

Notice of Approval

Land Use Planning and Approvals Act 1993

Notice is given pursuant to s40S(3) of the *Land Use Planning and Approvals Act* 1993 that the Tasmanian Planning Commission has modified and approved draft Amendment RZ2025/02 to the Local Provisions Schedule.

The content of the approved amendment (RZ2025/02) and the location of the affected area, are as follows:

- Amend Figure BRI-S11.2 The South Brighton Specific Area Plan Development Framework of the BRI-S11.0 South Brighton Specific Area Plan, and
- Amend clauses BRI-S11.8.2 P1.2 of the BRI-S11.0 South Brighton Specific Area Plan.

A copy of the approved amendment and all other documents may be viewed on Council's website www.brighton.tas.gov.au and at the Council Offices, 1 Tivoli Road, Old Beach between 8.15am and 4.45pm Monday to Friday. It is also available upon request by contacting Council Officers on development@brighton.tas.gov.au or 6268 7041.

The approved amendment will come into effect on the 9th September 2025.

JAMES DRYBURGH General Manager





TASMANIAN PLANNING COMMISSION

Approved

Effective date: 9 September 2025

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

The Brighton Council Planning Authority resolved at its meeting held on 1st April 2025 that Amendment RZ2025/02 of the Tasmanian Planning Scheme Brighton meets the requirements specified in Section 34 of the Land Use Planning and Approvals Act 1993.

The common seal of the Brighton Council is affixed below, pursuant to the Council resolution of 16 May 2006 in the presence of:

COMMON SEAL

Chief Executive Officer

Date: 3 | 4 | 2 |

AMENDMENT TO THE PLANNING SCHEME ORDINANCE AS FOLLOWS-

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



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

BRI-S11.8.2 Infrastructure provision

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

Objective:	That:		
	further land dev Framework and (b) developer contr	division design provides for Council infrastructure that will enable ther land development in accordance with the Development mework and purpose of the Specific Area Plan; and reloper contributions are made towards the cost and provision of astructure in accordance with the relevant Policy adopted by the incil	
Acceptable Solutions		Performance Criteria	
A1		P1.1	
No Acceptable Solution		The provision, and upgrading of Council infrastructure, must be provided having regard to:	
		(a) the demand the subdivision places on Council infrastructure;	
		(b) the need for connecting Council infrastructure to common boundaries with adjoining land to facilitate future subdivision potential;	
		(c) any existing Council infrastructure;	
		(d) any upgrades to existing Council infrastructure that may be required;	
		(e) topography and other site conditions; and	
		(f) any advice from a State authority, regulated entity or a Council	
		P1.2	
		Where Council infrastructure has been provided by Council, an infrastructure contribution must be paid, having regard to Council's adopted Infrastructure Contributions Policy that is relevant to the land.	