p>Natural values have been specifically considered in the design of the Master Plan, as the Precinct is known to contain native flora and fauna.</p> <p>The northern section of the Precinct, zoned Landscape Conservation, contains significant bushland and is largely covered by the priority vegetation area (and is therefore subject to the Natural Assets Code), with about one-third protected under a Conservation Covenant. Vegetation assessments identified two non-listed communities – <i>Eucalyptus amygdalina</i> forest (DAM) and <i>Bursaria-Acacia</i> woodland (NBA) – in the southern part of 31 Cobbs Hill Road. This area will be rezoned to Landscape Conservation to ensure long-term protection.</p> <p>Additionally, areas of threatened <i>Eucalyptus globulus</i> dry forest (DGL) and DAM were found outside current overlays. The priority vegetation area will be extended to include these areas, with the northern road alignment adjusted to avoid the DGL community to ensure no direct impact on swift parrot habitat.</p> <p>The Landscape Conservation Zone provides habitat for several threatened species, including the Tasmanian devil, quolls, swift parrot, and eastern barred bandicoot. To reduce habitat disturbance, the SAP contains specific provisions which require the development of lots no less than 1,000m² along the boundary of the Landscape Conservation Zone and the General Residential Zone. A connected open space network and preserved riparian corridors will support wildlife movement and habitat continuity.</p>
(b) <i>To provide for the fair, orderly and sustainable use and development of air, land and water</i>	The amendment seeks to implement the recommendations of the STRLUS and achieve the objectives set out in the Brighton Structure Plan 2018 (BSP). Since the BSP was prepared, the Brighton LGA has undergone several significant planning initiatives. Coupled with Tasmania's current housing crisis and the anticipated shortage of

	<p>shovel-ready land, these factors underscore the need for the proposed rezoning of the Precinct.</p> <p>The Master Plan has been developed to support the fair, orderly, and sustainable development of the area. It carefully considers the site's physical characteristics, including areas of steep terrain, riparian corridors, and areas of native vegetation. The Specific Area Plan includes tailored provisions to guide appropriate development, ensuring the protection and management of natural assets whilst fostering a high-amenity residential environment.</p>
<i>(c) To encourage public involvement in resource management and planning</i>	<p>As detailed in Section 6.3, there has been extensive community consultation on the proposal to date.</p> <p>The public will be further involved in the draft Planning Scheme Amendment through opportunity to make representations and attend public hearings.</p>
<i>(d) To facilitate economic development in accordance with the objectives set out in paragraphs (a), (b), and (c)</i>	<p>Since 2016, Brighton Council has experienced the highest proportional population growth in both the Southern Region and Greater Hobart, with percentage growth of 1.57% as of 30 June 2023. Since 2018, Brighton has consistently outpaced Greater Hobart in percentage growth, with the latter currently growing at just 0.46%.</p> <p>The proposed rezoning of the Development Precinct is intended to support this sustained population growth by unlocking land for residential development. The amendment will enable further expansion in one of Tasmania's faster growing suburbs, providing additional housing opportunities to meet future demand.</p> <p>The Master Plan outlines the creation of 388 new residential lots, opportunities for local business development through the establishment of a local activity centre, and the delivery of a substantial open space network. The Precinct is situated near existing educational facilities and the Old Main Road precinct.</p>
<i>(e) To promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State</i>	<p>The proposed amendment has had input from the community, different spheres of Government, and infrastructure authorities. If approved, ongoing responsibility will continue through the planning process.</p>
<p><i>Schedule 1 Part 2 – Objectives of the Planning Process Established by this Act</i></p> <p><i>The objectives of the planning process established by this Act are, in support of the objectives set out in Part 1 of this Schedule -</i></p>	
Schedule 1 Part 2 Clause	Response
<i>(a) To require sound strategic planning and coordinated action by State and local government</i>	<p>The proposed amendment is to implement the recommendations of the Southern Tasmanian Regional Land Use Strategy 2010 – 2035 (STRLUS) and local strategic planning documents, and is consistent with relevant policies contained within the STLUS.</p>
<i>(b) To establish a system of planning instruments to be the principal way of setting objectives, policies and controls</i>	<p>The proposed amendment is consistent with the LPS and has been prepared to align with the strategic objectives and</p>

