



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 RZ2025/04 to the Local Provisions Schedule.

The content of the approved amendment (RZ2025/04) and the location of the affected areas are as follows:

- 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 and the adjacent road reserves to the General Residential Zone.
- Rezone part of 31 Cobbs Hill Road to the Landscape Conservation Zone.
- Rezone part of 50 Boyer Road to the Local Business Zone.
- Amend the priority vegetation overlay on 31 and 29 Cobbs Hill Road.
- Insert the overlay for BRI-S13.0 Boyer Road Specific Area Plan.
- Insert BRI-S13.0 Boyer Road Specific Area Plan into the Brighton LPS written document.

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 at development@brighton.tas.gov.au or 6268 7041.

The approved amendment came into effect on the 20th March 2026.

JAMES DRYBURGH
General Manager



Brighton
going places

**TASMANIAN
PLANNING COMMISSION**

Approved



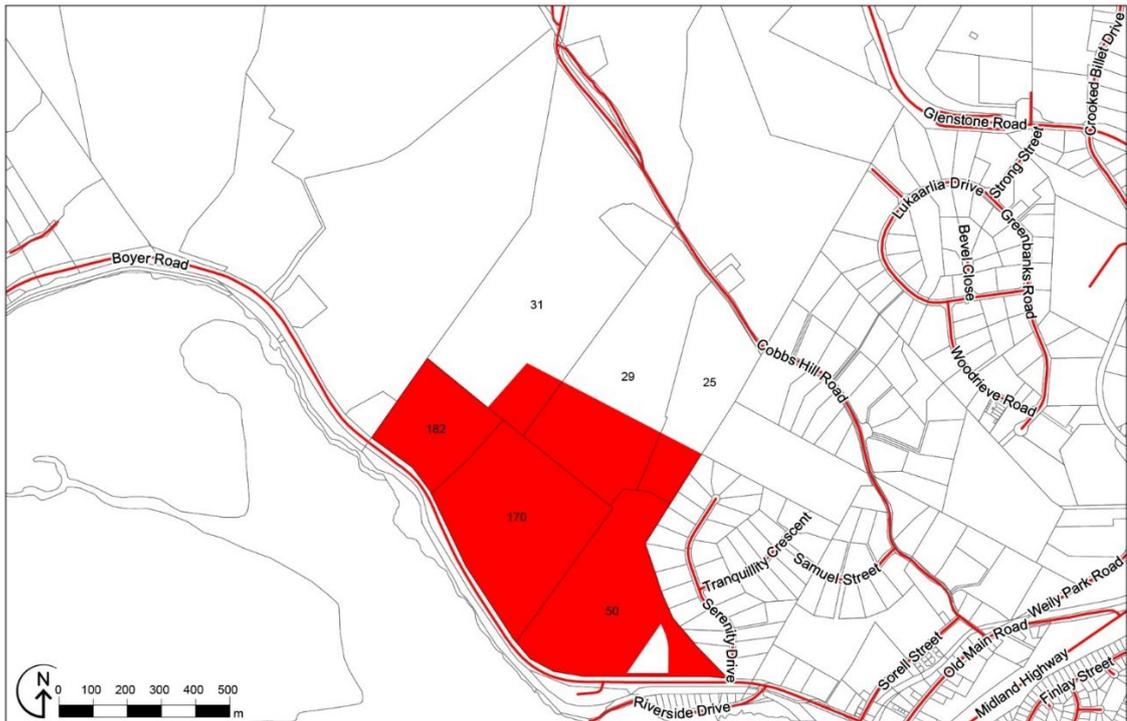
Effective date: 20 March 2026

TASMANIAN PLANNING COMMISSION

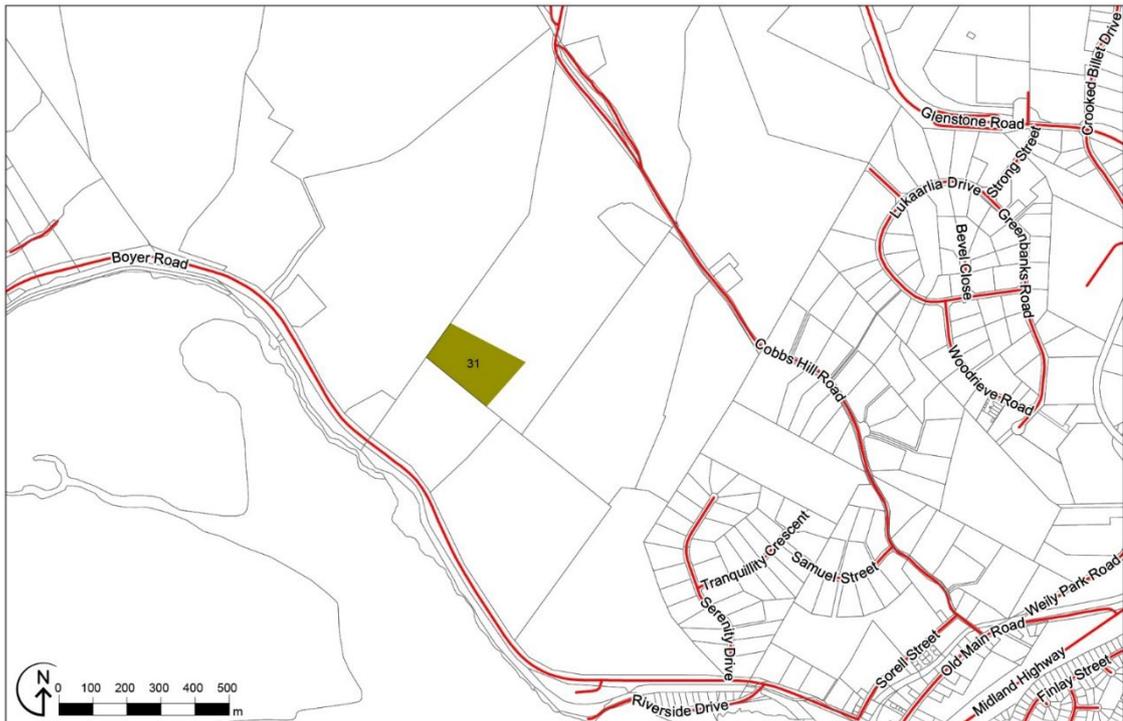
Tasmanian Planning Scheme - Brighton

Draft amendment RZ-2025-04

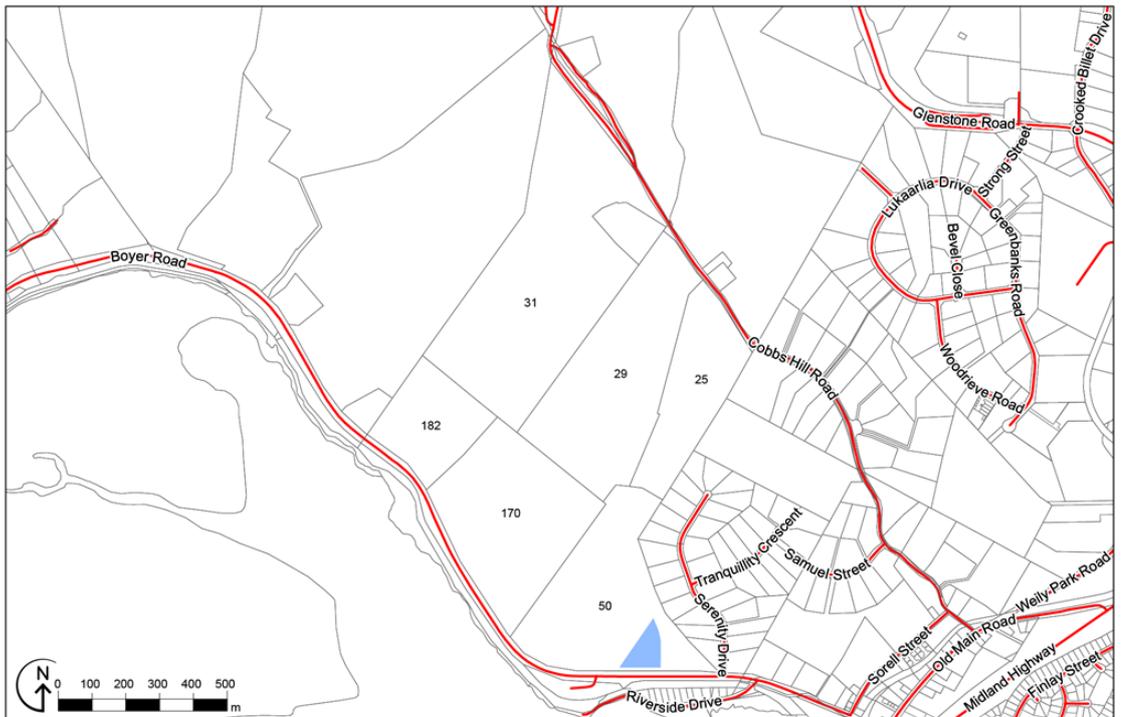
1. Rezone 50 Boyer Road, 170 Boyer Road, 182 Boyer Road and parts of 25 Cobbs Hill Road, 29 Cobbs Hill Road and 31 Cobbs Hill Road and the adjacent road reserves to the General Residential Zone, as shown below.



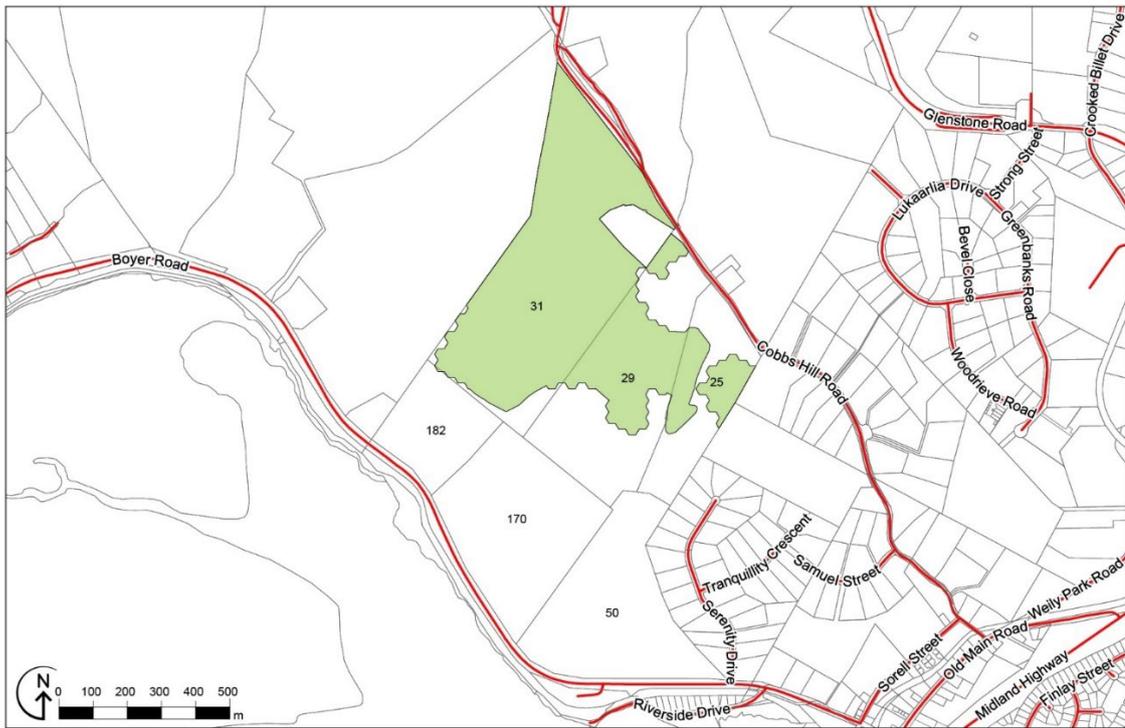
2. Rezone part of 31 Cobbs Hill Road to the Landscape Conservation Zone, as shown below.



