

SUBSTANTIALLY MODIFIED PART OF THE BRIGHTON DRAFT LOCAL PROVISIONS SCHEDULE (draft LPS)

The Tasmanian Planning Commission (the Commission) has directed the Brighton planning authority to substantially modify part of the Brighton draft Local Provisions Schedule (draft LPS) as follows:

1) Brighton Industrial Hub

- a) Insert BRI-S10.0 Brighton Industrial Hub Specific Area Plan into the Brighton draft LPS as follows:

BRI-S10.0 Brighton Industrial Hub Specific Area Plan

BRI-S10.1 Plan Purpose

The purpose of the Brighton Industrial Hub Specific Area Plan is:

- BRI-S10.1.1 To protect the Brighton Industrial Hub from sensitive use establishing in the area.

BRI-S10.2 Application of this Plan

- BRI-S10.2.1 The specific area plan applies to the area of land designated as Brighton Industrial Hub Specific Area Plan on the overlay maps.
- BRI-S10.2.2 In the area plan of land this plan applies to, the provisions of the specific area plan are in substitution for the provisions of the Attenuation Code, as specified in the relevant provision.

BRI-S10.3 Local Area Objectives

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

BRI-S10.4 Definition of Terms

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

BRI-S10.5 Use Table

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

BRI-S10.6 Use Standards

BRI-S10.6.1 Sensitive use

This clause is in substitution for Attenuation Code - clause C9.5.2 Sensitive use within an attenuation area

Objective:	That new sensitive use is not established within the Brighton Industrial Hub.	
Acceptable Solutions		Performance Criteria
A1 Use or development is not for sensitive use.	P1 No Performance Criterion.	

BRI-S10.7 Development Standards for Buildings and Works

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

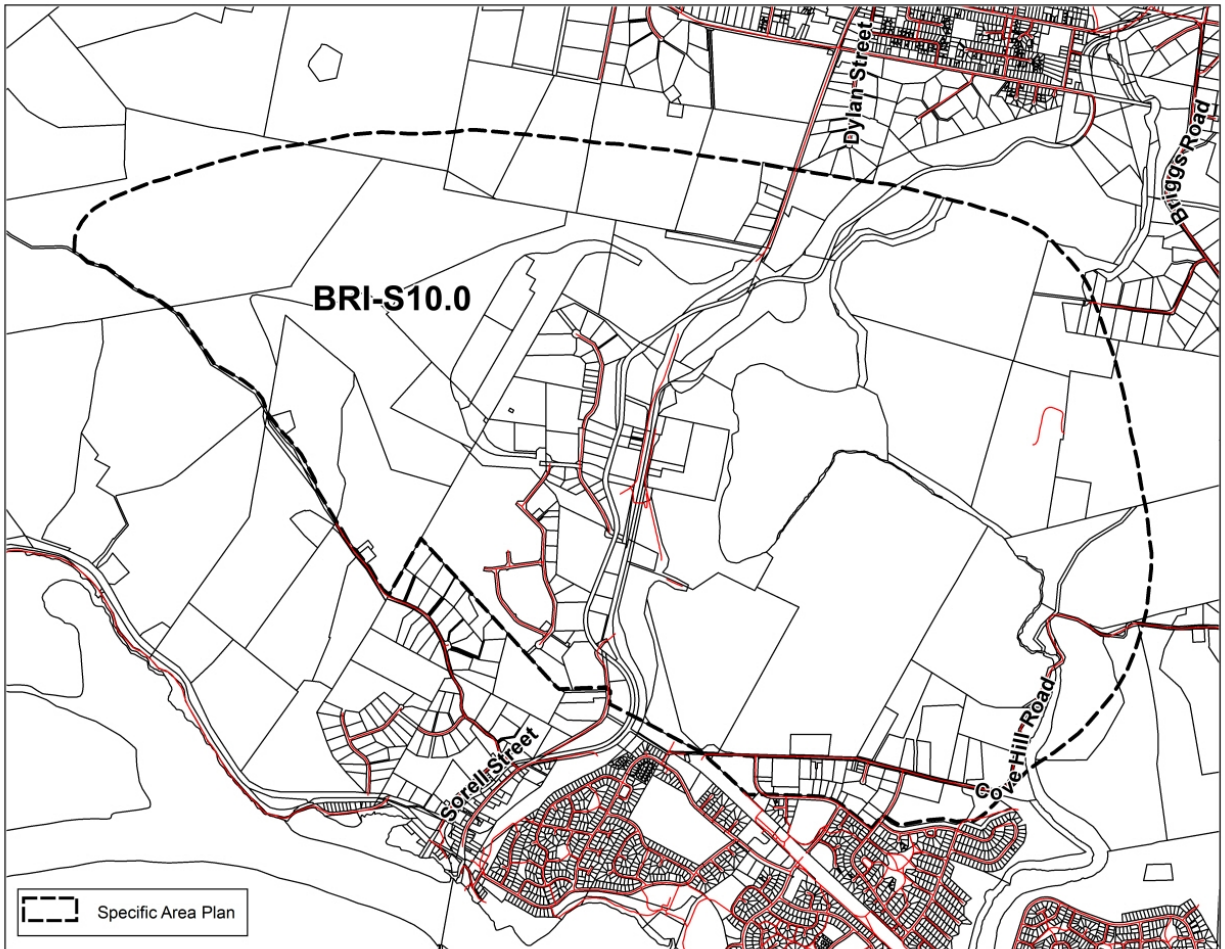
BRI-S10.8 Development Standards for Subdivision