<i>for the use, development and protection of land</i>	policies outlined in Council-endorsed planning documents and the STRLUS.
<i>(c) To ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land</i>	<p>Environmental considerations have been integral to the Master Plan's design.</p> <p>The northern section of the Precinct, zoned Landscape Conservation, contains significant bushland and is largely covered by the priority vegetation area layer (and is therefore subject to the Natural Assets Code), with about one-third protected under a Conservation Covenant. Vegetation assessments identified two non-listed communities – <i>Eucalyptus amygdalina</i> forest (DAM) and <i>Bursaria-Acacia</i> woodland (NBA) – in the southern part of 31 Cobbs Hill Road. This area will be rezoned to Landscape Conservation to ensure long-term protection.</p> <p>Additionally, areas of threatened <i>Eucalyptus globulus</i> dry forest (DGL) and DAM were found outside current overlays. The priority vegetation area will be extended to include these areas, with the northern road alignment adjusted to avoid the DGL community to ensure no direct impact on swift parrot habitat.</p> <p>The Landscape Conservation Zone provides habitat for several threatened species, including the Tasmanian devil, quolls, swift parrot, and eastern barred bandicoot. To reduce habitat disturbance, the SAP contains specific provisions which require the development of lots no less than 1,000m² along the boundary of the Landscape Conservation Zone and the General Residential Zone. A connected open space network and preserved riparian corridors will support wildlife movement and habitat continuity.</p> <p>The proposed amendment aims to address housing supply challenges by creating a vibrant, well-connected neighbourhood that integrates a local centre (Precinct D) to support economic activity, while ensuring the protection of native flora and fauna within the Precinct.</p>
<i>(d) To require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels,</i>	<p>The proposal aligns with both local and State strategic planning frameworks. The Development Precinct is identified as a residential growth area in the Southern Tasmanian Regional Land Use Strategy 2010–2035 (STRLUS), specifically as 'Bridgewater North' under Policy SRD 2.3. It is also referenced in the Brighton Structure Plan 2018 (BSP 2018) as 'Site 16: Boyer Road, Bridgewater', though initially recommended for retention of its existing zoning due to isolation concerns.</p> <p>However, Brighton Council has since advanced planning in adjacent areas, notably through the endorsed Sorell Street Masterplan which includes a portion of 'Site 2 – Serenity Drive'. While there is currently limited landowner interest in undertaking similar planning for the remainder of Site 2, this may change over time. Should this occur, it would address the 'isolation' issue identified in the BSP.</p> <p>Brighton is experiencing rapid population growth, with projections indicating a significant increase by 2053. Land supply is expected to be exhausted within 7–11 years, reinforcing the urgency of rezoning the Development</p>

	Precinct. Federal funding has been secured to support this process.
<i>(e) To provide for the consolidation of approvals for land use or development and related matters, and to coordinate planning approvals with related approvals</i>	<p>The proposal will provide a clear framework for development approvals in the Brighton LPS.</p> <p>The approvals process is generally prescribed, and the Planning Scheme Amendment process has little impact on coordination of approvals.</p> <p>However, the amendment does consider Aboriginal and European Heritage, natural values, bushfire, and infrastructure provisions within the design to attempt to avoid the need for future approvals.</p>
<i>(f) To promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation</i>	<p>The purpose of the Planning Scheme Amendment is to contribute to the development of a walkable community which features high levels of residential amenity and connectivity that promotes health and wellbeing.</p> <p>The Master Plan aims to create a high-quality open space network, connected by shared trails and roads, which adheres to all Healthy by Design principles through:</p> <ul style="list-style-type: none"> • An integrated and accessible network of walking and cycling routes, ensuring high amenity and connectivity throughout the Development Precinct; • A functional street network with safe and convenient footpaths and crossing points; • A design that encourages a low-speed, pedestrian-friendly environment; • Landscaping and street-tree planting to enhance the attractiveness and welcoming nature of streetscapes; • Promotion of mixed-use, walkable neighbourhoods with easy access to Precinct D, which will act as a small town centre, and potential connections to Northern Christian School; • Open space areas within 400m of each lot, well-connected by shared trails and roads, providing opportunities for passive and informal recreation; • Open space areas designed for effective passive surveillance from roads, walkways, and adjacent allotments; and • An east-west road designed to support a potential future bus route, accessible via a network of well-connected footpaths and trails.
<i>(g) To conserve those buildings, areas of other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</i>	<p>The Genappe Homestead at 50 Boyer Road is a heritage-listed property within the Precinct. A 1.5-hectare curtilage is proposed to be retained around the homestead, with development restricted in key view corridors from Boyer Road to preserve its visual prominence. The Masterplan excludes the homestead and its immediate surroundings from development, incorporating open space buffers to maintain important sightlines toward the River Derwent.</p>

	<p>An application has been submitted to the Tasmania Heritage Council to amend the heritage listing to reflect the reduced curtilage, as outlined in the Boyer Road SAP Development Framework.</p> <p>In addition to the homestead, a red brick feature and three Hawthorn hedgerows were identified – noting that these items are not subject to the heritage listing. The brick structure, possibly a remnant of an earlier building, lies within an open space area and will be preserved in situ to avoid disturbance. Of the three hedgerows, Hedgerow 3 is considered the most historically significant but is proposed for removal to accommodate development in Precinct D. However, new hedgerow plantings will be established within the Precinct to reflect the Precinct's pastoral heritage. Hedgerows 1 and 2 will be partially retained within open space areas, with minimal impact expected.</p> <p>Two Aboriginal heritage sites are recorded in the Aboriginal Heritage Register within the Precinct, along with areas identified as having high (PAS) and moderate (MAS) archaeological sensitivity. These areas are proposed to be retained as open space to minimise disturbance. Subsurface investigations, including 45 test pits, found no cultural materials, suggesting that artefact deposits from nearby registered sites do not extend into the development area.</p> <p>Site AH8815, an artefact scatter, holds medium scientific and aesthetic significance and high social significance, while Site AH11483, an isolated artefact, has lower scientific but moderate to high social significance. Both are recommended for protection within open space. Although the high-sensitivity PAS1 area was not directly tested, it is also recommended for protection.</p> <p>The Master Plan designates these areas as dedicated public open space to safeguard their cultural significance. Any proposed development impacting these areas will require further assessment in collaboration with Aboriginal Heritage Tasmania.</p>
<i>(h) To protect public infrastructure and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community</i>	<p>Existing public infrastructure has been considered in the design of the Master Plan, with it noted that some level of augmentation will be required to service the Development Precinct.</p> <p>Provisions contained within the SAP will require the delivery of this infrastructure, at the cost of the developer, to enable the orderly provision and coordination of public utilities and facilities.</p>
<i>(i) To provide a planning framework which fully considers land capability</i>	<p>An Agricultural Land Assessment Report has been prepared for the Boyer Road Precinct which concludes that the land 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.</p> <p>It is noted that no prime agricultural land is located within 1km of the Precinct, and therefore the land can be developed for residential purposes without resulting in a</p>

