



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 RZ2024/02 to the Local Provisions Schedule.

The content of the approved amendment (RZ2024/02) and the location of the affected area, are as follows:

- Amend clause BRI-S11.7.1 Building and Works of the BRI-S11.0 South Brighton Specific Area Plan (see attached)

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 contact Council Officers on development@brighton.tas.gov.au or 6268 7070.

The approved amendment will come into effect on the 22nd November 2024.

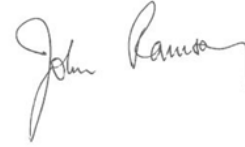
JAMES DRYBURGH
Chief Executive Officer



Brighton
going places

**TASMANIAN
PLANNING COMMISSION**

Approved



Effective date: 22 November 2024

Tasmanian Planning Scheme – Brighton Specific Area Plan

Tasmanian Planning Scheme - Brighton

Amendment RZ 2024/02

Instrument of Certification

The Brighton Council Planning Authority resolved at its meeting held on 1 October 2024 that Amendment RZ2024/02 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:

General Manager

Date: 2/10/24




AMENDMENT TO THE PLANNING SCHEME ORDINANCE

Amend clause BRI-S11.7.1 Building and Works of the BRI-S11.0 South Brighton Specific Area Plan as follows:

BRI-S11.7.1 Building and Works

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
<p>A1</p> <p>Buildings and works must:</p> <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>P1</p> <p>Buildings and works must not preclude or hinder the effective and efficient implementation of the Development Framework in Figure BRI-S11.2, 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; (d) the purpose, location and extent of any building and works; and (e) any alternative subdivision layout that achieves the Specific Area Plan Purpose.