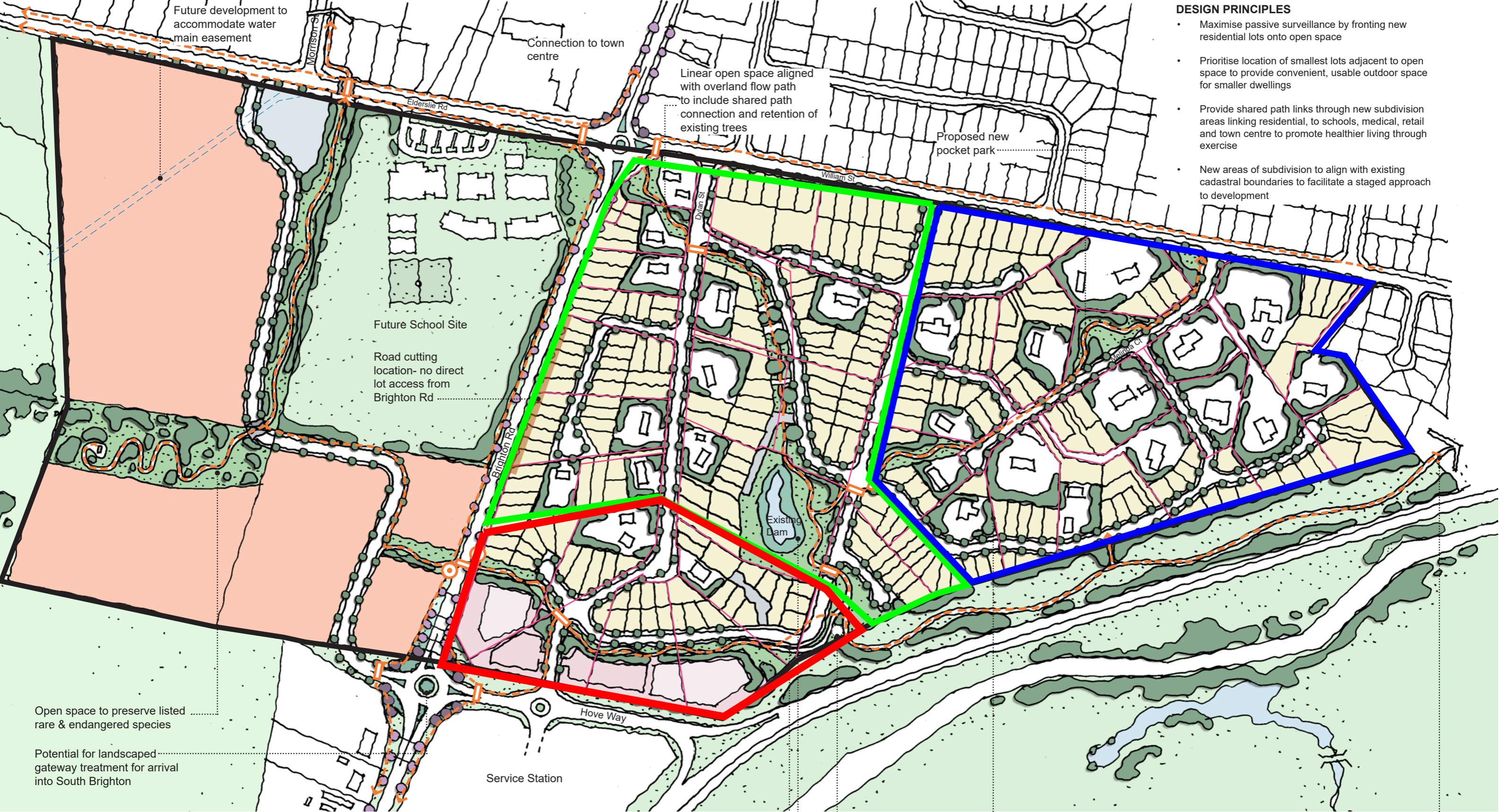


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**From:** David Allingham <David.Allingham@brighton.tas.gov.au>  
**Sent:** Monday, 23 October 2023 10:00 AM  
**To:** Barlund, Paola <Paola.Barlund@planning.tas.gov.au>  
**Subject:** South Brighton staging options



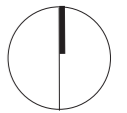
- DESIGN PRINCIPLES**
- Maximise passive surveillance by fronting new residential lots onto open space
  - Prioritise location of smallest lots adjacent to open space to provide convenient, usable outdoor space for smaller dwellings
  - Provide shared path links through new subdivision areas linking residential, to schools, medical, retail and town centre to promote healthier living through exercise
  - New areas of subdivision to align with existing cadastral boundaries to facilitate a staged approach to development