	<p>loss of primary agricultural land or jeopardizing the use of surrounding land for agricultural purpose.</p> <p>Substantial buffering provided by existing vegetation within the northern portion of the Precinct, along with a proposed shelter belt along its western boundary, will create an appropriate interface between the Rural-zoned land at 158 Cobbs Hill Road – currently used for low-intensity grazing – and the adjoining Agricultural-zoned land, which supports livestock grazing and a small market garden enterprise.</p>
--	---

34. LPS Criteria

(2) The LPS criteria to be met by a relevant planning instrument are that the instrument -

(d) Is consistent with each State Policy

8.1.1.1 Tasmanian State Coastal Policy 1996

The *State Coastal Policy 1996* applies to land within 1km of the high-water mark. While the Development Precinct is situated near the Derwent River, with a portion of it directly adjacent to the site classified as coastline on ListMaps, the Development Precinct is characterised by significant slope and is not susceptible to flooding, with no future development to occur within a prescribed coastal area.

Furthermore, the SAP has strict provisions regarding the future management of stormwater before it is discharged into the coastal environment, with applicants to be required to demonstrate how a subdivision within the Precinct incorporates water sensitive urban design (WSUD) principles to manage stormwater.

The amendment is therefore to suitably comply with the intent of the *State Coastal Policy 1996*.

8.1.1.2 State Policy on Water Quality Management 1997

There will be no direct impact on water quality as a result of the amendment. Future impact on water quality will be regulated through future development applications.

8.1.1.3 State Policy on Protection of Agricultural Land 2009

The *State Policy on the Protection of Agricultural Land 2009* aims to conserve and protect agricultural land, ensuring it remains available for sustainable agricultural use and development, with particular emphasis on prime agricultural land.

An agricultural assessment conducted for the Development Precinct indicates that the land within the Precinct has 'low' to 'very low' land capabilities due to low rainfall and lack of access to irrigation, severely limiting the scope of agricultural activities. It is noted that no prime agricultural land is located within 1km of the Precinct. Therefore, the proposed amendment can facilitate the development of residential land without resulting in the loss of prime agricultural land or jeopardising the use of surrounding land for agricultural purposes.

8.1.1.4 National Environmental Protection Measures (NEPMs)

The NEPMs are recognised as a State Policy and form statutory instruments that specify national standards for a variety of environmental issues. NEPMs include Air Toxics, Ambient Air Quality, Assessment of Site Contamination, Diesel Vehicle Emissions, Movement of Controlled Waste between States and Territories, National Pollutant Inventory, and Used Packaging Materials.

The proposed amendment does not trigger consideration under the NEPMs.

8.1.2 Assessment of Section 34 (2) (e) of the Act

An assessment in accordance with Section 34 (2) (e) is required as part of the Planning Scheme Amendment.

34. LPS Criteria

(2) The LPS criteria to be met by a relevant planning instrument are that the instrument -

(e) Is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates;

In Southern Tasmania, the relevant regional land use strategy is the *Southern Tasmania Regional Land Use Strategy 2010 – 2035* (STRLUS). The policies pertinent to the amendment are detailed in the table below.

Policy	Action
Biodiversity and Geodiversity	
BNV 1 Maintain and manage the region's biodiversity and ecosystems and their resilience to the impacts of climate change	<p>BNV 1.1. Manage and protect significant native vegetation at the earliest possible stage of the land use planning process. Where possible, ensure zones that provide for intensive use or development are not applied to areas that retain biodiversity values that are to be recognised and protected by Planning Schemes.</p> <p>BNV 1.2. Recognise and protect biodiversity values deemed significant at the local level and ensure that planning schemes:</p> <ul style="list-style-type: none"> a) Specify the spatial area in which biodiversity values are to be recognised and protected (either by textural description or map overlay); and b) Implement an 'avoid, minimise, mitigate' hierarchy of actions with respect to development that may impact on recognised and protected biodiversity values <p>BNV 1.4 Manage clearance of native vegetation arising from use and development in a manner that is generally consistent across the region but allowing for variances in local values</p>

Consistent

North Barker has prepared a Natural Values Constraints report for the Boyer Road Development Precinct, which has directly informed the Development Framework with the SAP.