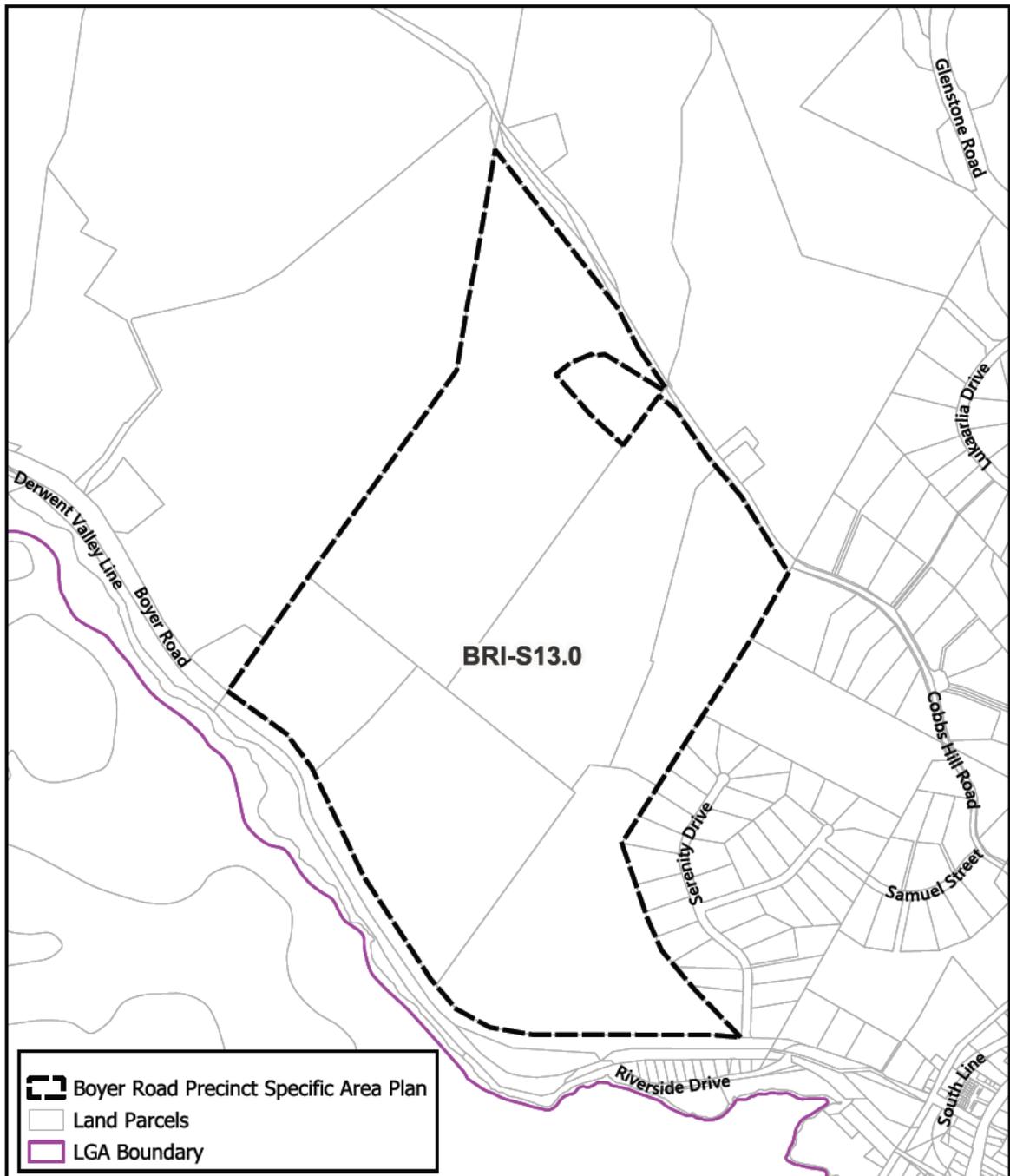
3. Rezone part of 50 Boyer Road to the Local Business Zone, as shown below.



4. Amend the priority vegetation overlay on 31 and 29 Cobbs Hill Road, as shown below.



5. Insert the overlay for BRI-S13.0 Boyer Road Specific Area Plan, as shown below.



6. Insert BRI-S13.0 Boyer Road Specific Area Plan into the Brighton LPS written document as shown below:

BRI-S13.0 Boyer Road Specific Area Plan

BRI-S13.1 Plan Purpose

The purpose of the Boyer Road Specific Area Plan is:

BRI-S13.1.1	To implement the Boyer Road Development Framework.
BRI-S13.1.2	To provide for a diversity of lot sizes and residential densities.
BRI-S13.1.3	To provide for a central neighbourhood park and linear open space network in accordance with the Development Framework.
BRI-S13.1.4	To facilitate future development potential in an orderly manner.
BRI-S13.1.5	To coordinate infrastructure delivery and connectivity between allotments.
BRI-S13.1.6	To provide high level of residential amenity.
BRI-S13.1.7	In Precinct A, to facilitate higher density residential development.