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

BRI-S10.9 Tables

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

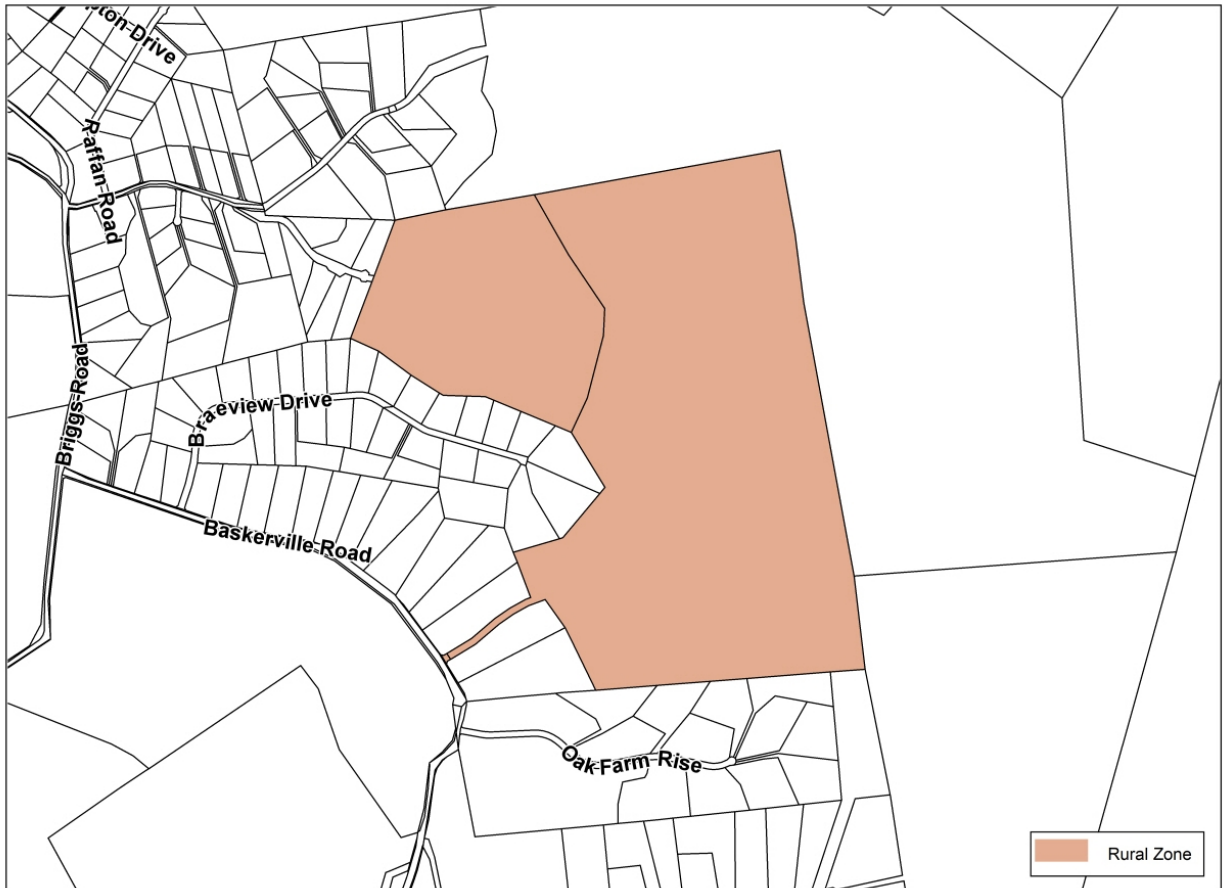
- b) Insert BRI-S10.0 Brighton Industrial Hub Specific Area Plan into the Brighton draft LPS as shown on Map 1 below:



Map 1: Brighton Industrial Hub Specific Area Plan

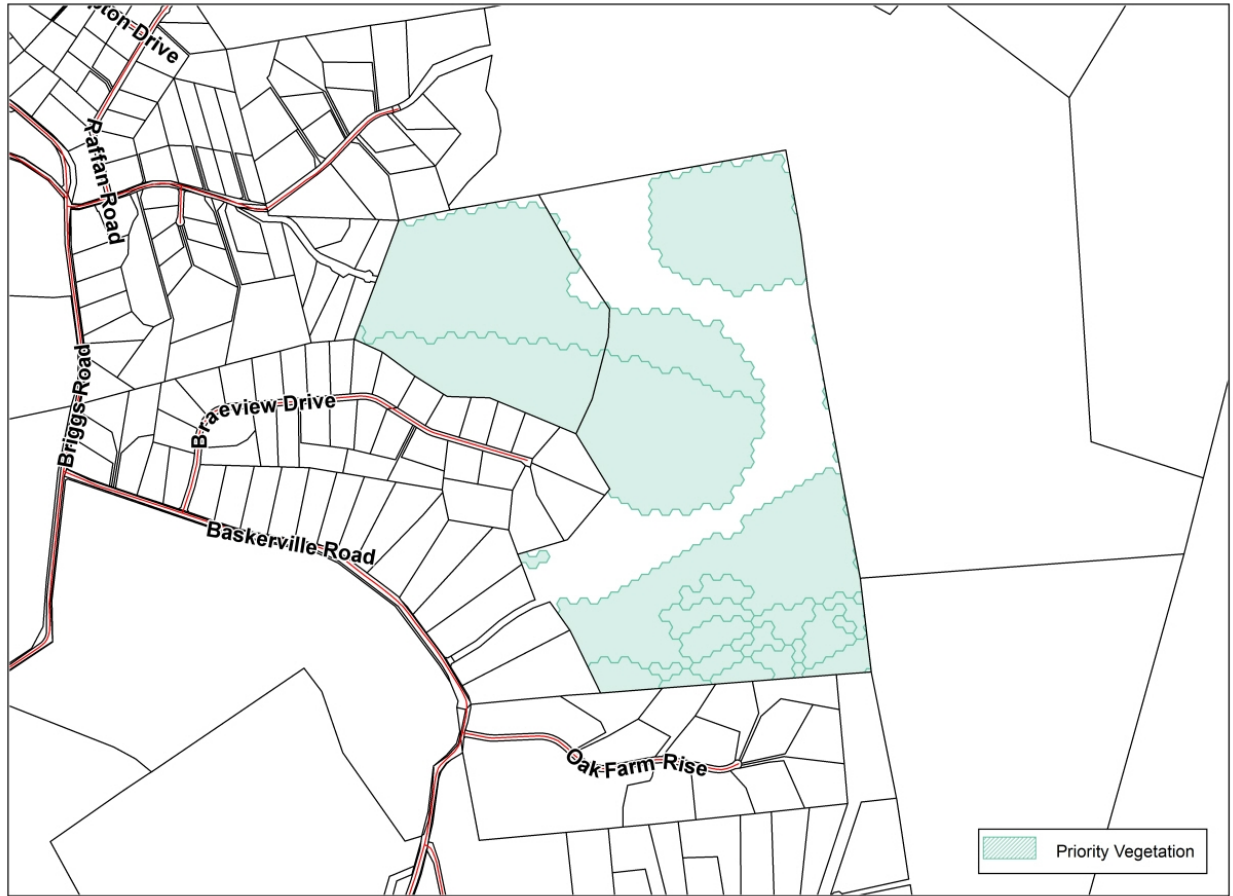
2) 20 Dokdo Rise and 530B Baskerville Rd, Honeywood