The report has identified that 31 Cobbs Hill Road comprises *Eucalyptus globulus* dry forest and woodland (DGL) vegetation, listed as threatened under Schedule 3A of the Tasmanian *Nature Conservation Act* (NC Act). This area provides critical habitat for the swift parrot, which is protected under both the Tasmanian *Threatened Species Protection Act 1995* (endangered) and the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (critically endangered).

The report also identified that 25 Cobbs Hill Road comprises *Bursaria-Acacia* woodland and scrub (NBA), which is recommended for protection as it has the potential to create a mosaic of vegetation types beneficial for fauna, and which will enhance the connectivity of native vegetation within the Development Precinct.

In response to this, the proposed Planning Scheme Amendment seeks to extend the priority vegetation area layer to include areas of land containing DGL vegetation at 31 Cobbs Hill Road (approx. 6,356m²), and NBA vegetation at 25 Cobbs Hill Road (approx. 17,284m²).

BNV 2

Protect threatened communities, flora and fauna species, habitat for threatened species and places important for building resilience and adaptation to climate change for these.

BNV 2.1 Avoid the clearance of threatened vegetation communities except:

- a) Where the long-term social and economic benefit arising from the use and development facilitated by the clearance outweigh the environmental benefit of retention; and
- b) Where the clearance will not significantly detract from the conservation of that native vegetation community.

BNV 2.2 Minimise clearance of native vegetation communities that provide habitat for threatened species

BNV 2.3 Ensure potential applicants are advised of the requirements of the *Threatened Species Protection Act 1995* and their responsibilities under the *Environment Protection and Biodiversity Conservation Act 1999*.

Consistent

As per the response to **BNV 1**, the Planning Scheme Amendment will seek the protection of 6,356m² of DGL vegetation and 17,284m² of NBA vegetation through the extension of the priority vegetation area layer under the Natural Assets Code.

BNV 5

Prevent the spread of declared weeds under the *Weed Management Act 1999* and assist in their removal.

BNV 5.1 Ensure development that includes vegetation clearance and/or soil disturbance is undertaken in accordance with construction management plans that include weed management actions where the site is known, or suspected, to contain declared weed.

Consistent

At least four species declared under the Tasmanian *Biosecurity Act 2019* – African boxthorn, blackberry, gorse, and white weed – are present within the Development Precinct. Additionally, numerous other declared weeds, including boneseed, bridal creeper, and fennel, are known to exist in the broader area. The requirement for these species to be removed and managed can be facilitated through future development applications.

Water Resources**WR 1**

Protect and manage the ecological health, environmental values and water quality of surface and groundwater, including waterways, wetlands and estuaries

WR 1.2 Incorporate total water cycle management and water sensitive urban design principles in land use and infrastructure planning to minimise stormwater discharge to rivers (particularly subdivisions).

Consistent

The Development Framework and SAP has been developed to include specific Water Sensitive Urban Design provisions, which will require future applicants to demonstrate how a subdivision within the Development Precinct incorporates water sensitive urban design principles to manage stormwater.

WR 2

Manage wetlands and waterways for their water quality, scenic, biodiversity, tourism and recreational values.

WR 2.2 Provide public access along waterways via tracks and trails where land tenure allows, where there is management capacity and where impacts on biodiversity, native vegetation and geology can be kept to acceptable levels

WR 2.3. Minimise clearance of native riparian vegetation.

WR 2.4. Allow recreation and tourism developments adjacent to waterways where impacts on biodiversity and native vegetation can be kept to acceptable levels.

Consistent

The Development Precinct incorporates existing waterways, with the Development Framework seeking the restoration of riparian corridors to protect and enhance the water quality of the intermittent creek system.

The Boyer Road Development Framework denotes indicative locations for pedestrian movement within the Precinct, which includes the establishment of walking trails along riparian corridors.

Managing Risks and Hazards	
MRH 1 Minimise the risk of loss of life and property from bushfires	MRH 1.1 Provide for the management and mitigation of bushfire risk at the earliest possible stage of the land use planning process by the identification and protection (in perpetuity) of buffer distances or through the design and layout of lots MRH 1.2 Ensure subdivision road layout design provide for safe exit points in areas subject to bushfire hazard
Consistent Nova Land Consulting has prepared a Bushfire Hazard Report recommending that all future dwellings should aim for a minimum BAL 19 separation. To ensure adequate protection, the Boyer Road Development Framework mandates a 20-metre wide Hazard Management Area, which must be free of structures and maintain a non-continuous tree canopy. Additionally, the Development Framework identifies Precinct C as requiring specific bushfire management provisions, which includes the establishment of a hazard management area.	
Cultural Values	
CV 1 Recognise, retain and protect Aboriginal heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage	CV 1.3 Avoid the allocation of land use growth opportunities in areas where Aboriginal cultural heritage values are known to exist.
Consistent An Aboriginal Heritage Assessment was undertaken for the Boyer Road Development Precinct, identifying two Aboriginal heritage sites, an area of High Potential Archaeological Sensitivity (PAS), and a zone of Moderate Archaeological Sensitivity (MAS). These culturally sensitive areas have been integrated into public open space to avoid disturbance and ensure their protection. Subsurface investigations confirmed the absence of Aboriginal cultural materials or features within the precinct. The two identified heritage sites – Site AH8815 (artefact scatter), assessed as having medium scientific and aesthetic significance and high social significance, and Site AH11483 (isolated artefact), assessed as having low-medium scientific significance and medium-high social significance – will be preserved within designated open space, consistent with the recommendations of the Aboriginal Heritage Assessment and Sub-surface Investigations Report.	
CV 2 Recognise, retain and protect historic cultural heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage	CV 2.7 Provide a degree of flexibility to enable consideration of development applications involving the adaptive reuse of heritage buildings that might otherwise be prohibited.