BRI-S13.2 Application of this Plan

BRI-S13.2.1	The specific area plan applies to the area of land designated as Boyer Road Specific Area Plan on the overlay maps and shown in Figure BRI-S13.1.
BRI-S13.2.2	In the area of land this plan applies to, the provisions of the specific area plan are in substitution for and in addition to the provisions of: (a) 8.00 the General Residential Zone, as specified in the relevant provision.

BRI-S13.3 Local Area Objectives

This clause is not used in this specific area plan.

BRI-S13.4 Definition of Terms

BRI-S13.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Development Framework	Means the area of land shown Figure in BRI-S13.2.
Precinct A	Means the area of land shown in Figure BRI-S13.3 as Precinct A.
Precinct B	Means the area of land shown in Figure BRI-S13.3 as Precinct B.
Precinct C	Means the area of land shown in Figure BRI-S13.3 as Precinct C.
Stormwater Management Report	Means a report prepared by a suitably qualified person that: <ul style="list-style-type: none"> (a) details the stormwater management design and implementation for the catchment, including the capture, treatment and management of stormwater runoff prior to discharge to the legal point of discharge; and (b) is prepared having regard to the <i>Tasmanian Stormwater Policy Guidance and Standards for Development</i>.

BRI-S13.5 Use Table

This clause is not used in this specific area plan.

BRI-S13.6 Use Standards

This clause is not used in this specific area plan.

BRI-S13.7 Development Standards for Buildings and Works

BRI-S13.7.1 Building and works - all precincts

This clause is in addition to General Residential Zone – clause 8.4 Development standards for dwellings.

Objective:	That buildings and works do not prejudice the efficient future utilisation of land for urban development.	
Acceptable Solutions	Performance Criteria	
A1 Buildings and works must:	P1 Buildings and works must not preclude or hinder the effective and efficient	

<ul style="list-style-type: none"> (a) be for an addition to an existing dwelling; (b) be of a temporary nature able to be removed prior to the development of the land; or (c) be on a lot, excluding a balance lot, that has been created after the date this Specific Area Plan first came into effect. 	<p>implementation of the Development Framework, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) any existing access arrangements; (c) location of any services; and (d) the purpose, location and extent of any building and works.
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BRI-S13.8 Development Standards for Dwellings

BRI-S13.8.1 Residential density for multiple dwellings

This clause is in substitution for General Residential Zone – clause 8.4.1 Residential density for multiple dwellings.

Objective:	<p>That multiple dwellings:</p> <ul style="list-style-type: none"> (a) provide for a variety of densities; and (b) are compatible with the efficient utilisation of land and infrastructure.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Multiple dwellings must have a site area per dwelling of not less than:</p> <ul style="list-style-type: none"> (a) 200m² for Precinct A; (b) 400m² for Precinct B; and (c) 800m² for Precinct C. 	<p>P1</p> <p>Multiple dwellings must only have a site area per dwelling that is less than the Acceptable Solution if the development will not exceed the capacity of infrastructure services and provide for a variety of densities, and having regard to:</p> <ul style="list-style-type: none"> (a) compatibility with the density of existing development on established properties in the area; (b) the site being within 400m walking distance of a shop, medical centre, community centre or a public transport stop; (c) consistency with the Development Framework; and (d) if in Precinct C, the site area per dwelling is not less than 700m² and the

	development can manage site constraints.
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BRI-S13.8.2 Setbacks and building envelope for all dwellings – Precinct A

This clause is in substitution for General Residential Zone – clause 8.4.2 Setbacks and building envelope for all dwellings.

Objective:	That the siting and scale of dwellings: <ul style="list-style-type: none"> (a) provides consistent separation between dwellings and their frontage within a street; (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; and (c) provides separation between dwellings on adjoining properties to allow a reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, not less than 3m, or, if the setback from the primary frontage is less than 3m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 2m, or, if the setback from the frontage is less than 2m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings 	<p>P1</p> <ul style="list-style-type: none"> (a) A dwelling must have a setback from a frontage that is compatible with the streetscape having regard to any topographical constraints.

<p>on the adjoining sites on the same street; or</p> <p>(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.</p>	
<p>A2</p> <p>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <p>(a) 4m, or alternatively 1m behind the building line;</p> <p>(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	<p>P2</p> <p>A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p>
<p>A3</p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures BRI-S13.4, BRI-S13.5 and BRI-S13.6) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 3m from the rear boundary of a property with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of</p>	<p>P3</p> <p>The siting and scale of a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <p>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</p> <p>(ii) overshadowing the private open space of a dwelling on an adjoining property;</p> <p>(iii) overshadowing of an adjoining vacant property; and</p> <p>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; and</p> <p>(b) provide separation between dwellings on adjoining properties that is consistent</p>

<p>not more than 9.5m above existing ground level; and</p> <p>(b) only have a setback within 1.5m of a side or rear boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).</p>	<p>with that existing on established properties in the area.</p>
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BRI-S13.8.3 Site coverage and private open space for all dwellings – Precinct A

This clause is in substitution for General Residential Zone – clause 8.4.3 Site coverage and private open space for all dwellings.