- a) Apply the Rural Zone to 20 Dokdo Rise and 530B Baskerville Road, Honeywood as shown on Map 2 below:



Map 2: 20 Dokdo Rise & 530B Baskerville Road, Honeywood zoning

b) Apply the priority vegetation area overlay to 20 Dokdo Rise and 530B Baskerville Road, Honeywood as shown on Map 3 below:

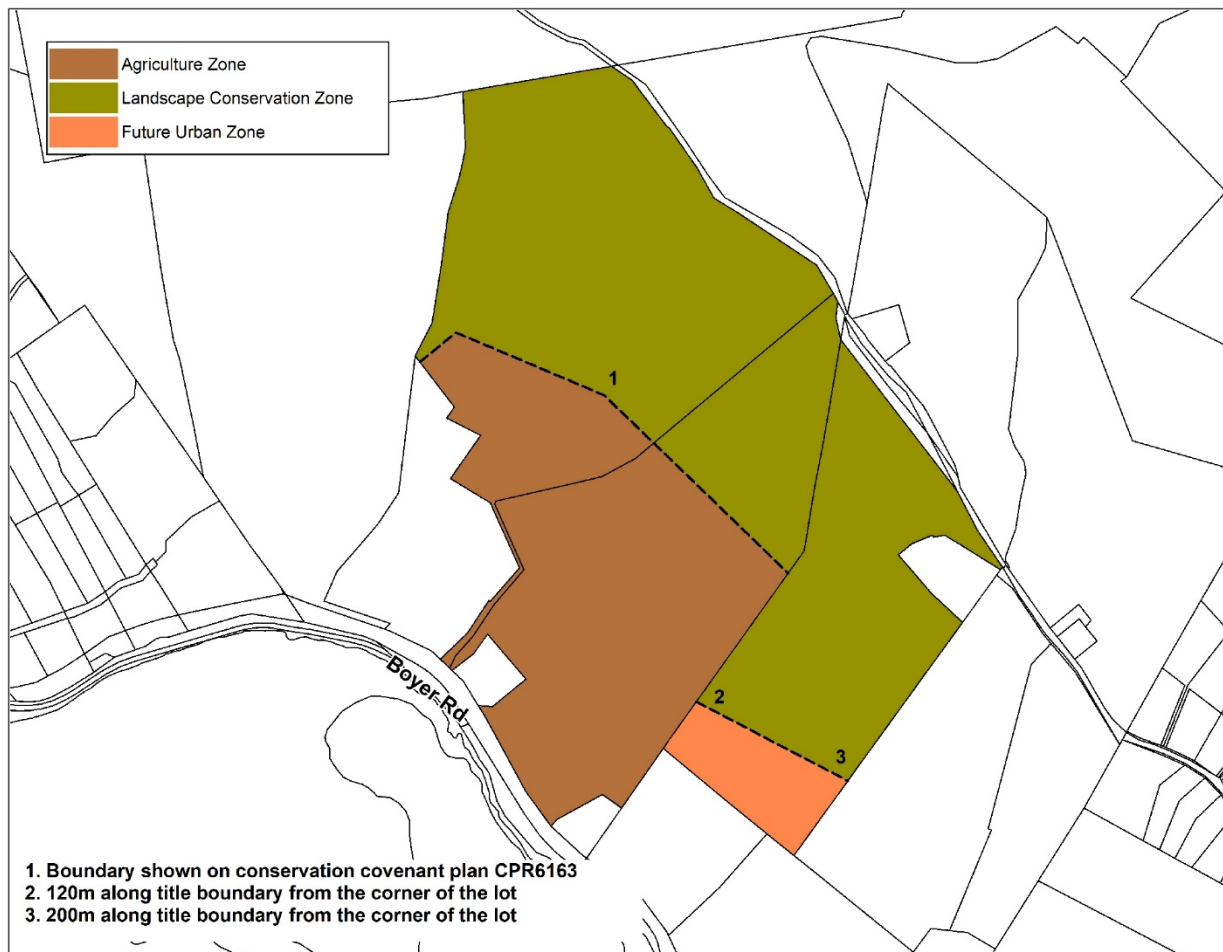


Map 3: 20 Dokdo Rise & 530B Honeywood Rd, Honeywood priority vegetation area overlay

3) 232 and 246 Boyer Road, Bridgewater (folios of the Register 172452/2 and 169759/1) and 31 Cobbs Hill Road, Bridgewater (folio of the Register 152364/2)