Consistent

The Development Precinct includes a heritage-listed property at 50 Boyer Road, known as the Genappe Homestead. The Boyer Road Master Plan and Development Framework proposes the retention of a 1.5-hectare curtilage around the homestead to preserve its setting and protect key view corridors from Boyer Road by limiting development within these sightlines.

The primary heritage feature within the precinct is the Genappe Homestead complex, which includes the main residence, associated outbuildings, sheds, and garden plantings. No additional historic heritage features or areas of elevated archaeological potential were identified elsewhere with the precinct. The homestead complex itself was assessed as having the highest archaeological potential.

An exception is the area surrounding a recorded red brick feature, which, based on historic aerial imagery, appears to be the foundation of a pre-1946 structure. This area has been assessed as having some archaeological potential and will be incorporated into open space to ensure its ongoing potential.

Recreation and Open Space**ROS 1**

Plan for an integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and wellbeing, amenity, environmental sustainability, and the economy

ROS 1.5 Ensure residential areas, open spaces and other community destinations are well connected with a network of high-quality walking and cycling routes.

ROS 1.6 Ensure subdivision and development is consistent with principles outlined in 'Healthy by Design: A Guide to Planning and Designing Environments for Active Living in Tasmania'.

Consistent

The Master Plan sets out a cohesive network of open spaces, connected by shared trails and roads to support active living, accessibility, and community well-being—aligned with *Healthy by Design* principles. Streetscapes will be enhanced with landscaping and tree planting to create a welcoming and attractive public realm.

It promotes a vibrant, mixed-use neighbourhood with convenient access to amenities, including Precinct D, envisioned as a lively town centre. Potential pedestrian and cycling links to Northern Christian School will improve connectivity and integration.

All homes will be within 400 metres of public open space, ensuring equitable access to areas for recreation and informal gatherings. These spaces will be linked by trails and roads and designed for passive surveillance to enhance safety.

A proposed east-west arterial road will support a future bus route, complemented by a network of footpaths and trails to improve access to public transport and encourage sustainable mobility.

Central to the plan is a well-connected active transport network, featuring safe and accessible walking and cycling routes that reduce reliance on cars. Streets will be designed for safety and functionality, with clear crossings, traffic-calming measures, and pedestrian-friendly infrastructure to foster a low-speed, community-oriented environment.

Social Infrastructure**SI 1**

Provide high quality social and community facilities to meet the education, health and care needs of the community and facilitate healthy, happy and productive lives

SI 1.2 Match location and delivery of social infrastructure with the needs of the community and, where relevant, in sequence with residential land release.

	<p>SI 1.3 Provide social infrastructure that is well located and accessible in relation to residential development, public transport services, employment and education opportunities</p> <p>SI 1.4 Identify and protect sites for social infrastructure, particularly in high social dependency areas, targeted urban growth areas (both infill and greenfield) and in identified Activity Centres.</p> <p>SI 1.5 Provide multi-purpose, flexible and adaptable social infrastructure that can respond to changing and emerging community needs over time.</p> <p>SI 1.6 Co-locate and integrate community facilities and services to improve service delivery, and form accessible hubs and focus points for community activity, in a manner consistent with the Activity Centre hierarchy.</p>
<p><u>Consistent</u></p> <p>The Development Framework and SAP includes provisions for establishing a small town centre within Precinct D. The Development Framework supports the creation of a diverse mix of residential, commercial and retail land uses within this Precinct, allowing this area to function as a local centre.</p> <p>Additionally, the Development Framework ensures future pedestrian connectivity to Northern Christian School.</p>	
<p>SI 2</p> <p>Provide for the broad distribution and variety of social housing in areas with good public transport accessibility or in proximity to employment, education, and other community services.</p>	<p>SA 2.1 Provide flexibility in planning schemes for a variety of housing types in residential areas</p> <p>SI 2.2 Ensure planning schemes do not prevent the establishment of social housing in residential areas</p>
<p><u>Consistent</u></p> <p>The Boyer Road Development Framework accommodates a variety of allotment sizes, with Precincts A and D offering minimum allotments of 250m², Precinct B 450m², and Precinct C 1,000m². All precincts are conveniently located near open spaces, with Precinct D particularly intended to meet residents' everyday needs by providing for small-scale non-residential uses. Although there are currently no public transport routes within the Development Precinct, the proposed east-west road can support a future bus route within walking distance of all proposed allotments.</p> <p>Additionally, the proposed amendment does not preclude the establishment of social housing within the Development Precinct.</p>	

