



15 June 2023

Mr Dan Ford
Chair
GPO BOX 1691
HOBART TAS 7001
Email: tpc@planning.tas.gov.au

Dear Mr Ford

**Tasmanian Planning Scheme – Brighton
Draft Amendment RZ-2022-05**

I refer to the draft amendment above and your letter dated 25 May 2023.

I provide the following submission on the matters requiring clarification.

- a. I note that TasWater's SPAN dated 31/01/2023 clearly stated that TasWater does not object to the proposal.

However, TasWater suggested that the GHD Infrastructure Assessment be updated to include all the land included in the draft amendment to show a combined servicing approach.

The landowner of 69 Brighton Rd (and other properties) has provided Council with a copy of a combined servicing approach prepared by Pitt & Sherry which they had commissioned in partnership with the owners of 40 Brighton Rd (See Attachment 1). Whilst not necessarily consistent with the layout shown in the South Brighton Master Plan, it does demonstrate that all the land included in the draft amendment can be serviced through a combined servicing approach.

The Pitt & Sherry concept has been forwarded to TasWater who have provided an amended SPAN (Attachment 2)

- b. A consolidated plan of the proposed amendment showing the extent of the proposed and existing Specific Area Plans (SAPs), and proposed rezonings is provided at Attachment 3.

The consolidated plan has revealed that there is an unintended error on 69 Brighton Rd as it shows a gap between the proposed General Residential Zone and BRI-S11.0 overlay between the existing BRI-S10.0 overlay. The intention was for these two

boundaries to align and Council intend to provide an amended plan to reflect this once it receives it from our GIS consultant.

It is hoped that the Commission can consider an amended plan in its deliberations during the Hearings. Council submit that this is a minor amendment and is not a substantial modification as it was implied in the South Brighton Master Plan and has no significant impact on the overall outcome or any adjoining landowners.

As requested, I can confirm that Tim Leaman from North Barker Eco System Services will be available as an Ecological expert on the morning of the 14th August for the scheduled hearing of the draft amendment. Council's engineer will also be available for the entirety of the hearings if required.

The Commission has indicated that it would like to explore matters relating to infrastructure delivery and contributions. In preparation for this matter, a copy of Council's existing "Key Infrastructure Investments and Defined Infrastructure Charges" Policy is provided at Attachment 4. Also provided is a recently rescinded Addendum to that Policy as an example of how the Policy may be implemented (Attachment 5).

At this stage Council is not committed to developing further Addendums to the Policy for the South Brighton area but is open to the possibility if needed subject to cost and the infrastructure needed. I look forward to discussing this matter further at the Hearing.

If you require any further information please contact me on david.allingham@brighton.tas.gov.au or 6268 7021.

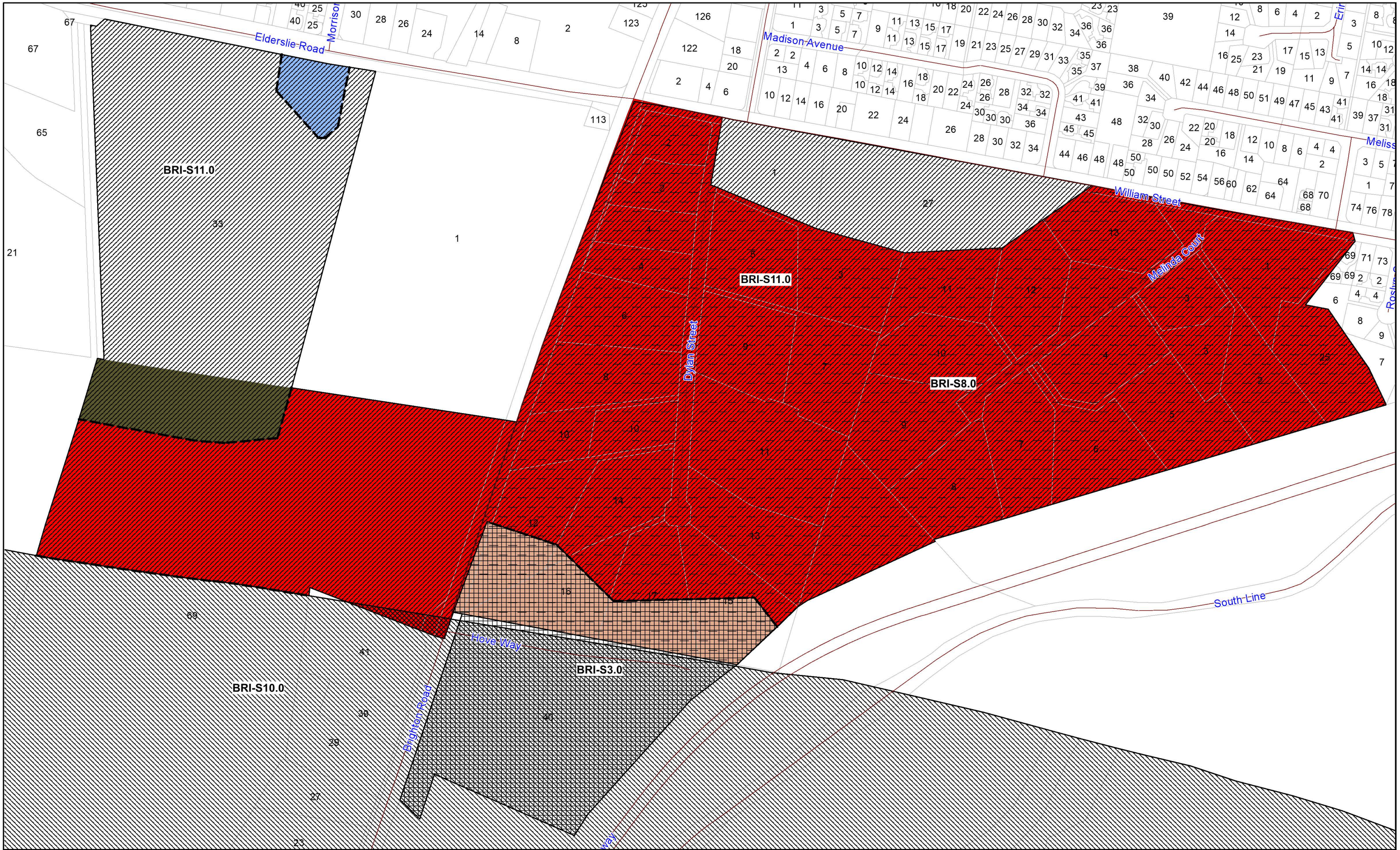
Yours sincerely



David Allingham
ACTING GENERAL MANAGER

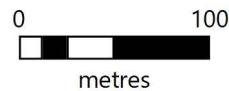
ATTACHMENTS

- 1 – Pitt & Sherry - Concept Design Sketches
- 2 – Taswater Amended SPAN
- 3 – Consolidated Zoning and SAP Plan
- 4 – Key Infrastructure Investments and Defined Infrastructure Charges Policy
- 5 – Rescinded Addendum to Policy



RZ5 South Brighton Master Plan

South Brighton Master Plan-Proposed and Existing Amendments



Date: 23.06.2023



Proposed Zones

- Environmental Management
- General Residential
- Local Business
- Rural
- Proposed ZoneBdy

Legend

- Specific Area Plan S8.0 (Existing)
- Specific Area Plan S10.0 (Existing)
- Specific Area Plan S11.0 (Proposed)
- Specific Area Plan S3.0 (Proposed)