<p>Objective:</p>	<p>That dwellings are compatible with the amenity and character of the area and provide:</p> <p>(a) for outdoor recreation and the operational needs of the residents;</p> <p>(b) opportunities for the planting of gardens and landscaping; and</p> <p>(c) private open space that is conveniently located and has access to sunlight.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Dwellings must have:</p> <p>(a) a site coverage of not more than 65% (excluding eaves up to 0.6m wide); and</p> <p>(b) for multiple dwellings, a total area of private open space of not less than 40m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).</p>	<p>P1</p> <p>Dwellings must have:</p> <p>(a) Site coverage consistent with that existing on established properties within the precinct;</p> <p>(b) Private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate:</p> <p>(i) Outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development;</p>

	<ul style="list-style-type: none"> (ii) Operational needs, such as clothes drying and storage; and (c) Reasonable space for the planting of gardens and landscaping.
<p>A2</p> <p>A dwelling must have private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is not less than: <ul style="list-style-type: none"> (i) 24m²; or (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of: <ul style="list-style-type: none"> (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and (d) has a gradient not steeper than 1 in. 	<p>P2</p> <p>A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children’s play and is:</p> <ul style="list-style-type: none"> (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.

BRI-S13.8.4 Dwelling design – all precincts

This clause is in addition to General Residential Zone – clause 8.4 Development standards for dwellings.

Objective:	That dwellings: <ul style="list-style-type: none"> (a) maximise opportunities for passive surveillance; and (b) contribute positively to the streetscape.
Acceptable Solutions	Performance Criteria
A1	P1

<p>A dwelling with a front building elevation facing a primary frontage must:</p> <ul style="list-style-type: none"> (a) include at least one window facing the frontage from a habitable room that has a minimum internal room dimension of 2.4m; and (b) have an aggregate window area of at least 2m² facing the primary frontage. 	<p>A dwelling must be designed so the front building elevation maximises opportunities for passive surveillance and contributes positively to the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) topography; (b) the location of existing or proposed dwellings on the site; and (c) any other site constraints.
<p>A2</p> <p>The front building elevation of a dwelling facing a primary frontage must include an entry door that is readily visible from the primary frontage.</p>	<p>P2</p> <p>A dwelling must be designed so the front building elevation contributes positively to the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) topography; (b) the location of existing or proposed dwellings on the site; and (c) any other site constraints.

BRI-S13.8.5 On-site landscaping for multiple dwellings – all precincts

This clause is in addition to General Residential Zone - clause 8.4 Development standards for dwellings.

<p>Objective:</p>	<p>That new multiple dwellings contribute positively to residential amenity.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>	
<p>A1</p> <p>Multiple dwellings must provide not less than 1 tree in the private open space of each dwelling which can grow to a minimum height of 3m and a minimum spread of 2m at maturity.</p>	<p>P1</p> <p>Multiple dwellings must provide a reasonable level of landscaping, having regard to:</p> <ul style="list-style-type: none"> (a) areas to be landscaped; (b) proposed planting; (c) the location of infrastructure; (d) the topography of the site; (e) existing vegetation to be retained on the site; and (f) a landscaping plan prepared by a suitably qualified person. 	

BRI-S13.9 Development Standards for Subdivision

BRI-S13.9.1 Lot design

This clause is in substitution for General Residential Zone – clause 8.6.1 Lot Design.

<p>Objective:</p>	<p>That Subdivision:</p> <ul style="list-style-type: none"> (a) is consistent with the Development Framework; (b) achieves a range and mix of lot sizes; (c) creates lots with areas and dimensions appropriate for the use and development; and (d) avoids the creation of internal lots except where shown on the Development Framework or in response to by t site constraints.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have an area of not less than:</p> <ul style="list-style-type: none"> (a) 250m² for Precinct A; (b) 450m² for Precinct B; and (c) 1,000m² for Precinct C. 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have an area that is consistent with the Development Framework having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the pattern of development existing on established properties in adjacent areas; (c) the intended location of buildings on the lot; (d) and the range and mixture of lot sizes existing and proposed; and (e) if in Precinct C, not less than 750m².
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have a frontage of:</p> <ul style="list-style-type: none"> (a) for Precincts A and B, not less than 12m; and (b) for Precinct C, not less than 15m. 	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage that is sufficient for the intended use, and which does not detract from the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) the Development Framework; (b) the width of frontage proposed; (c) opportunities for housing diversity; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; and

	(f) is not less than 3.6m wide.
<p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be able to contain:</p> <p>(a) for Precincts A and B, a minimum area of 8.0m by 12.0m with a gradient not steeper than 1 in 5, clear of:</p> <ul style="list-style-type: none"> (i) all setbacks required by clause BRI-S13.5.2 for Precinct A; (ii) all setbacks required by clause 8.4.2 for Precinct B; and (iii) easements or other title restrictions that limit or restrict development. <p>(b) for Precinct C, a minimum area of 10.0m by 15.0m with a gradient not steeper than 1 in 5, clear of:</p> <ul style="list-style-type: none"> (i) all setbacks required by clause 8.4.2; and (ii) easements or other title restrictions that limit or restrict development. 	<p>P3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area.
<p>A4</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P4</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; (d) the anticipated nature of vehicles likely to access the site; and (e) the ability for emergency services to access the site.
<p>A5</p>	<p>P5</p>

<p>No lot is an internal lot other than as shown on the Development Framework.</p>	<p>Any internal lot not shown on the Development Framework must only be created where it is demonstrated that significant site constraints prevent subdivision in accordance with the Development Framework, having regard to:</p> <ul style="list-style-type: none"> (a) the intended density and lot layout within the Development Framework; (b) the efficient utilisation of residential land and infrastructure; (c) whether the subdivision would result in an unreasonable loss of amenity of adjoining lots, including through the subsequent development and use of the lot; (d) whether passing bays are provided at appropriate distances to service the likely future use of the lot; (e) whether the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road; and (f) the advice of the road authority.
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BRI-S13.9.2 Subdivision layout

This clause is in substitution for General Residential Zone – Clause 8.6.2 Roads

<p>Objective:</p>	<p>Subdivision layout, road arrangement and design is consistent with the Development Framework.</p>	
<p>Acceptable Solutions</p>		<p>Performance Criteria</p>
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities; or (c) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<p>P1</p> <p>The layout of lots, roads, open space and pedestrian connections must be reasonably consistent with the Development Framework, having regard to:</p> <ul style="list-style-type: none"> (a) the facilitation of high levels of vehicular and pedestrian connectivity in the subdivision and to open spaces and adjacent areas; 	

	<ul style="list-style-type: none"> (b) the road design and road hierarchies shown in Figures BRI-S13.7 and BRI-S13.8; (c) the future subdivision of adjoining lots and the likely layout; (d) the safety and efficiency of Boyer Road; (e) avoiding compromising the appropriate and reasonable future subdivision of the entirety of any balance lot; and (f) any advice received from the road authority.
<p>A2 Access points to Boyer Road must be located in accordance with Figure BRI-S13.8.</p>	<p>P2 No Performance Criterion.</p>
<p>A3 The layout of new roads must be in accordance with the Development Framework and:</p> <ul style="list-style-type: none"> (a) the relevant road design and traffic calming measures shown in Figure BRI-S13.7; and (b) the road hierarchy shown in Figure BRI-S13.8. 	<p>P3 The layout and design of new roads is consistent with the Development Framework, having regard to:</p> <ul style="list-style-type: none"> (a) footpaths on both sides of the road; (b) a shared path on at least one side of road of higher order roads; (c) indented on-street car parking on at least one side; (d) traffic calming devices to achieve a low-speed environment, such as: <ul style="list-style-type: none"> (i) kerb outstands (ii) raised threshold paving (iii) vegetated medians; (iv) chicanes; and (e) street trees/landscaping; (f) lighting; and (g) any advice from the road authority.

BRI-S13.9.3 Stormwater

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

Objective:	That the subdivision of land: (a) provides for a public stormwater system for each catchment; and (b) maintains, protects and improves the quality of the creek network.
Acceptable Solutions	
Performance Criteria	
A1 No Acceptable Solution.	P1 Subdivision must provide a public stormwater system for the relevant catchment(s) shown in Figure BRI-S13.9, having regard to: (a) the potential stormwater detention and treatment methods identified in Figure BRI-S13.9; (b) the existing and proposed public stormwater system; (c) potential staging of the public stormwater system for the catchment; (d) maximising connectivity with the surrounding public stormwater system to facilitate future subdivision potential; (e) topography of the site; (f) the future subdivision potential of any balance lots on adjoining land; (g) the advice contained within a stormwater management report; (h) any advice from the stormwater authority; (i) any advice from the road authority; and (j) any advice from the rail authority.

BRI-S13.9.4 Landscaping

This clause is in addition to General Residential Zone – clause 8.6 Development standards for subdivision

Objective:	To encourage safe and attractive landscaped roads in accordance with the Development Framework.
Acceptable Solutions	
Performance Criteria	
A1	P1

<p>Not less than one street tree must be provided along the frontage of a new lot, which may include an existing street tree, except for internal lots in accordance with Figure BRI-S13.10.</p>	<p>Street trees must be provided along the frontage of new lots, having regard to:</p> <ul style="list-style-type: none"> (a) the width of lot frontages; (b) location of infrastructure; (c) the topography of the site; (d) the safety and efficiency of the road network; (e) the nature of the road; (f) existing vegetation that can be retained; and (g) the advice of the road authority.
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BRI-S13.9.5 Subdivision staging

This clause is in addition to General Residential Zone – clause 8.6 Development standards for subdivision

Objective:	To ensure staging occurs in accordance with the Development Framework.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The subdivision must be delivered in accordance with the staging identified on Figure BRI-S13.11.</p>	<p>P1</p> <p>The subdivision may be staged so ensure the efficient and reasonable release of land, having regard to:</p> <ul style="list-style-type: none"> (a) any other configuration to that identified in Figure BRI-S13.11, provided the staging does not unreasonably delay public road access and service infrastructure connections between the six properties that comprise the Boyer Road precinct; (b) any advice from the road authority; (c) any advice from TasRail; (d) any advice from TasWater; and (e) any advice from TasNetworks.

BRI-S13.10 Tables

This clause is not used in this specific area plan.

Figure BRI-S13.1 - Boyer Road Specific Area Plan

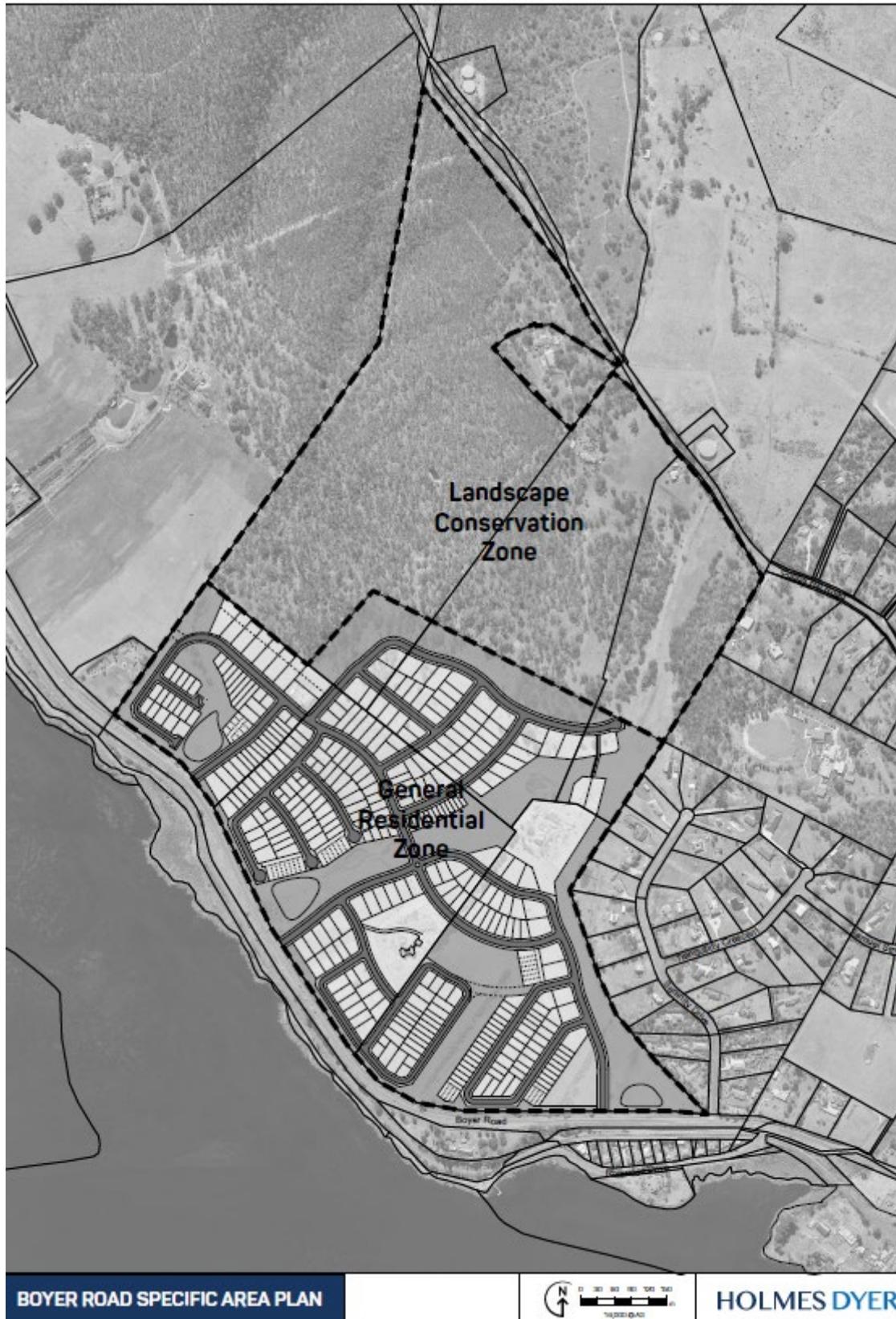


Figure BRI-S13.2 - Development framework



Figure BRI-S13.3 - Precinct Area Plan



Figure BRI-S13.4 - Building envelope as required by clause BRI-S13.8.2 A3(a)

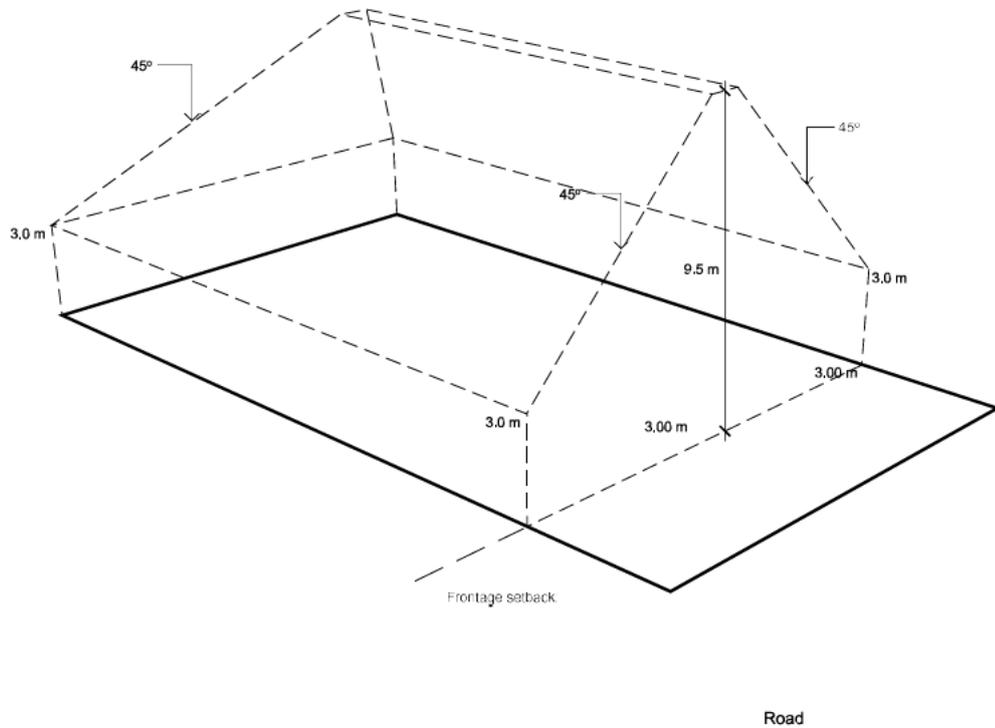


Figure BRI-S13.5 - Building envelope for corner lots as required by clause BRI-S13.8.2 A3(a)

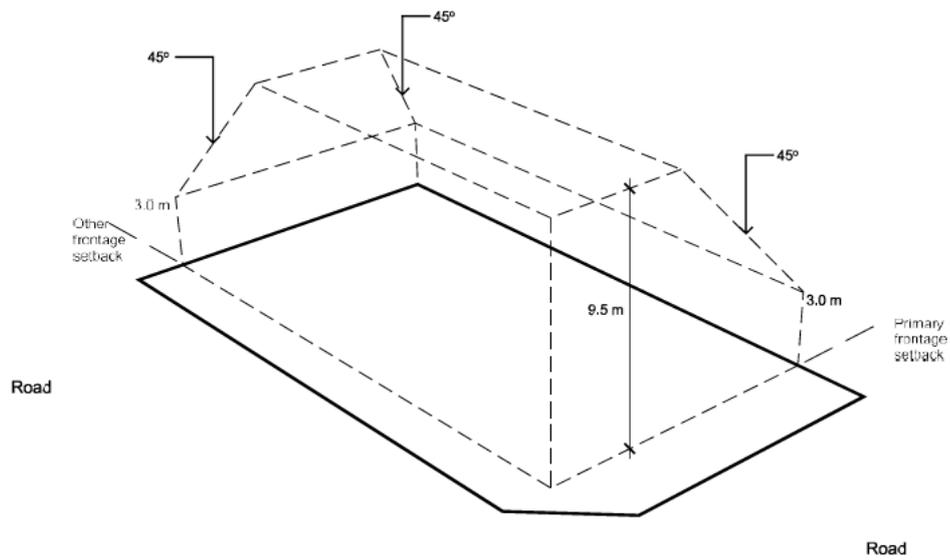


Figure BRI S13.6 - Building envelope for internal lots as required by clause BRI-S13.8.2 A3(a)

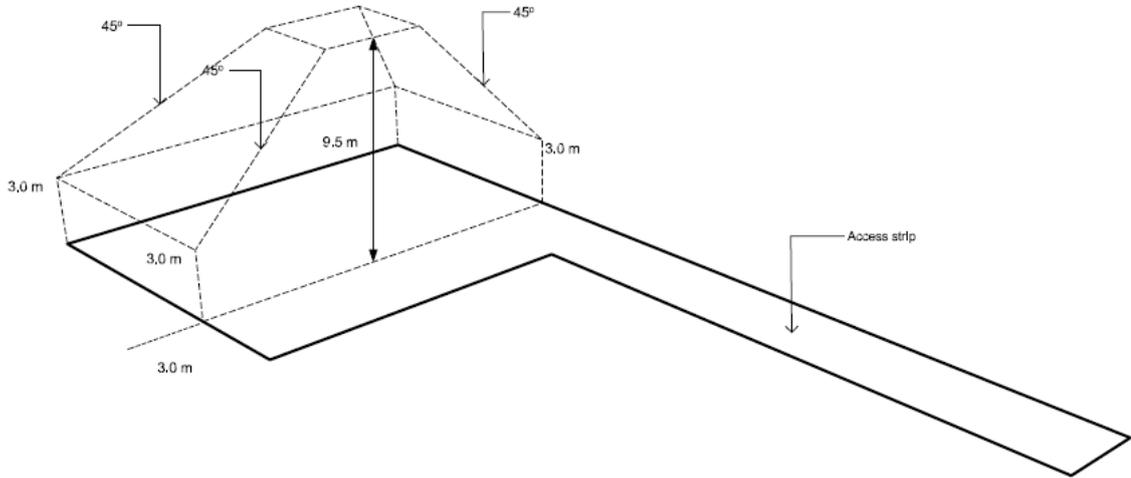


Figure BRI-S13.7 - Road design

Detail - Collector Road
 20m Road Reserve

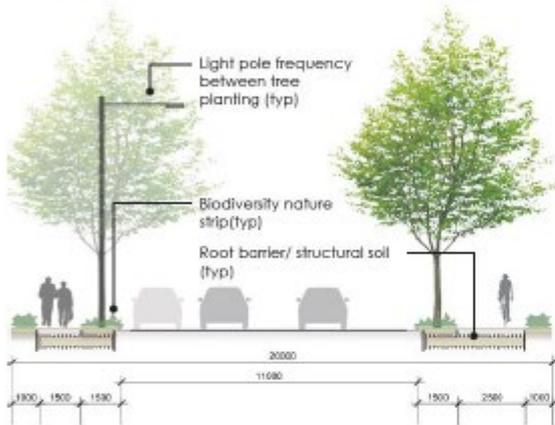


Detail - Local Road
 18m Road Reserve



General for all roads

Inground services (power/water/comms/turfs/pits) not shown but to be strategically located and coordinated to work in conjunction with tree soil cells and root barriers



Detail - Access Road
 15m Road Reserve



Detail - Laneway
 8m Road Reserve

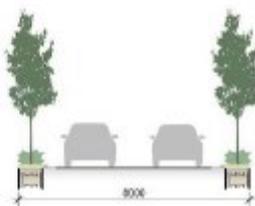
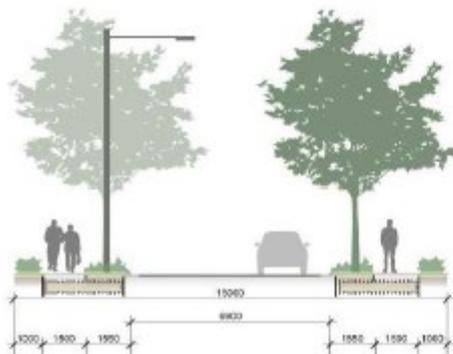


Figure BRI-S13.8 - Road hierarchy



Figure BRI-S13.9 - Stormwater catchment



Figure BRI-S13.10 - Trees and planting palette



Figure BRI-S13.11 - Precinct Staging Plan