Physical Infrastructure	
PI 1 Maximise the efficiency of existing physical infrastructure	PI.1. Preference growth that utilises under-capacity of existing infrastructure through the regional settlement strategy and Urban Growth Boundary for metropolitan area of Greater Hobart
Consistent The Development Precinct is located within the Urban Growth Boundary for Greater Hobart; however, the proposal will require the extension of physical infrastructure to support its future development. Tasmania is in the midst of a serious housing crisis, 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. It is anticipated that the Brighton LGA will face land supply shortages within the next decade. The Brighton LGA is expected to reach land exhaustion (shovel-read) within 11 years, while the Bridgewater township is anticipated to experience land exhaustion within the next 7 years. To address this forecast shortfall, it is necessary to rezone the Development Precinct, with Brighton Council receiving Federal funding to assist with this process.	
PI 2 Plan, coordinate and deliver physical infrastructure and servicing in a timely manner to support the regional settlement patterns and specific growth management strategies	PI 2.1 Use the provision of infrastructure to support desired regional growth, cohesive urban and rural communities, more compact and sustainable urban form and economic development PI 2.4 Use information from the Regional Land Use Strategy, including demographic and dwelling forecasts and the growth management strategies, to inform infrastructure planning and service delivery. PI 2.5 Develop a regionally framework(s) for developer charges associated with infrastructure provision, ensuring that pricing signals associated with the provision of physical infrastructure is consistent with the Regional Land Use Strategy. PI 2.6 Ensure electricity generation and major transmission assets are recognised and protected within planning schemes to provide for continued electricity supply.
Consistent A key driver for the proposed amendment is to address the urgent need for residential land in the Brighton region. The Brighton LGA is projected to deplete its shovel-ready land within 11 years, while the Bridgewater township is expected to reach land exhaustion in just 7 years. Best practice suggests that a 15-year supply of shovel-ready land is needed to maintain a sustainable housing market.	

The Boyer Road Precinct is designated as a Greenfield Development Precinct within the STRLUS. Rezoning of this land aims to ensure there is adequate land zoned for residential purposes to meet future forecast needs. It is noted that it may take several years or more before there is sufficient demand to develop the precinct.

The responsibility for delivering the necessary Council infrastructure (i.e., stormwater, Boyer Road intersections, roads etc.,) is anticipated to fall on future applicants. Regarding TasWater and TasNetworks infrastructure, given the significant costs, this would likely be provided by those agencies, and head works charges (or similar) imposed on the developer at time of subdivision as per their respective policies.

It is acknowledged that Brighton Council has secured a grant for the South Brighton Precinct, specifically for infrastructure within the suburb of Brighton. This demonstrates that funding for trunk infrastructure required for urban growth can be achieved without direct intervention by the Council to act as a 'banker' for providing the infrastructure required and then recoup the costs. Similarly, the South Brighton example shows Council can partner with infrastructure providers, such as TasWater, to secure funding for infrastructure upgrades not necessarily in their Capital Projects and Infrastructure planning.

The upgrading of the TasWater reservoir on Cobbs Hill Road as well as the sewer infrastructure along Boyer Road will be required to service not only the subject site, but also the Sorrell Street Masterplan area and infill development anticipated within the Bridgewater Waterfront Masterplan. Therefore, these upgrades will be required for the realisation of the revitalised precinct stretching from the new Bridgewater Bridge to the subject site. However, these upgrades are yet to be determined or committed to.

Settlement and Residential Development

SRD 1

Provide a sustainable and compact network of settlements within Greater Hobart at its core, that is capable of meeting projected demand.

SRD 2

Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice, and affordability

SRD 1.1 Implement the Regional Settlement Strategy and associated growth management strategies through planning schemes

SRD 1.5 Ensure land zoned residential is developed at a minimum of 15 dwellings per hectare (net density)

SRD 2.3. Provide greenfield land for residential purposes across the following Greenfield Development Precincts ... 'Bridgewater North'

SRD 2.7. Distribute residential infill growth across the existing urban areas for the 25 year planning period as follows ... Brighton LGA 15% (1,987 dwellings)

SRD 2.8 Encourage a greater mix of residential dwelling types across the area with a particular focus on dwelling types that will provide for demographic change

SRD 2.11 Increase the supply of affordable housing

Consistent

Since 2016, Brighton Council has recorded the highest proportional population growth compared to both the Southern Region and Greater Hobart – at trend that is projected to continue well into the future. As of 30 June 2023, the estimated population of the Brighton Council area was approximately 19,988 residents, reflecting a 1.57% increase (+310 people) from the 19,688 population recorded on 30 June 2022. Since 2018, Brighton Council has consistently outpaced Greater Hobart in percentage growth, with the latter currently experiencing a growth rate of just 0.46%.

Demand for private dwellings in Southern Regional Tasmania (excluding metropolitan Clarence and Kingborough) is projected to grow significantly, increasing from 58,284 dwellings in 2021 to 74,202 by 2046. This equates to an average of 640 new dwellings per year, with demand peaking early in the forecast period at 800–900 dwellings annually before tapering to around 500 per year by 2046. This growth is driven by population increases, a decline in average household size from 2.47 to 2.34, and demand for non-permanent accommodation, all of which contribute to a need for more dwellings to house the same number of people.

While the broader Southern Regional Tasmania area has a theoretical land supply for approximately 15,500 dwellings, this figure drops to just over 12,200 when accounting for development constraints. This supply is expected to be exhausted by 2042. Within this context, the Brighton Local Government Area (LGA) is facing more immediate pressure, with current land supply projected to be exhausted within 11 years. Brighton is forecast to require 3,284 additional dwellings, yet current land availability can only accommodate 1,517, resulting in a shortfall of 1,767 dwellings.