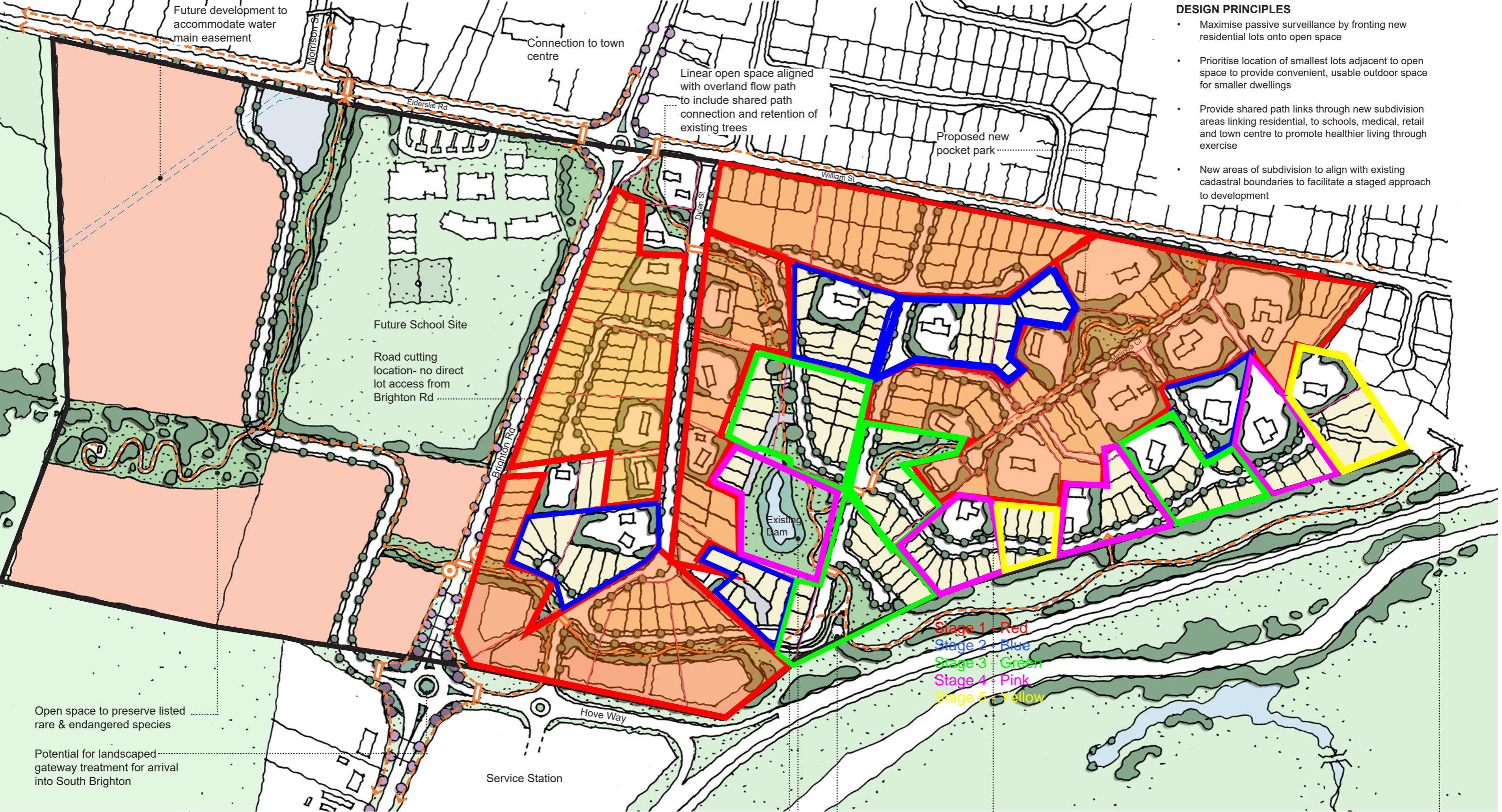
**DRAWING KEY**

- Residential Lots: approx 400 - 650sq.m**  
*Opportunity for lots adjoining or adjacent open space and shared pathway link to be 300sq.m*
- Retail** - Potential for large format retail with off street parking and landscape buffer
- Local Business** - Potential site with strong pedestrian connections: 3800sq.m
- Greenfield Site:** No lots shown to allow flexibility for subdivision design. Retain road connection
- Proposed Shared Path Links
- Potential pedestrian crossing location
- Potential bus stop locations
- Existing Residential Lots
- Proposed Residential Lots
- Proposed Open Space

- Potential location of sewer pumping station- requires 30m buffer to residential and to be located outside flood zone
- Final dam layout and capacity is subject to detailed design and risk assessment
- Final road layout in this area is subject to detailed design and risk assessment
- Existing title boundaries shown in red. Potential to reconfigure titles and infill with new residential
- Connection to Jordan River Trail

**SOUTH BRIGHTON DEVELOPMENT PRECINCT**





- ### DESIGN PRINCIPLES
- Maximise passive surveillance by fronting new residential lots onto open space
  - Prioritise location of smallest lots adjacent to open space to provide convenient, usable outdoor space for smaller dwellings
  - Provide shared path links through new subdivision areas linking residential, to schools, medical, retail and town centre to promote healthier living through exercise
  - New areas of subdivision to align with existing cadastral boundaries to facilitate a staged approach to development

Stage 1 - Red  
 Stage 2 - Blue  
 Stage 3 - Green  
 Stage 4 - Pink  
 Stage 5 - Yellow

#### DRAWING KEY

- Residential Lots: approx 400 - 650sq.m  
Opportunity for lots adjoining or adjacent open space and shared pathway link to be 300sq.m
- Greenfield Site: No lots shown to allow flexibility for subdivision design. Retain road connection
- Proposed Shared Path Links
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- Proposed Residential Lots
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