



# 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 RZ2023/04 to the Local Provisions Schedule.

The content of the approved amendment (RZ2023/04) and the location of the affected area, are as follows:

- Amend the planning scheme maps to insert the BRI-S12.0 Burrows Avenue 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](http://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](mailto:development@brighton.tas.gov.au) or 6268 7070.

The approved amendment will come into effect on the 24<sup>th</sup> May 2024.

**JAMES DRYBURGH**  
**General Manager**



**Brighton**  
*going places*

Approved



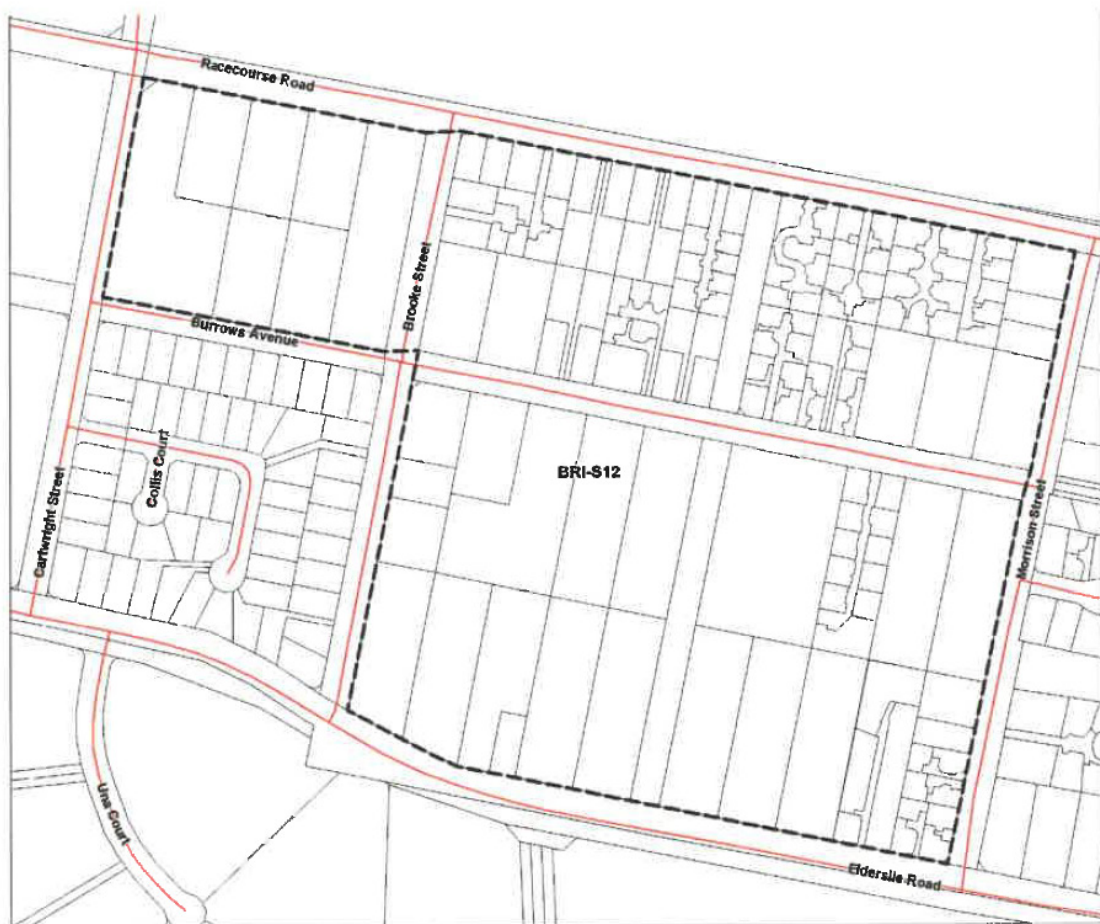
Effective date: 24 May 2024

# TASMANIAN PLANNING COMMISSION

## Tasmanian Planning Scheme - Brighton

### Draft amendment RZ 2023-004

1. Amend the planning scheme maps to insert the BRI-S12.0 Burrows Avenue Specific Area Plan, to land in Brighton as shown below.



2. Insert BRI-S12.0 Burrows Avenue Specific Area Plan into the Brighton LPS written document as shown below:

## **BRI-S12.0 Burrows Avenue Specific Area Plan**

### **BRI-S12.1 Plan Purpose**

The purpose of the Burrows Avenue Specific Area Plan is:

BRI-S12.1.1	To provide for the infrastructure required to service the demand created by new subdivision and multiple dwelling developments.
BRI-S12.1.2	To provide for lot and housing diversity and residential amenity which respond to the constraints of the existing land-use pattern.
BRI-S12.1.3	To provide road and pedestrian network connectivity.
BRI-S12.1.4	To provide for landscaping that contributes to and improves the character of the area.
BRI-S12.1.5	To provide for the construction of the undeveloped road reserve and encourage subdivision in accordance with the Burrows Avenue Specific Area Plan Precinct A Development Framework.

### **BRI-S12.2 Application of this Plan**

BRI-S12.2.1	The specific area plan applies to the area of land designated as BRI-S12.0 Burrows Avenue Specific Area Plan on the overlay maps and in Figure BRI-S12.1.
BRI-S12.2.2	In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to, the provisions of:  (a) General Residential Zone, as specified in the relevant provision.

### **BRI-S12.3 Local Area Objectives**

This sub-clause is not used in this specific area plan.

### **BRI-S12.4 Definition of Terms**

BRI-S12.4.1 In this specific area plan, unless the contrary appears:

<b>Term</b>	<b>Definition</b>
council infrastructure	means infrastructure managed by council including stormwater networks, footpaths, roads, streetlighting, landscaping, street trees and the like.
development framework	means the Burrows Avenue Specific Area Plan Precinct A Development Framework as shown in Figure BRI-S12.3.

Precinct A	means the area of land shown in Figure BRI-S12.2 as Precinct A.
street tree	means a tree that has the centreline of its trunk within a road reserve and grows to a minimum height of 3m.

### **BRI-S12.5 Use Table**

This sub-clause is not used in this specific area plan.

### **BRI-S12.6 Use Standards**

This sub-clause is not used in this specific area plan.

### **BRI-S12.7 Development Standards for Buildings and Works**

#### **BRI-S12.7.1 Infrastructure provision for multiple dwellings**

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings.

Objective:	That: (a) multiple dwelling development delivers sufficient council infrastructure to provide for road and pedestrian network connectivity and amenity; and (b) developer contributions are made towards the cost and provision of council infrastructure in accordance with the relevant policy adopted by council.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b>  No Acceptable Solution.	<b>P1.1</b>  Council infrastructure must be provided or upgraded as required, having regard to:  (a) the demand that the development places on council infrastructure; (b) any existing council infrastructure; (c) the topography and other site conditions; and (d) any advice from a State authority, regulated entity or council.  <b>P1.2</b>  For council infrastructure that has been provided by council, an infrastructure contribution must be paid, having regard to Council's adopted Key Infrastructure Investments and Defined Infrastructure Charges policy that is relevant to the land.
<b>A2</b>	<b>P2</b>

<p>Not less than 1 street tree, which may include an existing street tree, must be provided along the frontage of a new multiple dwelling development excluding for multiple dwelling development on an internal lot.</p>	<p>Street trees must be provided along the frontage of a multiple dwelling development, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the width of lot frontages;</li> <li>(b) the location of infrastructure;</li> <li>(c) the topography of the site;</li> <li>(d) the safety and efficiency of the road network;</li> <li>(e) the nature of the road; and</li> <li>(f) existing vegetation to be retained.</li> </ul>
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**BRI-S12.7.2 On-site landscaping for multiple dwellings**

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 the residential amenity, safety and character of the area through provision of trees and landscaping treatments.</p>
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p><b>A1</b></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><b>P1</b></p> <p>Multiple dwellings must provide a reasonable level of landscaping, having regard to:</p> <ul style="list-style-type: none"> <li>(a) areas to be landscaped;</li> <li>(b) proposed planting;</li> <li>(c) the location of infrastructure;</li> <li>(d) the topography of the site; and</li> <li>(e) existing vegetation to be retained on the site.</li> </ul>
<p><b>A2</b></p> <p>Landscaping of parking and circulation areas, comprising not less than 5% of the total area of the parking and circulation areas, must be provided if more than 5 parking spaces are proposed.</p>	<p><b>P2</b></p> <p>Landscaping of parking and circulation areas must contribute positively to the amenity and character of the area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) minimising the visual impact of the parking and circulation areas on the streetscape;</li> <li>(b) minimising any loss of amenity of the occupants of adjoining properties; and</li> <li>(c) minimising opportunities for crime or anti-social behaviour by avoiding the creation of concealment spaces.</li> </ul>

**BRI-S12.7.3 Housing diversity**

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings.

Objective:	That multiple dwelling development provides diverse number of bedrooms per dwelling.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<b>A1</b> Multiple dwelling development must have: (a) not more than 4 dwellings on a site; or (b) not more than 80% of dwellings as 2-bedroom dwellings.	<b>P1</b> Multiple dwelling development must provide a diversity of dwelling sizes, having regard to: (a) the number of bedrooms per multiple dwelling; and (b) rooms that could be used as a bedroom.	

#### BRI-S12.7.4 Development and works in Precinct A

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings.

Objective:	That buildings and works within Precinct A do not prejudice the future use of land for urban development.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<b>A1</b> Building and works within Precinct A must be: (a) for an addition to an existing dwelling; (b) of a temporary nature able to be removed prior to the development of the land; or (c) on a lot, excluding a balance lot, that has been created by an approved subdivision under this specific area plan.	<b>P1</b> Building and works within Precinct A must not preclude or hinder the effective implementation of the development framework in Figure BRI-S12.3, having regard to: (a) streetscape character and amenity; (b) existing use and development; (c) opportunities for passive surveillance; and (d) provision of council infrastructure along the frontage of the site.	

### BRI-S12.8 Development Standards for Subdivision

#### BRI-S12.8.1 Subdivision - Precinct A

This clause is in substitution for General Residential Zone – Clauses 8.6.1 Lot design A1 and P1; and 8.6.1 A4 and P4.

Objective:	That subdivision within Precinct A provides for consistency with the purpose of the specific area plan and the development framework.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	

<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(a) be in accordance with the development framework; and</li> <li>(b) have an area of not less than 450m<sup>2</sup>, and: <ul style="list-style-type: none"> <li>(i) be able to contain a minimum building area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> <li>a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</li> <li>b. easements or other title restrictions that limit or restrict development; and</li> </ul> </li> <li>(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; or</li> </ul> </li> <li>(c) be required for public use by the Crown, a council or a State authority;</li> <li>(d) be required for the provision of Utilities; or</li> <li>(e) be for the consolidation of a lot with another lot provided each lot is within the same zone.</li> </ul>	<p><b>P1</b></p> <p>The layout of lots, roads and pedestrian access must be generally consistent with the development framework, having regard to:</p> <ul style="list-style-type: none"> <li>(a) demonstrated site constraints;</li> <li>(b) topography;</li> <li>(c) provision of necessary road and service infrastructure; and</li> <li>(d) any advice received from the road authority.</li> </ul>
<p><b>A2</b></p> <p>No Acceptable Solution.</p>	<p><b>P2.1</b></p> <p>Council infrastructure must be provided or upgraded as required, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the demand that the development places on council infrastructure;</li> <li>(b) any existing council infrastructure;</li> <li>(c) the topography and other site conditions; and</li> <li>(d) any advice from a State authority, regulated entity or council.</li> </ul> <p><b>P2.2</b></p> <p>For council infrastructure that has been provided by council, an infrastructure contribution must be paid, having regard to Council's adopted Key Infrastructure Investments and Defined Infrastructure Charges policy that is relevant to the land.</p>

Figure BRI-S12.1 - Burrows Avenue Specific Area Plan Area

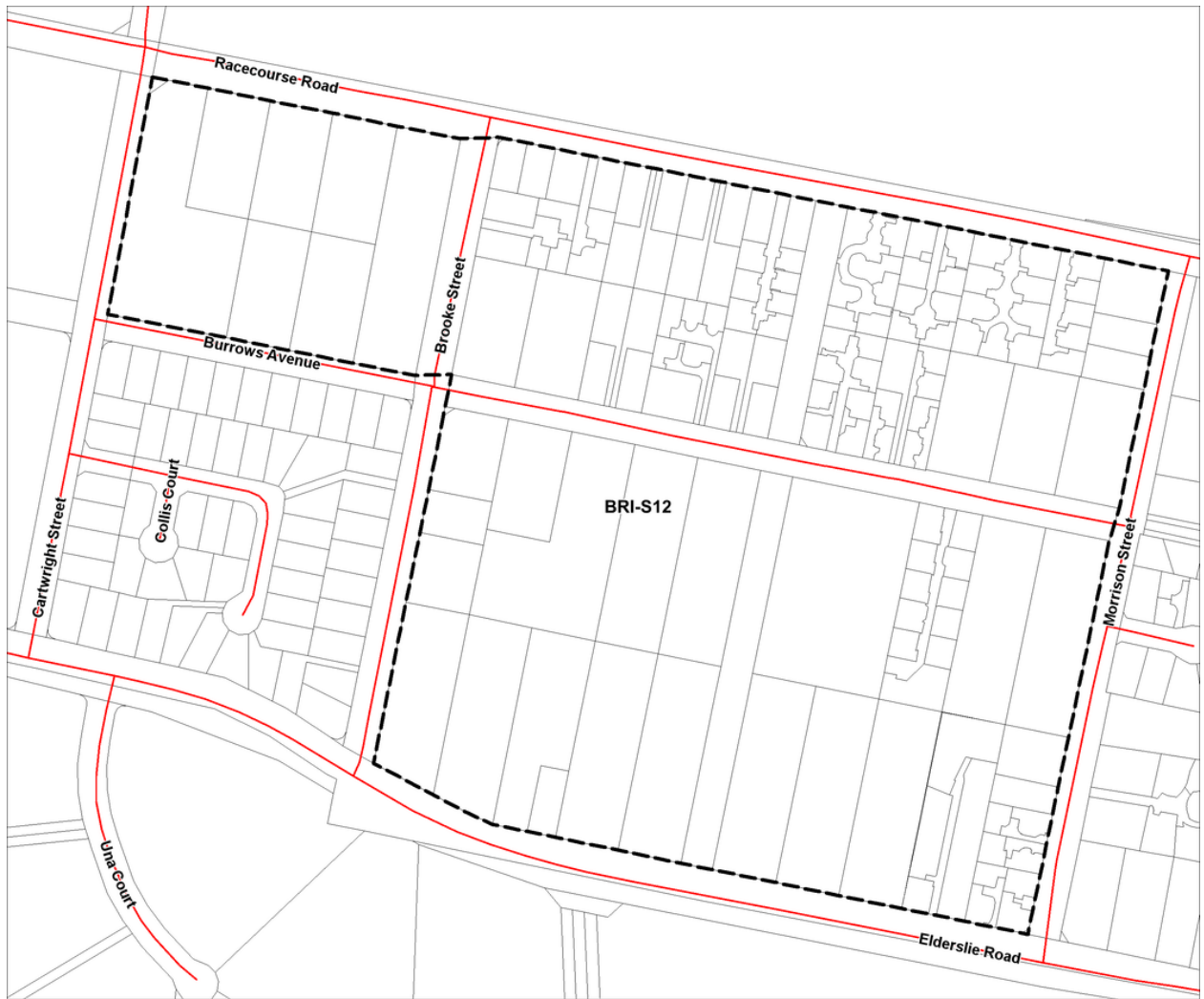
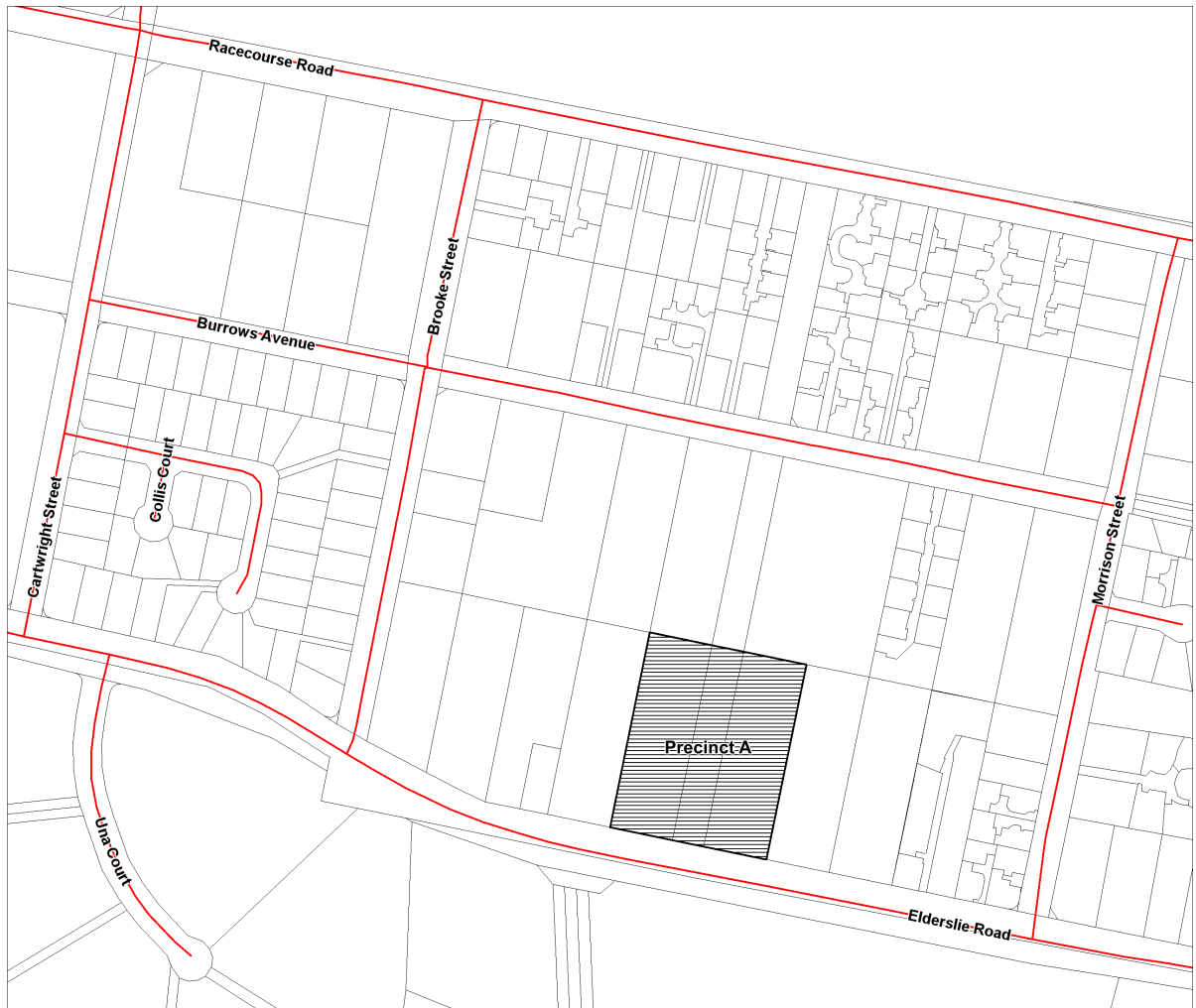




Figure BRI-S12.2 - Precinct A Area



**Figure BRI - S12.3 - The Burrows Avenue Specific Area Plan Precinct A  
Development Framework**