The Development Precinct has been directly identified as a Greenfield Development Precinct (Bridgewater North) within the STRLUS, with its rezoning expected to unlock land capable of supporting ongoing population growth and subsequent dwelling demand.

The Development Framework has been carefully structured to achieve a minimum residential density of 15 dwellings per hectare, in alignment with SRD 1.5. It has been designed to foster a high level of residential amenity through the creation of an active, safe, and visually appealing urban environment. The framework also ensures a gradual and context-sensitive transition in residential densities, maintaining compatibility with the character of surrounding established areas while supporting the efficient use of land and infrastructure.

Within Precinct A, the framework facilitates higher-density subdivision to support the delivery of affordable housing and a diverse range of housing types, including medium-density typologies, with a minimum site area of 200m². Precinct B is intended to accommodate predominantly traditional allotments while still allowing for housing diversity, with a minimum site area of 400m². Precinct C provides for larger allotments, with a minimum site area of 800m², to ensure a suitable transition to adjacent zones, address site-specific constraints, and mitigate bushfire risk.

Precinct D is designated as a mixed-use area that will support a combination of commercial, retail, and community uses scaled to serve the local catchment. It is intended to accommodate non-residential development that enhances the public realm while preserving residential amenity. The precinct will also support medium-density housing appropriate to its mixed-use character and serve as a visually engaging gateway to the Boyer Road Specific Area Plan. Built form in this precinct is encouraged to activate the street frontage and promote pedestrian-level engagement, with a minimum site area of 200m².

Activity Centres	
<p>AC 1</p> <p>Focus employment, retail and commercial uses, community service and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas</p>	<p>AC 1.4 Promote a greater emphasis on the role of activity centres, particularly neighbourhood and local activity centres, in revitalizing and strengthening the local community</p> <p>AC 1.6 Encourage an appropriate mix of uses in activity centres to create multi-functional activity in those centres</p> <p>AC 1.10 Activity centres should encourage local employment, although in most cases this will consist of small scale businesses servicing the local or district areas</p>
<p>Consistent</p> <p>A local need for a neighbourhood-scale grocer in Bridgewater has been identified by 2041. However, given that the Development Precinct comprises six separate landholdings and has not yet undergone site consolidation, it is considered premature to formally designate the location of a future activity centre or rezone any portion of the site to the Local Business Zone (LBZ) at this stage.</p> <p>While the current Planning Scheme Amendment does not propose rezoning to LBZ, the Development Framework has been purposefully designed to accommodate future commercial and community uses consistent with the intent of the LBZ. These uses are concentrated within Precinct D, which is guided by a specific plan purpose under BRI-S13.1.13. This purpose supports the creation of a mixed-use precinct that provides commercial, retail, and community services for the local catchment, encourages non-residential development that enhances the public realm while maintaining residential amenity, and supports medium-density housing that complements the precinct's mixed-use character. It also aims to establish a visually engaging gateway to the Boyer Road Specific Area Plan and promote active street-level engagement through pedestrian connectivity and active frontages.</p> <p>Precinct D also contemplates a range of non-residential land uses, including a child health clinic, childcare centre, consulting rooms, food service premises (excluding drive-throughs), local shops, medical centres, places of worship, arts and craft centres, public halls, residential support services, veterinary surgeries, and a supermarket with a maximum floor area of 540m².</p> <p>Should the need arise in the future to formally rezone this area to LBZ, this could be pursued through a subsequent Planning Scheme Amendment process.</p>	

As such, it is considered that the proposed amendments continue to further the requirements of the STRLUS.

8.1.3. Assessment of Section 34 (2) (f) of the Act

34. LPS Criteria

(2) The LPS criteria to be met by a relevant planning instrument are that the instrument -

(f) Is consistent with the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the land to which the relevant planning instrument relates;

8.1.3.1 Brighton Council Strategic Plan 2023 - 2033

The proposed amendment is consistent with the following relevant strategies from the Brighton Council Strategic Plan 2023 – 2033:

- *1.3 - Ensure attractive local areas that provide social, recreational and economic opportunities*
- *3.2 - Infrastructure development and service delivery are guided by strategic planning to cater for the needs of a growing and changing population*
- *3.3 - Community facilities are safe, accessible and meet contemporary needs*

8.1.3. Assessment of Section 34 (2) (g) of the Act

34. LPS Criteria

(2) The LPS criteria to be met by a relevant planning instrument are that the instrument -

(g) As far as practicable, is consistent with and coordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates;

The proposed amendment will not impact on the LPS of an adjacent municipal area. The amendment has been assessed as being consistent with the STRLUS.

8.1.4. Assessment of Section 34 (2) (h) of the Act

34. LPS Criteria

(2) The LPS criteria to be met by a relevant planning instrument are that the instrument -

(h) Has regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.

The Development Precinct is not affected by the Gas Pipeline. Accordingly, there are no issues of gas pipeline safety associated with the draft amendment.

The proposed amendment is therefore considered to be consistent with the requirements under Section 34 (2) of the Act.