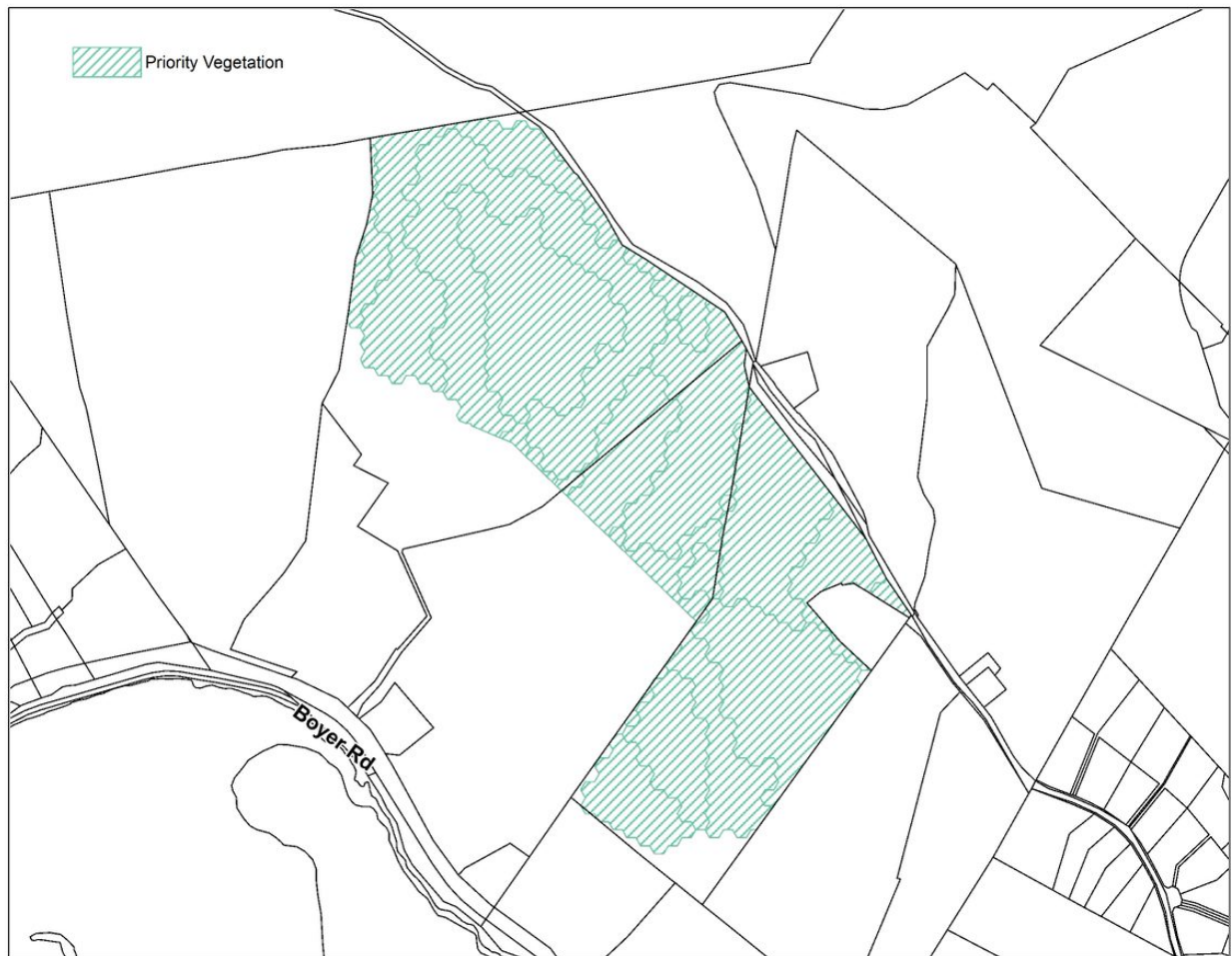
- a) Apply the Agriculture Zone and the Landscape Conservation Zone zone boundary between to:
- 232 and 246 Boyer Road, Bridgewater (folios of the Register 172452/2 and 169759/1); and
 - 31 Cobbs Hill Road, Bridgewater (folio of the Register 152364/2),

as shown on Map 4 below:



Map 4: 232 & 246 Boyer Rd & 31 Cobbs Hill Rd, Bridgewater zoning

- b) Apply the priority vegetation area overlay to 232 and 246 Boyer Road, Bridgewater and 31 Cobbs Hill Road, Bridgewater as shown in Map 5 below:



Map 5: 232 & 246 Boyer Rd & 31 Cobbs Hill Rd, Bridgewater revised priority vegetation area overlay

- c) Delete the priority vegetation area overlay from 232 and 246 Boyer Road, Bridgewater and 31 Cobbs Hill Road, Bridgewater as shown in Figure 1 below:

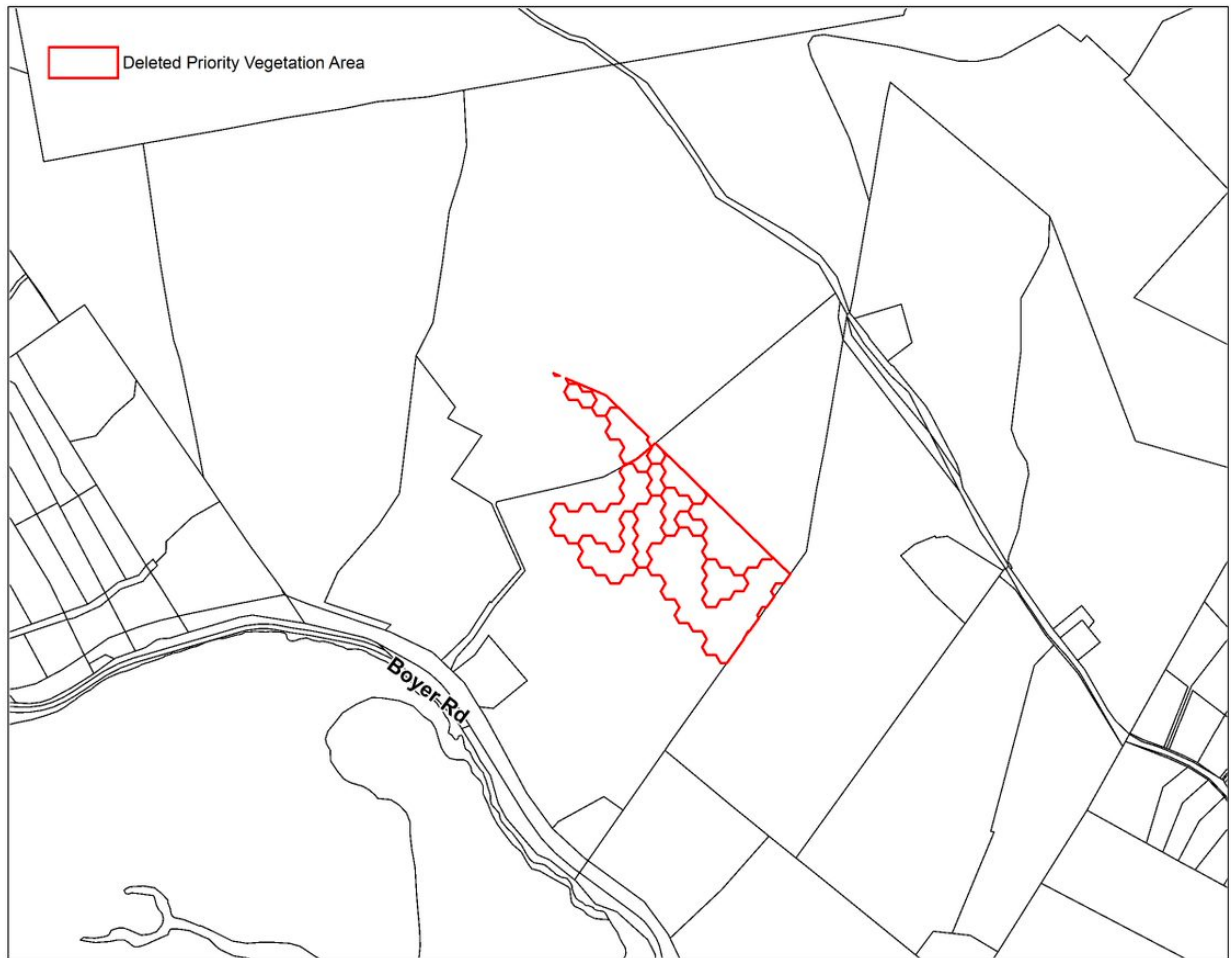


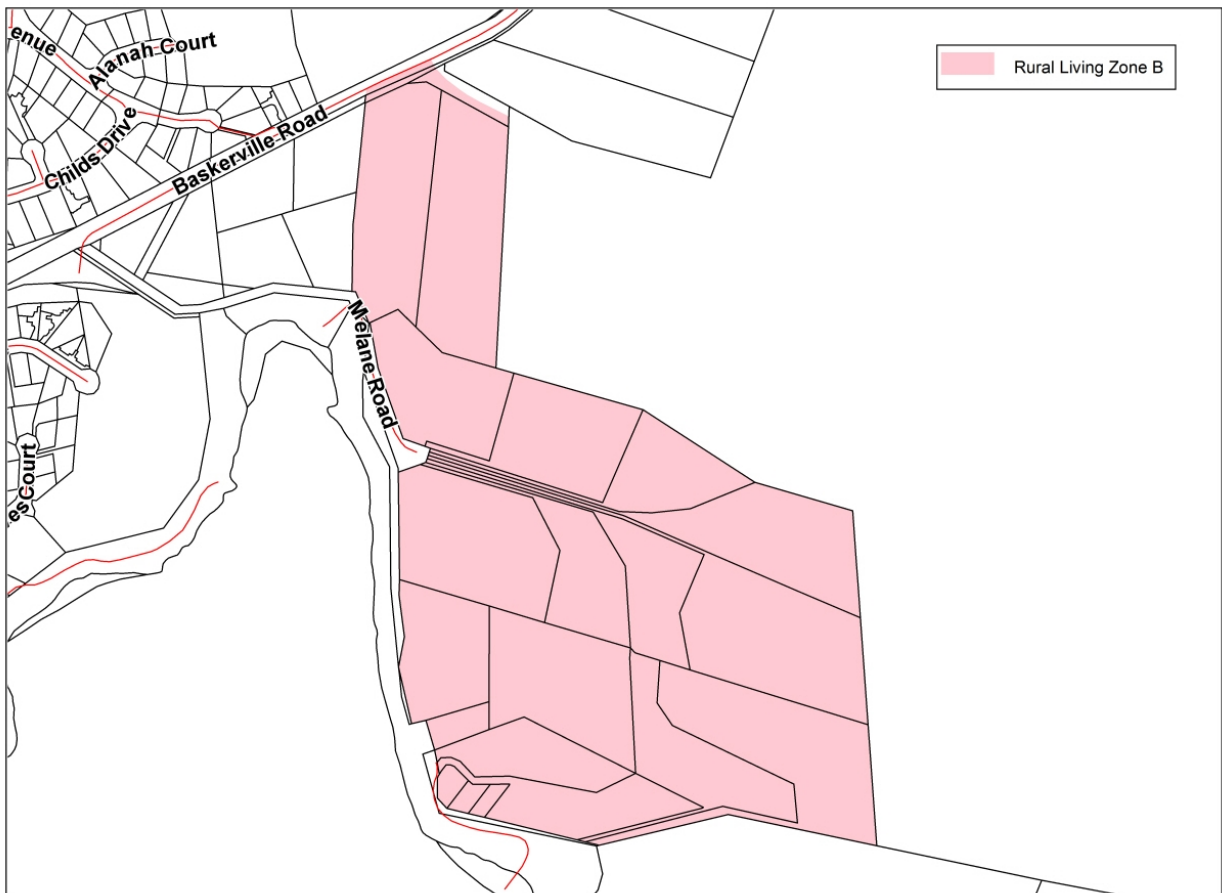
Figure 1: 232 & 246 Boyer Rd & 31 Cobbs Hill Rd, Bridgewater deleted priority vegetation area overlay

4) Baskerville Road, Cassidy's Road, and Melane Road, Old Beach

a) Apply the Rural Living Zone B to:

- i) 34 and 40 Baskerville Road, Old Beach;
- ii) 1, 2, 3, 5, 6, 7, 8 Cassidy's Road, Old Beach; and
- iii) 1, 2, 3, 4, 5 (folios of the Register 102907/1 and 102908/1), 8, 8B, 9, 11 (folios of the Register 161430/2 and 161430/1) Melane Road, Old Beach

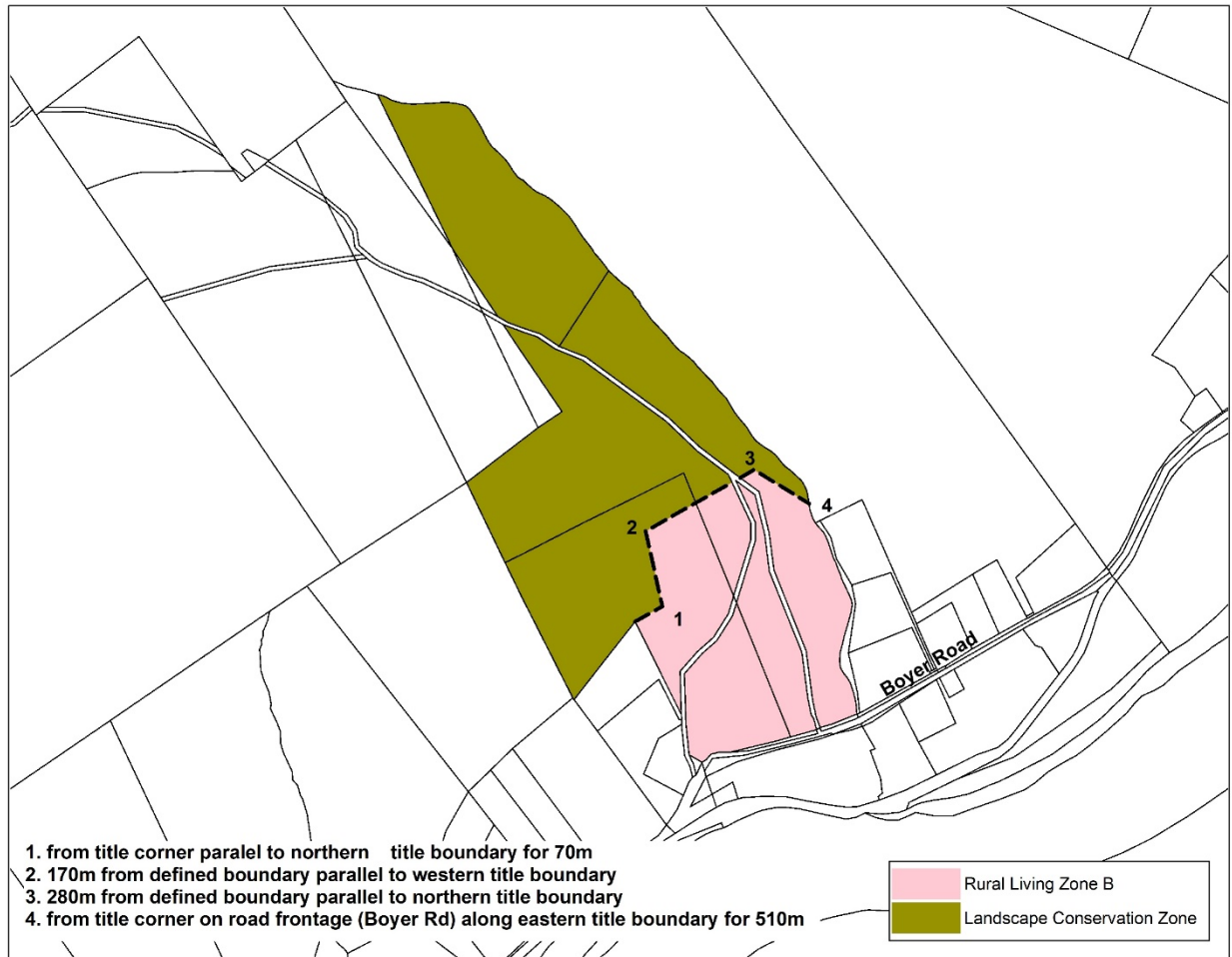
As shown in the Map 6 below:



Map 6: Baskerville Rd, Cassidy's Rd & Melane Rd zoning

5) 754, 757 and 770 Boyer Road, Dromedary

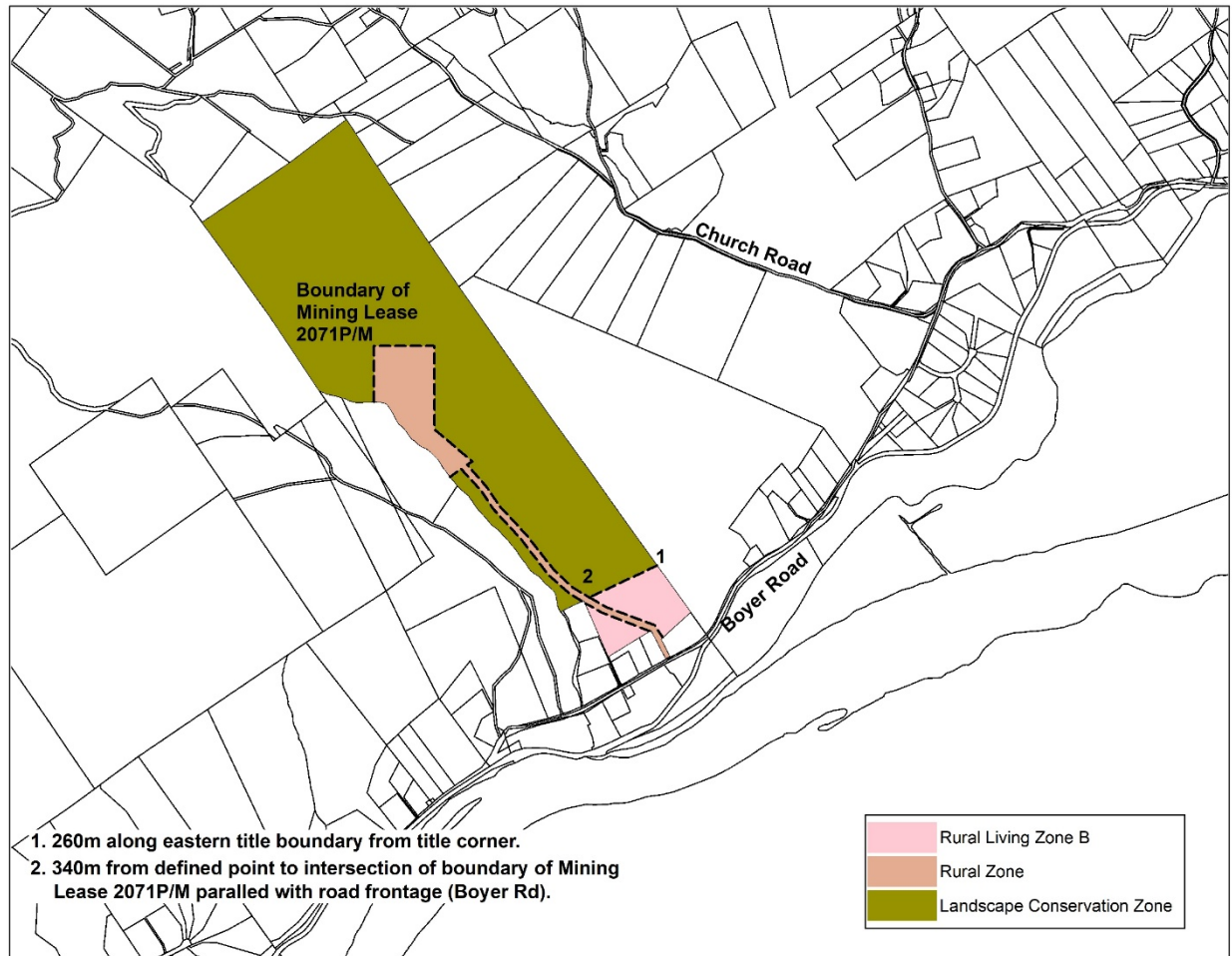
- a) Apply the Rural Living Zone B to part of 754, 757 and 770 Boyer Road, Dromedary (folios of the Register 21919/1, 167426/1, and 167425/1) as shown on Map 7 below:



Map 7: 754, 757 & 770 Boyer Rd, Dromedary zoning

6) 720 Boyer Road, Dromedary

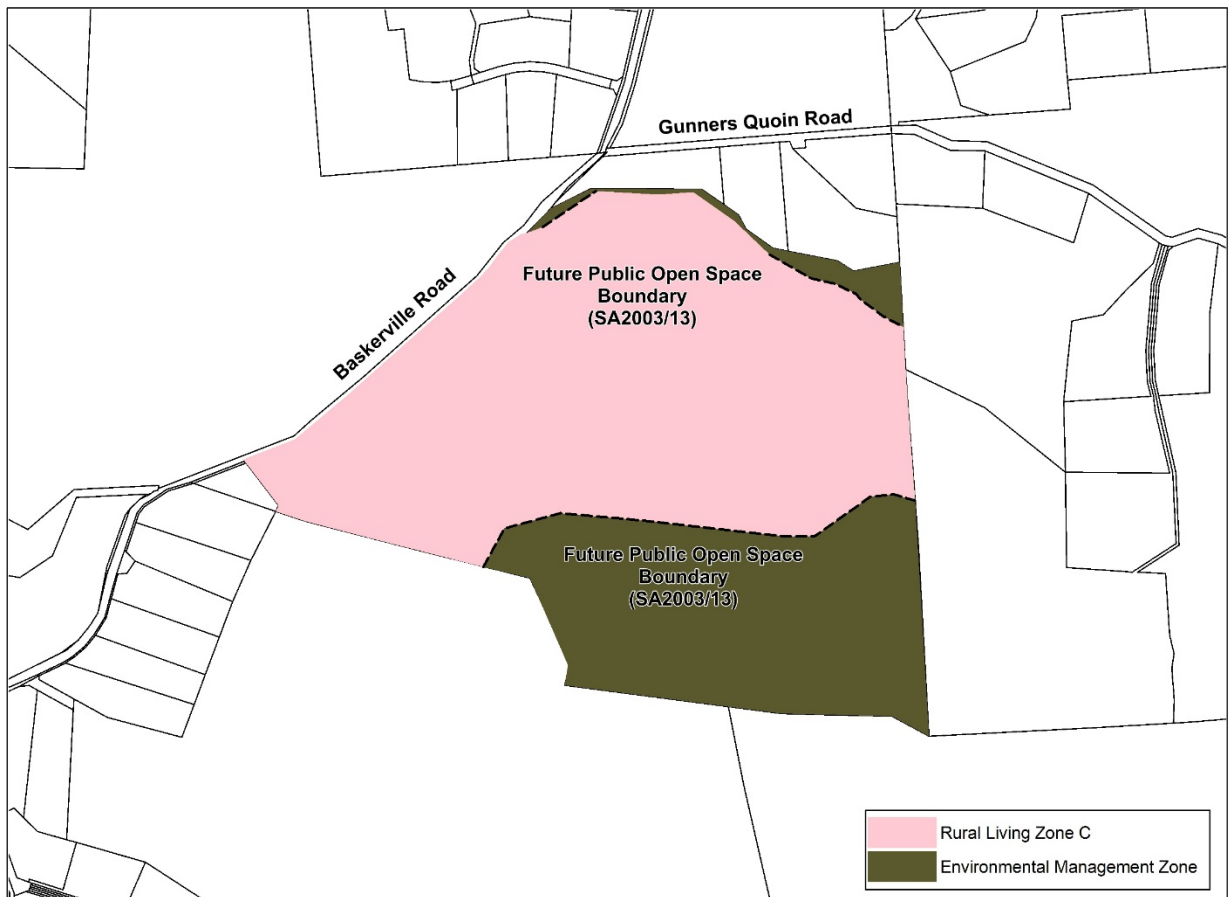
- a) Apply the Landscape Conservation Zone, Rural Living Zone, and Rural Zone to 720 Boyer Road, Dromedary as shown on Map 8 below:



Map 8: 720 Boyer Rd, Dromedary zoning

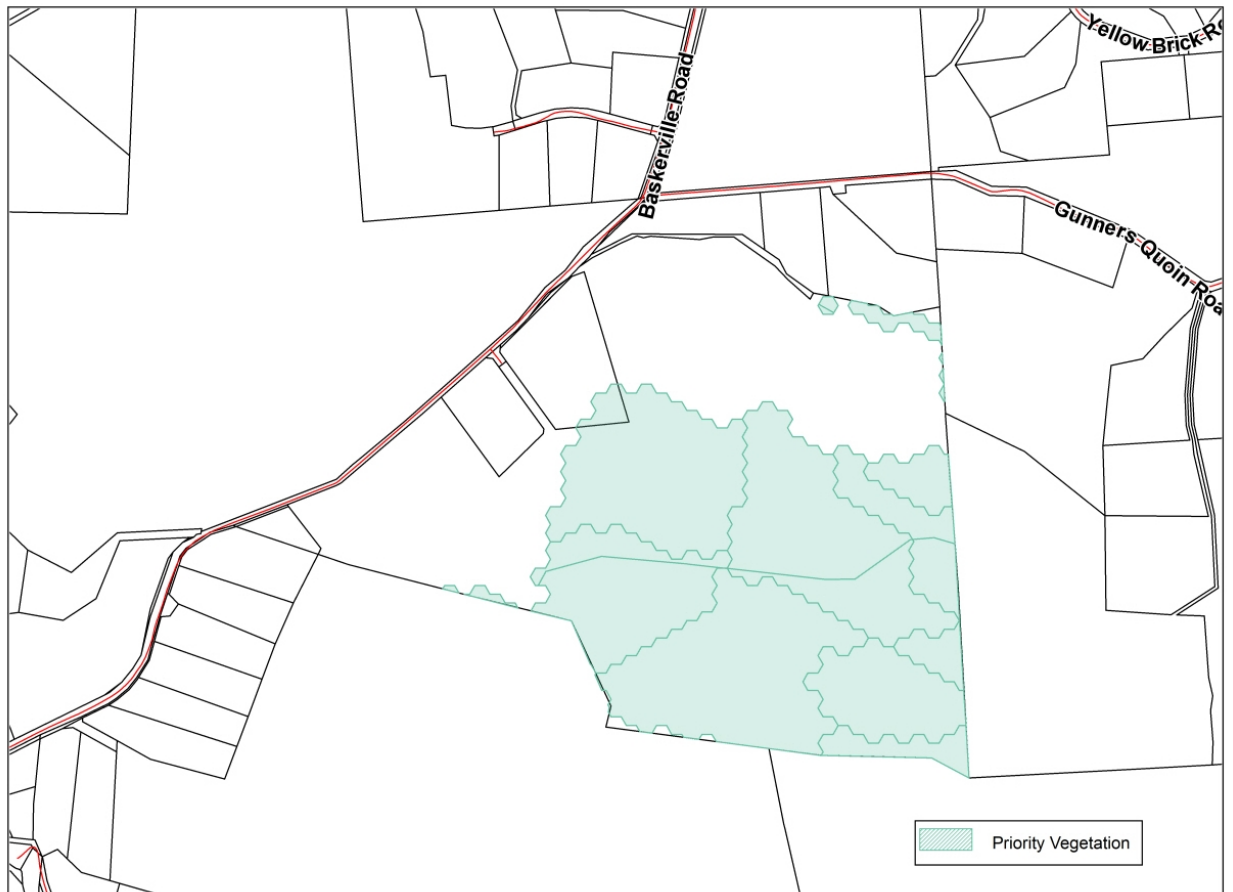
7) 110, 160 and 166 Baskerville Road, Old Beach

- a) Apply the Rural Living Zone C and the Environmental Management Zone to 110, 160 and 166 Baskerville Road, Old Beach as shown on Map 9 below:



Map 9: 110, 160 & 166 Baskerville Rd, Old Beach zoning

- b) Apply the priority vegetation area overlay to 110, 160 and 166 Baskerville Road, Old Beach as shown on Map 10 below:



Map 10, 160 & 166 Baskerville Rd, Old Beach zoning

8) Bushfire Prone Areas overlay – Bridgewater

a) Delete the bushfire prone areas overlay from the following properties:

- (i) Folio Register (FR) 6710/427
- (ii) FR 6706/982
- (iii) FR 6707/996
- (iv) FR 6708/962
- (v) FR 6708/999
- (vi) FR 6708/881
- (vii) FR 6708/880
- (viii) FR 6708/873
- (ix) FR 6708/874
- (x) FR 157339/1
- (xi) FR 152760/0
- (xii) FR 148199/0
- (xiii) FR 124126/2

as shown on Figure 2 below:

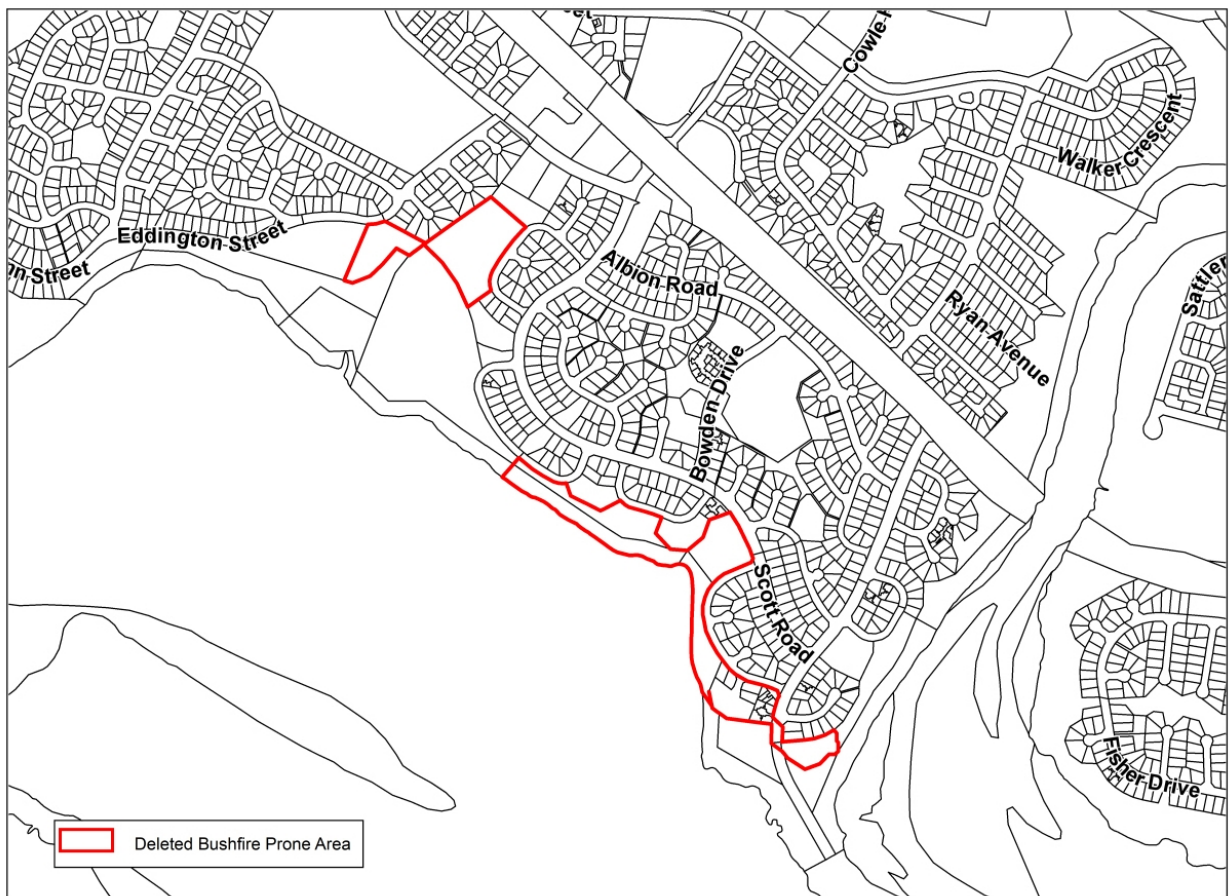


Figure 2: Deleted bushfire prone areas overlay outlined in red