8.2. Assessment of Section 32 of the Act

32. Contents of LPS

(3) Without limiting subsection (2) but subject to subsections (4), an LPS may, if permitted to do so by the SPPS, include -

(a) A particular purpose zone, being a group of provisions consisting of -

(i) A zone that is particular to an area of land; and

(ii) The provisions that are to apply in relation to that zone; or

(b) A specific area plan, being a plan consisting of -

(i) A map or overlay that delineates a particular area of land; and

(ii) The provisions that are to apply to that land in addition to, in modification of, or in substitution for, a provision, or provisions, of the SPPs; or

(c) A site-specific qualification, being a provision, or provisions, in relation to a particular area of land, that modify, are in substitution for, or are in addition to, a provision, or provisions, of the SPPs.

(4) An LPS may only include a provision referred to in subsection (3) in relation to an area of land if -

(a) A use or development to which the provision relates is of significant social, economic, or environmental benefit to the State, a region or a municipal area; or

(b) The area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPP

8.2.1 Assessment of s32 (3) (b) & s32 (4) (b)

The proposed Boyer Road SAP is essential to address the unique spatial qualities and separate ownership of the six (6) parcels within the Development Precinct. The SAP will ensure that the required infrastructure and staging of the precinct occurs in a coordinated manner, avoiding ad-hoc development and ensuring seamless integration.

The Boyer Road SAP provides a Development Framework that facilitates the development of the land into a comprehensive, practical, and people-focused residential community. This community will feature good connectivity, high levels of amenity, generous areas of public open space, and local opportunities that support the day-to-day needs of residents.

The SAP outlines four unique precincts, each supporting a range of densities and allotment sizes, enabling the area to form a cohesive extension of the broader Bridgewater township. Future connection to Northern Christian School will provide residents with easy access to key educational services. Additionally, Precinct D offers opportunities for establishing a small local centre, which could include a local grocer, medical centre, cafe, and/or childcare facility (amongst other land uses) within a mixed-use area which enhances the liveability for future residents.

Without the SAP controls, simply rezoning the land to General Residential would likely result in ad-hoc development of the land and associated infrastructure. This approach would fail to achieve the desired residential yields necessary to ensure a 15-year shovel-ready land supply. It would also fall short in providing the required connectivity, high levels of amenity, and addressing the unique nature of the site, including the protection of vulnerable environmental species, interfaces with adjacent Agriculture and Rural land, and sites of Aboriginal heritage, in a holistic and sensitive manner.

9. Conclusion

The proposal to amend the *Brighton Local Provisions Schedule* is consistent with regional and local land use strategy and the requirements of the *Land Use Planning and Approvals Act 1993*.

On this basis, it is recommended that Council initiate and certify draft amendment RZ 2025-04 as detailed in this report and in the attachments.

RECOMMENDATION:

- A. That in accordance with s40D(b) of the *Land Use Planning and Approvals Act 1993* that the planning authority, of its own motion, prepare a draft amendment of an LPS, to be known as draft amendment RZ 2025-04 as follows:
 - a. To amend the planning scheme map to:
 - i. Rezone the land at:
 1. 50 Boyer Road, 170 Boyer Road, 182 Boyer Road and parts of 25 Cobbs Hill Road, 29 Cobbs Hill Road and 31 Cobbs Hill Road from Future Urban Zone to General Residential Zone;
 2. Part of 31 Cobbs Hill Road from Future Urban Zone to Landscape Conservation Zone;

- ii. Amend the priority vegetation area layer over 31 Cobbs Hill Road and 25 Cobbs Hill Road; Amend the Local Heritage Place BRI-C6.1.68 overlay mapping at 50 Boyer Road;
 - iii. Insert the Boyer Road Precinct Specific Area Plan overlay over 50 Boyer Road, 170 Boyer Road, 182 Boyer Road, 25 Cobbs Hill Road, 29 Cobbs Hill Road and 31 Cobbs Hill Road;
 - iv. Insert the Local Area Objectives overlay BRI-S13.3 on part of 50 Boyer Road.
- b. Amend the Planning Scheme Ordinance to:
 - i. Introduce the Boyer Road Specific Area Plan at clause BRI-S13.0.
- B. That in accordance with Section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993*, Council considers that draft amendment RZ 2025-04 satisfies the provisions of Section 34 of the *Land Use Planning and Approvals Act 1993*.
- C. That in accordance with Section 40F(3) of the *Land Use Planning and Approvals Act 1993*, Council directs that draft amendment RZ 2025-04 be certified by instrument in writing affixed with the common seal of the Council.
- D. That in accordance with Section 40F(4) of the *Land Use Planning and Approvals Act 1993*, Council directs that a certified copy of draft amendment RZ 2025-04 be given to the Tasmanian Planning Commission within seven (7) days.
- E. That in accordance with Section 40FA(1) of the *Land Use Planning and Approvals Act 1993*, Council directs that a copy of the draft amendment RZ 2025-04 be provided to relevant agencies and those state service, or State authorities, that the planning authority considers may have an interest in the draft amendment.
- F. That in accordance with Section 40G(1) of the *Land Use Planning and Approvals Act 1993*, Council directs that draft amendment RZ 2025-04 be placed on public exhibition as soon as practicable.

DECISION: