



22 November 2023

Mr Dan Ford
Delegate (Chair)
Tasmanian Planning Commission
GPO Box 1691
Hobart Tas 7001

By Email: tpc@planning.tas.gov.au

Dear Mr Ford

**Tasmanian Planning Scheme – Brighton
Draft Amendment RZ 2023-004
Burrows Avenue Specific Area Plan**

Thank you for the opportunity to make further submissions and amendments to the draft Burrows Avenue Specific Area Plan (proposed SAP).

I refer to the directions provided by the Tasmanian Planning Commission (the Commission) dated 1st September 2023, and to the extension of time provided by the Commission to 22nd November 2023 to reply, and refer you to the submissions made in Attachment A.

A revised draft of the proposed SAP is attached, as is copies of Permits SA 2021/0006 and SA 2022-0010 relating to the approved subdivisions at 15 and 19 Burrows Avenue, Brighton, as requested.

A copy of all documentation has been forwarded to the representor, Mr Ryan. A copy has not been provided to TasWater, who have previously advised that they do not wish to be notified or attend any future hearings.

Please do not hesitate to contact me should you wish to discuss this matter further.

Yours sincerely

Jo Blackwell
SENIOR PLANNER

Attachments

Attachment A: Response to Directions

Attachment B – Planning Permit – 15 Burrows Avenue, Brighton

Attachment C – Planning Permit – 19 Burrows Avenue, Brighton

Attachment D – Burrows Avenue SAP – Final (.pdf)

Attachment E – Burrows Avenue SAP – Final (word)

Attachment F – Burrows Avenue SAP - Marked up copy (word)

Tasmanian Planning Scheme – Brighton
Draft Amendment RZ 2023-004
Burrows Avenue Specific Area Plan

ATTACHMENT A - RESPONSE TO DIRECTIONS

Direction No.		Direction	Council Comment
1.	BRI-S12.1 Plan Purpose:	<p>The Planning Authority is requested to provide a submission addressing how the drafting of the SAP integrates the s32(4) rationale and make any recommendations for changes to the Plan Purpose, stated Objectives or Standards.</p> <p>Section 32(4) of the Land Use Planning and Approvals Act 1993 requires:</p> <p><i>4) An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –</i></p> <p><i>(a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or</i></p> <p><i>(b) the area of land has particular environmental, economic, social or spatial qualities that require</i></p>	<p>Council’s s32(4) rationale is that the land has unique spatial qualities due to the lot layouts contained within the proposed SAP. Preceding development has demonstrated that the SAP and Development Framework is required to address amenity, connectivity and the necessary infrastructure which create a liveable community under the SPP standards.</p> <p>The s32(4) rationale is set out below for each of the SAP Purpose statements:</p> <p>BRI-S12.1.1 To provide for the infrastructure required to service the demand created by new subdivision and multiple dwelling developments.</p> <p><i>The spatial qualities of the SAP area encourage multiple dwelling development. The purpose statement provides a head of power for council to require that crucial infrastructure to be extended to meet the needs created by additional development.</i></p> <p>BRIS-S12.1.2 To provide for lot and housing diversity and residential amenity which responds to the constraints of existing land-use pattern.</p> <p><i>As shown in Direction No. 4 below the area is expected to provide an oversupply of 2-bedroom dwellings in the SAP area.</i></p> <p><i>The Purpose Statements intend to address the unique spatial of the SAP area, by encouraging a varied mix of dwelling types to create housing diversity.</i></p>

		<p><i>provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.</i></p>	<p>BRI-S12.1.3 To provide road and pedestrian network connectivity.</p> <p><i>This purpose statement addresses the s32(4) criteria in that it relates to the unique spatial qualities of the land, which do not allow for sufficient land to create roads and pedestrian connectivity, nor to connect those roads and footpaths to other sites.</i></p> <p>BRI-S12.1.4 To provide for landscaping that contributes to and improves the character of the area.</p> <p><i>The unique spatial qualities of the SAP area demonstrate that residential development can occur under the SPP standards, but there is no requirement to provide residents with a reasonable level of amenity expected to accompany residential development.</i></p> <p>BRI-S12.1.5 To provide for the construction of the undeveloped road reserve and encourage subdivision in Precinct A.</p> <p><i>Council is of the opinion that the SAP provides the necessary guidance to ensure that the road through Precinct A is built, to address the spatial qualities that are unique to the area. Construction of the undeveloped road reserve will provide an alternative route for vehicles and pedestrians alike, adding to the amenity and liveability of the SAP area.</i></p>
2.	Bri-S12.1.1	<p>Consider changes to recognise the servicing and demand requirement of the developments. Potentially the expression could be altered <i>'to provide for the infrastructure required to service the demand</i></p>	<p>Bri-S12.1.1 has been amended as suggested.</p>

		<i>created by new subdivision and multiple dwelling developments'.</i>													
3.	BRI-S12.1.2	Delete 'greater' and replace 'and-use' with 'land use'	Done												
4.	BRI-S12.1.2	The planning authority is requested to provide a submission on whether the diversity/range of housing options sought is intended to be facilitated on each developable multiple dwelling site, or alternatively within the SAP area more broadly (having regard to existing housing stock and potential). The submission should identify what type/form of housing option/s is currently undersupplied. The planning authority is invited to make any subsequent recommendations for changes to the Plan Purpose, stated Objectives or standards.	<p><i>It is the intention of the planning authority that the mix of housing options be facilitated on each developable lot.</i></p> <p><i>The rationale for this approach is that, prior to development of the lots (i.e. post subdivision, pre-development) there were the equivalent of approximately 50 residential lots, with an area of approximately 3000m2 or 5000m2.</i></p> <p><i>Council records indicate that currently 54% of dwellings in the SAP area are 2-bedroom units Figure 1).</i></p> <div data-bbox="1111 778 1991 1150" data-label="Figure"> <table border="1"> <caption>Existing Dwellings - No. of Bedrooms</caption> <thead> <tr> <th>Bedroom Count</th> <th>Number of Dwellings</th> </tr> </thead> <tbody> <tr> <td>1 Bedroom Dwellings</td> <td>2</td> </tr> <tr> <td>2 Bedroom Dwellings</td> <td>85</td> </tr> <tr> <td>3 Bedroom Dwellings</td> <td>55</td> </tr> <tr> <td>4 Bedroom Dwellings</td> <td>15</td> </tr> <tr> <td>5 Bedroom Dwellings</td> <td>5</td> </tr> </tbody> </table> </div> <p><i>Figure 1: Assessment of no. of bedrooms in existing dwellings (Source: Council records)</i></p> <p><i>There remains the equivalent of approximately 27 lots, with similar dimensions, yet to be developed (excluding those with current approvals being 15 Morrison Street (14 x 2 bedroom dwellings</i></p>	Bedroom Count	Number of Dwellings	1 Bedroom Dwellings	2	2 Bedroom Dwellings	85	3 Bedroom Dwellings	55	4 Bedroom Dwellings	15	5 Bedroom Dwellings	5
Bedroom Count	Number of Dwellings														
1 Bedroom Dwellings	2														
2 Bedroom Dwellings	85														
3 Bedroom Dwellings	55														
4 Bedroom Dwellings	15														
5 Bedroom Dwellings	5														

under construction), and subdivision approvals for 15 and 19 Burrows Avenue (refer attachments B and C)).

Subdivisions at 15 and 19 Burrows Avenue are likely to contribute an additional 18 x 3 bedroom dwellings, based on the lot sizes proposed, as well as a further 8 x 2 bedroom units on the multiple dwelling lot, resulting in the overall dwelling mix shown in figure 3:

Given recent development history, both in the SAP area and throughout the Brighton Municipality, it is likely that the majority of those 27 lots will be developed with 2-bedroom units. This will have the effect of providing a significant oversupply of 2-bedroom units in the SAP area (Refer figure 2).

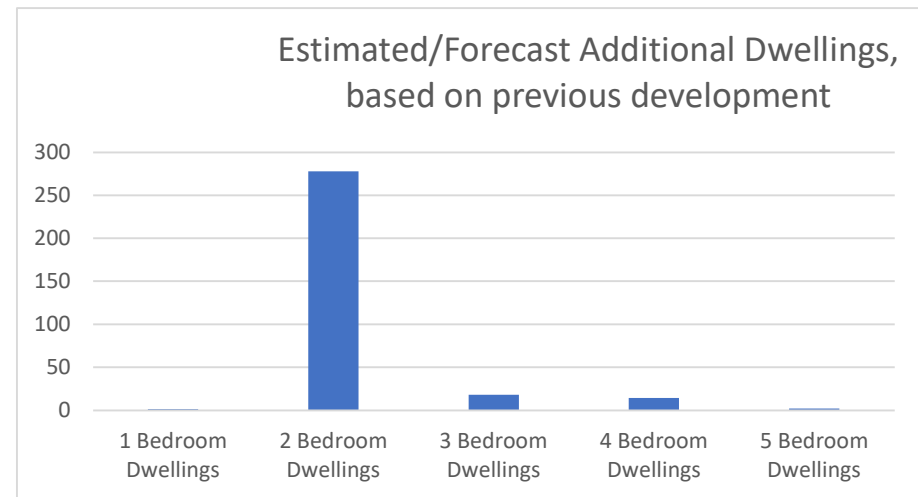


Figure 2: Estimated no. of bedrooms for future dwellings (Source: Council records)

Figure 3 shows that combining the existing development and forecast development on its current trajectory will result in an oversupply of 2 bedroom dwellings and a lack of housing diversity

in the SAP area.

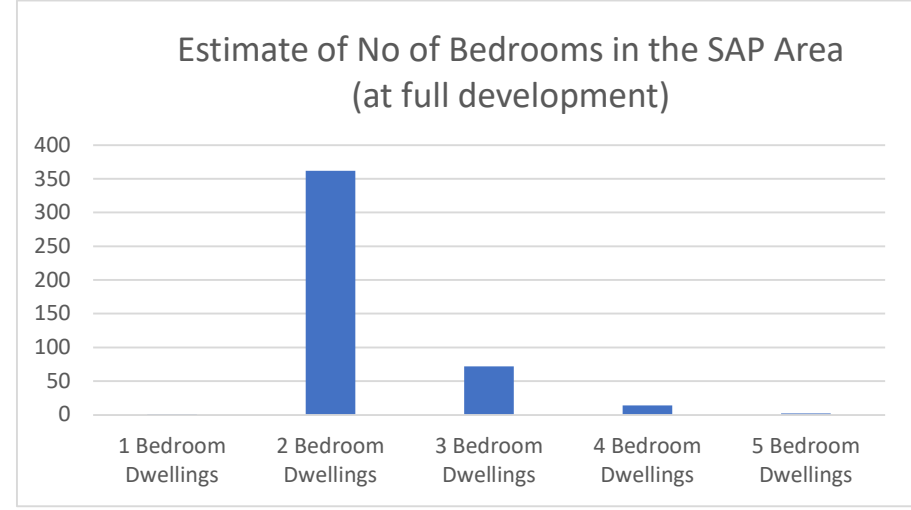


Figure 3: Estimated no. of bedrooms in existing and forecast dwellings (combined) at full development (Source: Council records)

It is therefore submitted that the Plan Purpose should remain unchanged, other than removing 'greater'.

The objective has been amended to read:

Objective - To provide for a diversity of multiple dwelling options

The standard has been amended:

'BRI-S12.7.3

A1

(a) Fewer than 4 multiple dwellings are proposed; or

(b) no more than 80% of dwellings are 2 bedroom dwellings

P1

			<i>New multiple dwelling development comprising 5 or more dwellings per site must provide a range of dwelling sizes in terms of the number of bedrooms per dwelling, or rooms that could be used as a bedroom.</i>
5.	BRI-S-12.1.3	Delete 'improved'	Done
6.	BRI-S12.1.5	Change the Plan Purpose numbering of '12.5.1' to '12.1.5'	Done
7.	BRI-S12.3 Local Area Objectives -	For the Area Description - change the refence to '12.1' to 12.2 or 12.3.	The reference has been changed to BRI-12.2
8.	BRI-S12.7.1 Objective (a)	Consider deletion of 'full'	The objective for BRI-S12.7.1 has been amended. See point 9 below.
9.	BRI-S12.7.1 Objective (a)	Consider the insertion of a definition for 'full infrastructure services/infrastructure services' in BRI-S12.4 or changes within the objective to clarify what constitutes 'full infrastructure services / infrastructure services'.	<p>Definition for 'Council Infrastructure' has been included in BRI-S12.4 Definition of Terms</p> <p><i>'Council Infrastructure means infrastructure managed by Council such as stormwater network, footpaths, road, streetlighting, landscaping, and the like.'</i></p> <p>The objective has been amended to read:</p> <p><i>'Objective:</i></p> <p><i>That:</i></p> <p><i>(a) Multiple dwelling development provides for council infrastructure to improve road and pedestrian network connectivity and amenity.</i></p>

			<i>(b) Developer contributions are made towards the cost and provision of infrastructure in accordance with the relevant Policy adopted by Council.'</i>
10.	BRI-S12.7.1 Objectives	Consider whether the whole local objective is required, and in particular (b) and (c).	Refer point 9 above.
11.	BRI-S12.7.1 Objective (b)	It is not clear how the objective relating to 'public open spaces' can be implemented? The standard is limited to multiple dwelling developments and there are no standards relating to the construction of a multiple dwelling (A1) that could trigger the need for landscaping of open spaces. Consider whether reference to 'public open spaces' ought to be deleted or whether a new standard/s are required to trigger the need to landscape public open spaces.	Refer point 9 above.
12.	BRI-S12.7.1 Objective (b)	Consider inserting a definition for 'landscaping' in BRI-S12.4.	Rather than defining landscaping, "street tree" has been covered under the Council Infrastructure definition and an additional standard has been included in BRI-S12.7.1 A2/P2, relating to street trees: <i>A2</i>

			<p><i>A minimum of one street tree must be provided along the frontage of a new lot, except for lots that are internal lots.</i></p> <p><i>P2</i></p> <p><i>Street trees must be provided along the frontage of new lots, having regard to:</i></p> <ul style="list-style-type: none"> <i>a) the width of lot frontages;</i> <i>b) location of infrastructure;</i> <i>c) the topography of the site;</i> <i>d) the safety and efficiency of the road network;</i> <i>e) the nature of the road; and</i> <i>f) existing vegetation that can be retained.</i>
13.	BRI-S12.7.1 Objective (c)	Consider whether objective (c) is required if stormwater is included in a definition or clarification of 'full service infrastructure' in objective (a).	Objective (c) has been deleted, with stormwater being included in the definition of 'Council Infrastructure' in BRI-S12.4.1.
14.	BRI-S12.7.1 A1	<p>Clarify that the provision relates to development within the road reserve.</p> <p>Consider deletion of 'including' and appropriate rewording to ensure the acceptable solution is definitive and quantifiable.</p> <p>Consider:</p> <ul style="list-style-type: none"> • whether all of the public infrastructure included in the provision is required for 	<p>A definition of Council Infrastructure has been included in BRI-S12.4.1.</p> <p>BRI-S12.7.1 has been amended to read:</p> <p><i>'A1</i></p> <p><i>New multiple dwelling developments must have existing Council Infrastructure built to the relevant standard for the length of the frontage.</i></p>

		<p>the full frontage of the lot/s in question;</p> <ul style="list-style-type: none"> • the overlap between what could constitute a landscaping area, a car park and a footpath; • quantifying if, when and how many on street parking bays are required for the development in question to ensure the acceptable solution is definitive and quantifiable; • whether the acceptable solution requires rewording to cater for the scenario where a developer wants to build a unit/s, but the required public infrastructure necessary to support the proposal already exists, given that the acceptable solution states that 'multiple dwelling developments must provide public infrastructure...' 	
15.	BRI-S12.7.1 P1	<p>Revise P1 to recognise the circumstance/s when a Part 5 Agreement is/may be warranted. Consider an</p>	<p>BRI-S12.7.1 P1 has been amended to read:</p> <p><i>P1</i></p>

		<p>alternative expression of P1 as follows:</p> <p>Multiple dwelling dev.....having regard to:</p> <p>(a) – items (i)-(v); and</p> <p>(b) The need to enter into a Part 5 Agreement that provides for....</p>	<p><i>New multiple dwelling developments must:</i></p> <p><i>a) Provide Council Infrastructure for the length of the frontage;</i> <i>or</i></p> <p><i>b) pay an infrastructure contribution as specified in any Infrastructure Policy adopted by Council that is relevant to the land.</i></p> <p>Council’s infrastructure policy will specify when the contribution needs to be paid and the schedule of costs. If a Part 5 Agreement were required to be registered on a title, this provision would give the head of power to do so.</p>
16.	BRI-S12.7.1 P1 (a)(ii)	Replace “restricts” with “restrict”	P1 has been reworded as per item 15 above.
17.	BRI-S12.7.1 P1(b)	Consider the expression of the requirement to pay for infrastructure through the Part 5 Agreement mechanism using the examples in the SPPs.	Refer to item 15 above.
18.	BRI-S12.7.2 A1	<p>Consider:</p> <ul style="list-style-type: none"> • clarifying that the standard is only applicable to ‘new’ multiple dwellings; • clarifying that the landscaping required by BRI-S12.7.2 A1 is on the subject lot/s (to differentiate 	<p>The Objective and the standard have been reworded:</p> <p><i>‘Objective:</i></p> <p><i>That new multiple dwellings are:</i></p> <p><i>a) compatible with the amenity and character of the area and provide opportunities for trees, gardens and landscaping;</i></p>

		<p>it from the landscaping required by BRI-S12.7.1 A1);</p> <ul style="list-style-type: none"> • (a) providing guidance on size (height, spread)/type (evergreen/deciduous) to ensure the acceptable solution is definitive and quantifiable, or alternatively, inserting a definition for 'tree' in BRI-S12.4; • (a) consider replacing 'unit' with 'dwelling'; • (c) consider deleting or rewording to either clarify what constitutes 'car parking areas' or to require a certain area of the lot to be landscaped, as currently the provision could be read to require 5% of the hardstand areas to be occupied by cars to also be landscaped. 	<p><i>b) improve stormwater management.</i></p> <p><i>A1</i></p> <p><i>New multiple dwellings must provide a minimum of one tree per unit which can grow to a minimum height of 3 metres at maturity and minimum spread of 2 metres.</i></p> <p><i>P1</i></p> <p><i>New multiple dwellings must provide a reasonable level of landscaping, having regard to:</i></p> <ul style="list-style-type: none"> a) <i>Existing vegetation on site;</i> b) <i>Areas to be landscaped;</i> c) <i>The topography of the site;</i> d) <i>Proposed planting; and</i> e) <i>Location of infrastructure.</i>
19.	BRI-S12.7.2 P1 (d)	Include consideration of permeability into the provision.	Refer point 18 above.
20.	BRI-S12.7.3 Objective	Consider rewording to clarify whether the housing diversity 'mix' being sought is across entire SAP area or within each	The Objective has been amended as suggested in point 21 below.

		individual multiple dwelling development.	
21.	BRI-S12.7.3 Objective and P1	<p>Subject to the direction at BRI-S12.1.2, consider an alternative to 'types' to link the objective and the standard, and whether they could be expressed to provide more clarity - for example:</p> <p>Objective: To provide for a diversity of multiple dwelling options</p> <p>Standard: Multiple dwelling developments comprising of 5 or more dwellings must provide for a range of dwellings sizes in terms of the number of bedrooms per dwelling, or rooms that could be used a bedroom.</p>	Amended as suggested.
22.	BRI-S12.7.3 A1	<p>Consider an alternative approach that more adequately reflects the outcome intended to be avoided - for example: (a) Fewer than 4 multiple dwellings are proposed; or (b) No more</p>	As outlined in point 4 above, the objective is to provide dwellings with a varied range of bedroom types. Council agrees with the suggestion provided in direction 22. The Standard has been amended as suggested.

		<p>than 80% of dwellings are 2 bedrooms dwellings. 4</p> <p>NB. If the objective is to strive for units with 3 or more bedrooms it may be clearer to specify that. i.e. at least 20% of the dwelling must contain 3 or more bedrooms.</p>	
23.	BRI-S12.7.4	<p>The planning authority is requested to provide a submission on how the objective relates to the purpose statements.</p>	<p>The SAP purpose statement BRI-S12.1.5 has been updated to refer to the Precinct A Development Framework.</p> <p>The Objective at BRI-S12.7.4 has also been updated to refer to Precinct A which makes it consistent with the SAP Purpose.</p>
24.	BRI-S12.7.4 A1(b)	<p>Given the provision relates to lots created in accordance with the development framework, should 'Figure BRI-S12.2' be replaced with 'Figure BRI-S12.3'.</p>	<p>Noted and amended.</p>
25.	BRI-S12.7.4 P1	<p>Consider revising the standard to ensure that applications for multiple dwellings in Precinct A, that rely on the road reserve for access, need to either construct the road or alternatively contribute towards it.</p>	<p>Council submits that this is addressed through BRI-S12.7.1 A1/P1. However, BRI-S12.7.4 P1 has been amended to include:</p> <p><i>(e) provision of Council infrastructure along the frontage of the site.</i></p>

26.	BRI-S12.8.1 Objective	<p>Consider:</p> <ul style="list-style-type: none"> • whether the reference to 'road connections' in (b) is a duplication of (a); • if it is a duplication, consider rewording (b) to solely deal with pedestrian connections. 	Noted and amended.
27.	BRI-S12.8.1 A1	<p>Consider adding reference to Figure BRI-S12.3 to be consistent with the corresponding performance criteria and BRI-S12.7.4 A1 (b). The objective relates to road layout and construction, yet A1 relates to lot layout (the road reservation exists). The planning authority is invited to provide a submission outlining how the standard furthers the objective and/or recommend any subsequent modifications to either.</p>	<p>Figure BRI-S12.3 provides for a subdivision layout that clearly implies the construction of the road which furthers Objective a) & b).</p> <p>No change proposed other than a reference to the relevant Figure.</p>
28.	BRI-S12.8.1 P1	Consider revising to include provisions that require the payment of a contribution where	A new clause provided as follows:

		infrastructure has already been completed.	a) An infrastructure contribution must be paid as specified in any Infrastructure Policy adopted by Council that is relevant to the land.
29.	BRI-S12.8.1 P1	Revise P1 to recognise the circumstance/s when a Part 5 Agreement is/may be warranted (i.e. the construction of the road within Precinct A). Consider an alternative expression of P1 as follows: The layout of lots,.....having regard to: (a) – items (i)-(vi); and (b) The need to enter into a Part 5 Agreement that provides for....	See above and response to point 15 regarding infrastructure wording.

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 - 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 Burrows Avenue Specific Area Plan on the overlay maps.
BRI-S12.2.2	In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, or in addition to, the provisions of: (a) 8.0 General Residential zone as specified in the relevant provision.

BRI-S12.3 Local Area Objectives

BRI-S12.3.1 Local Area Objectives – Precinct A

Sub-clause	Area Description	Local Area Objectives
BRI-S12.3.1	Precinct A, shown on overlay map as BRI-12.1.	The local area objectives for the Precinct A are to: (a) facilitate the development of the road reserve as a public access for vehicle and pedestrian thoroughfare.

		(b) facilitate new residential development with lots fronting the road reserve.
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BRI-S12.4 Definition of Terms

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

Term	Definition
Precinct A	means the area of land shown in Figure BRI-S12.2 as Precinct A
Council Infrastructure	means infrastructure managed by Council such as stormwater network, footpaths, road, streetlighting, street trees, and the like.
Street Tree	Means a tree that has the centreline of its trunk on a road reserve and grows to a minimum height of 3 metres.

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 Frontage Infrastructure

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

Objective:	That: (a) Multiple dwelling development provides for council infrastructure to improve road and pedestrian network connectivity and amenity. (b) Developer contributions are made towards the cost and provision of infrastructure in accordance with the relevant Policy adopted by Council.
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>New multiple dwelling developments must have existing Council Infrastructure built to the relevant standard for the length of the frontage.</p>	<p>P1</p> <p>New multiple dwelling developments must:</p> <ul style="list-style-type: none"> a) Provide Council Infrastructure for the length of the frontage; or b) pay an infrastructure contribution as specified in any Infrastructure Policy adopted by Council that is relevant to the land.
<p>A2</p> <p>A minimum of one street tree must be provided along the frontage of a new lot, except for lots that are internal lots.</p>	<p>P2</p> <p>Street trees must be provided along the frontage of new lots, having regard to:</p> <ul style="list-style-type: none"> a) the width of lot frontages; b) location of infrastructure; c) the topography of the site; d) the safety and efficiency of the road network; e) the nature of the road; and f) existing vegetation that can be retained.

BRI-S12.7.2 Landscaping

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

<p>Objective:</p>	<p>That new multiple dwellings are:</p> <ul style="list-style-type: none"> a) compatible with the amenity and character of the area and provide opportunities for trees, gardens and landscaping; b) improve stormwater management.
<p>A1</p> <p>New multiple dwellings must provide a minimum of one tree per unit which can grow to a minimum height of 3 metres at maturity and minimum spread of 2 metres.</p>	<p>P1</p> <p>New multiple dwellings must provide a reasonable level of landscaping, having regard to:</p> <ul style="list-style-type: none"> (a) Existing vegetation on site; (b) Areas to be landscaped; (c) The topography of the site;

	<p>(d) Proposed planting; and (e) Location of infrastructure</p>
<p>A2</p> <p>Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park.</p>	<p>P2</p> <p>Landscaping of parking and circulation areas accommodating more than 5 cars must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) relieve the visual impact on the streetscape of large expanses of hard surfaces; (b) soften the boundary of car parking areas to reduce the amenity impact on neighbouring properties and the streetscape; and (c) reduce opportunities for crime or anti-social behaviour by maintaining passive surveillance opportunities from nearby public spaces and buildings

BRI-S12.7.3 Housing diversity

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

Objective:	To provide for a diversity of multiple dwelling options.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Multiple dwelling development must be for:</p> <ul style="list-style-type: none"> (a) Fewer than 4 multiple dwellings on a site; or (b) no more than 80% of multiple dwellings are 2 bedroom dwellings. 	<p>P1</p> <p>Multiple dwelling development comprising 5 or more dwellings per site must provide a range of dwelling sizes in terms of the number of bedrooms per dwelling, or rooms that could be used as a bedroom.</p>	

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 do not prejudice the future utilisation of land for urban development in Precinct A.	
A1	<p>Building and works must be:</p> <ul style="list-style-type: none"> (a) for alterations or an addition to an existing dwelling; or (b) be on a lot that has been created in accordance with the development framework in Figure BRI-S12.3. 	<p>P1</p> <p>Building and works must not preclude or hinder the effective implementation of the development framework in Figure BRI-S12.3 having regard to:</p> <ul style="list-style-type: none"> a) Streetscape character and amenity, b) Existing use and development, c) opportunities for passive surveillance, d) the local area objective, and e) 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 addition to General Residential Zone – Clause 8.6 Development Standards for Subdivision

Objective:	<p>That subdivision in Precinct A:</p> <ul style="list-style-type: none"> a) provide for development of a road in the road reserve; b) provide improved pedestrian connections; c) create lots that have frontage to the Precinct A road reserve; and d) encourage the orderly and efficient subdivision of land. 	
Acceptable Solutions	Performance Criteria	
A1	<p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) be consistent with the development framework in Figure BRI-S12.3; 	<p>P1</p> <ul style="list-style-type: none"> (a) The layout of lots, roads and pedestrian connections must be compatible with the development framework in Figure BRI-S12.3 having regard to:

<ul style="list-style-type: none"> (b) Be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<ul style="list-style-type: none"> (i) demonstrated site constraints; (ii) local area objectives; (iii) topography; (iv) provision of necessary road and service infrastructure; (v) any relevant codes; and (vi) any advice received from the road authority. <p>or</p> <p>(b) An infrastructure contribution must be paid as specified in any Infrastructure Policy adopted by Council that is relevant to the land.</p>
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Figure BRI-S12.1 – The Burrows Avenue Specific Area Plan Area

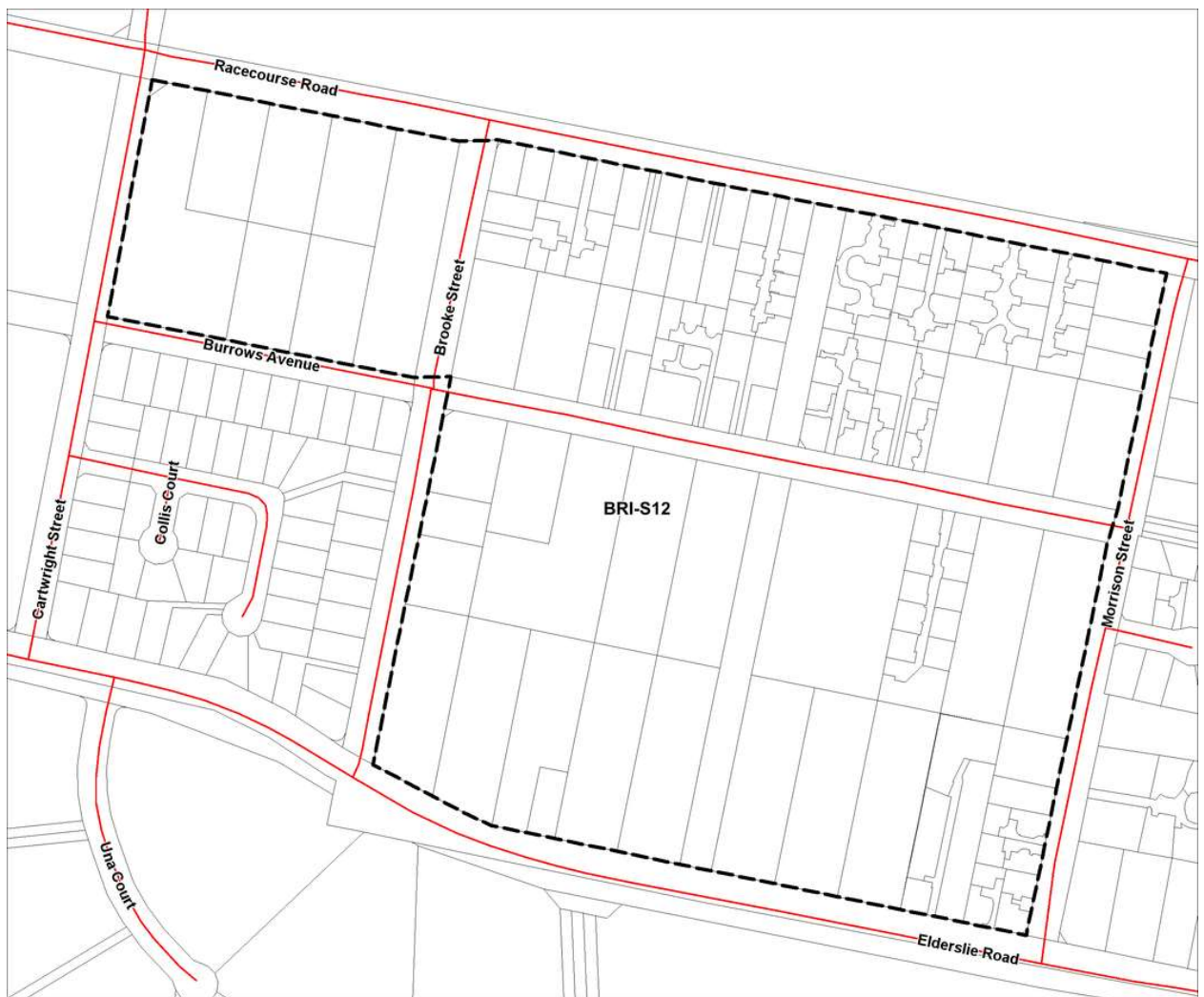


Figure Bri-S12.2 - Precinct A Area

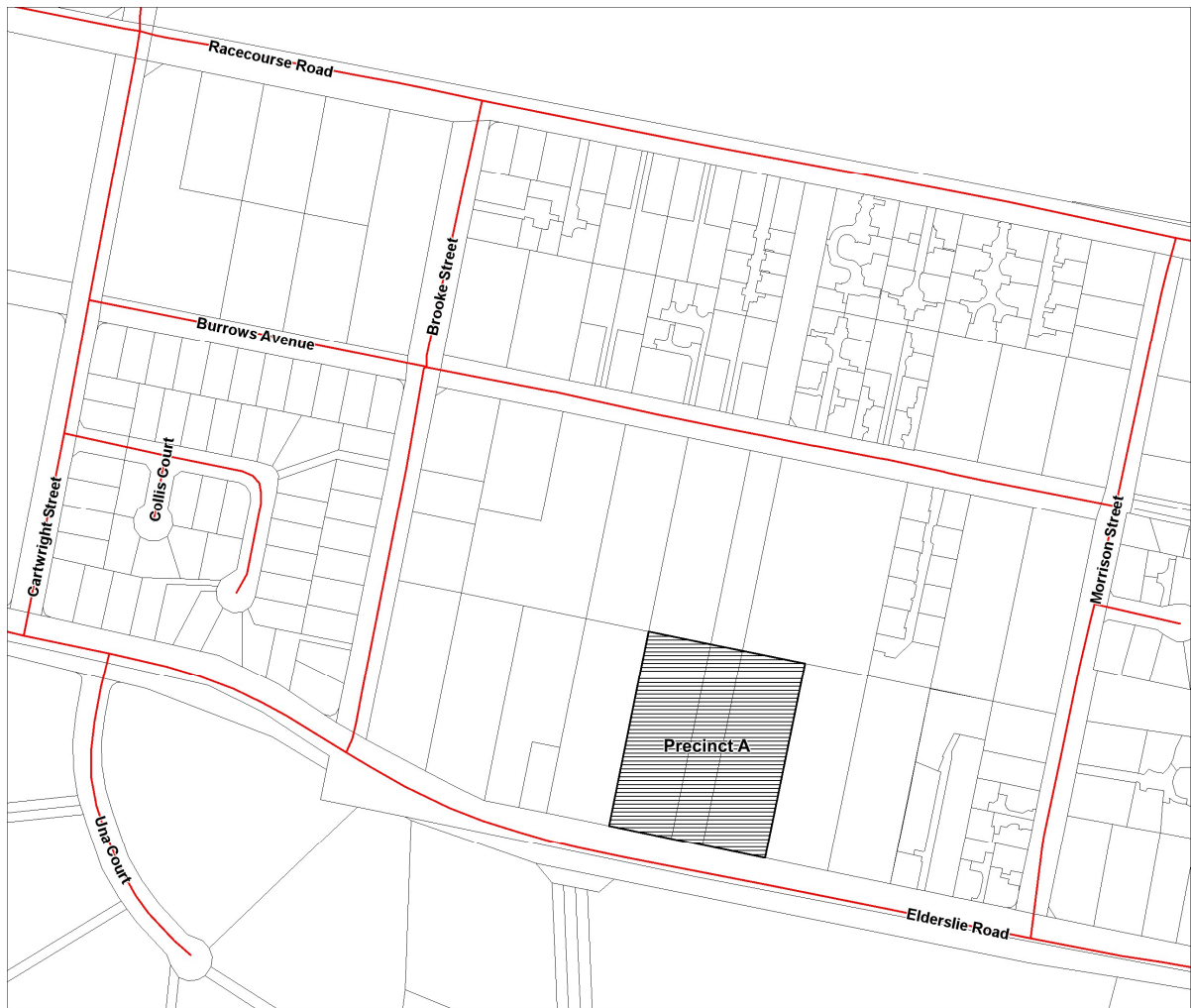


Figure BRI – S12.3 – The Burrows Avenue Specific Area Plan Precinct A Development Framework



BRI-S12.0 Burrows Avenue Specific Area Plan

BRI-S12.1 Plan Purpose

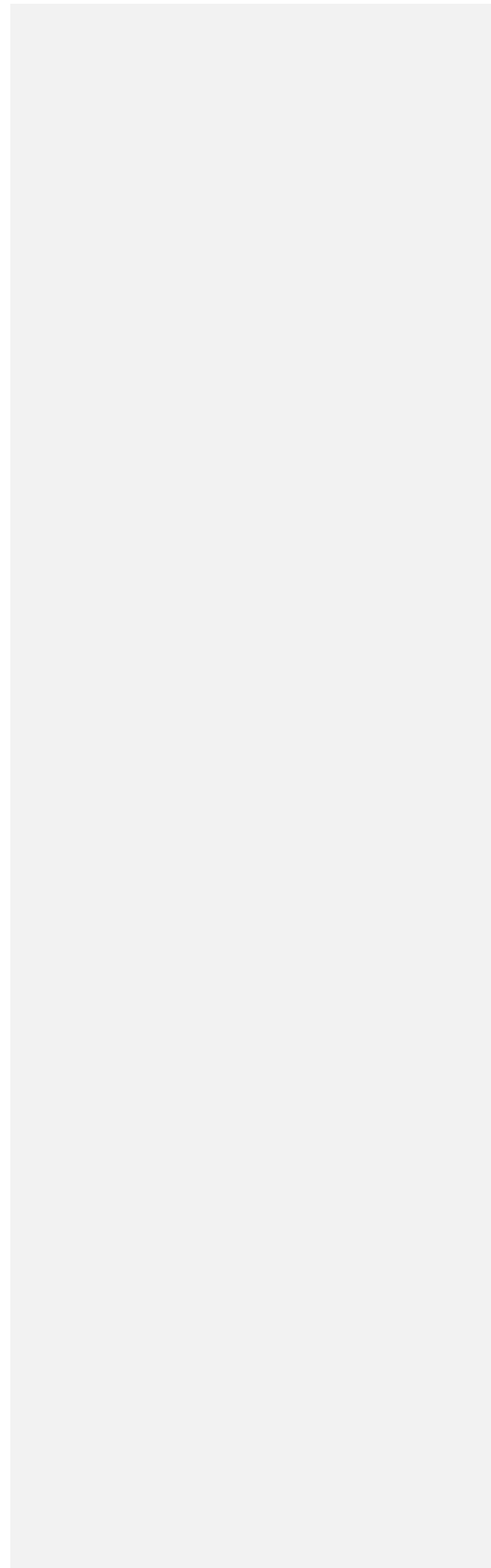
The purpose of the Burrows Avenue Specific Area Plan is:

BRI-S12.1.1	<p>To provide for infrastructure required for subdivision or multiple dwelling developments.</p> <p>To provide for the infrastructure required to service the demand created by new subdivision and multiple dwelling developments</p>
BRI-S12.1.2	To provide for greater lot and housing diversity and residential amenity which respond to the constraints of the existing land-use pattern.
BRI-S12.1.3	To provide improved 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 <u>accordance with the Burrows Avenue - Precinct A Development Framework</u> .

BRI-S12.2 Application of this Plan

BRI-S12.2.1	The specific area plan applies to the area of land designated as Burrows Avenue Specific Area Plan on the overlay maps.
BRI-S12.2.2	In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, or in addition to, the provisions of: (a) 8.0 General Residential zone as specified in the relevant provision.

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BRI-S12.3 Local Area Objectives

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BRI-S12.3.1 Local Area Objectives – Precinct A

Sub-clause	Area Description	Local Area Objectives
BRI-S12.3.1	Precinct A, shown on overlay map as BRI-12.1.	The local area objectives for the Precinct A are to: (a) facilitate the development of the road reserve as a public access for vehicle and pedestrian thoroughfare. (b) facilitate new residential development with lots fronting the road reserve.

BRI-S12.4 Definition of Terms

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<u>Precinct A</u>	<u>means the area of land shown in Figure BRI-S12.2 as Precinct A</u>
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BRI-S12.4.1 In this specific area plan, unless contrary appears:

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<u>Term</u>	<u>Definition</u>
<u>Precinct A</u>	<u>means the area of land shown in Figure BRI-S12.2 as Precinct A</u>
<u>Council Infrastructure</u>	<u>means infrastructure managed by Council such as stormwater network, footpaths, road, streetlighting, street trees, landscaping, and the like.</u>
<u>Landscaping</u>	<u>means any activity which alters the external features of a lot, for example trees and plants, pathways, screening, sculptures and the like and provides for pervious surfaces to aid stormwater management.</u>
<u>Street Tree</u>	<u>Means a tree that has the centreline of its trunk on a road reserve and grows to a minimum height of 3 metres.</u>

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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 Frontage Infrastructure

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

<p>Objective:</p>	<p>To provide for:</p> <p>(a) full infrastructure services in an urbanised environment that contributes to the orderly development of the area and improves road and pedestrian network connectivity.</p> <p>(b) landscaping of lots, roads and public open spaces that improves amenity.</p> <p>(c) stormwater management.</p> <p><u>That:</u></p> <p>(a) Multiple dwelling development contributes provides for to council infrastructure to improve road and pedestrian network connectivity and amenity.</p> <p>(b) Developer contributions are made towards the cost and provision of infrastructure in accordance with the relevant Policy adopted by Council.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p><u>A1</u></p> <p>Multiple dwelling developments must provide public infrastructure for the length of the frontage including:</p> <p>a) kerb & gutter;</p> <p>— footpaths 1.5m wide or to complement existing footpaths;</p> <p>b) parking bays; and</p> <p>b) landscaping in the nature strip.</p> <p><u>A1</u></p> <p><u>New multiple dwelling developments must have existing Council Infrastructure built to the relevant standard for the length of the frontage.-</u></p>	<p><u>P1</u></p> <p>(-) Multiple dwelling developments must provide a reasonable level of public infrastructure for the length of the frontage, having regard to:</p> <p>(-) provision of safe and convenient pedestrian, cycling, parking and vehicle movements to and from the site and nearby roads;</p> <p>(-) any land constraints that restricts the provision of infrastructure;</p> <p>(-) existing landscaping and infrastructure</p>

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	<p>along the frontage;</p> <p>(-) any traffic impact assessment;</p> <p>(-) any advice from the relevant road authority;</p> <p>or</p> <p>(b) If Council has adopted an Infrastructure Policy for this area, an agreement under Part 5 – Section 71 of the Act is entered into and registered on the title providing for the schedule of costs and developer contributions towards infrastructure.</p> <p><u>P1</u></p> <p>New multiple dwelling developments must provide:</p> <p>a) Provide a) Council <u>Infrastructure for the length of the frontage;</u></p> <p>or-</p> <p>b) pay an <u>infrastructure contribution as specified in any Infrastructure Policy adopted by Council that is relevant to the land.</u></p> <p>b) _</p>
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<p><u>A2</u></p> <p><u>A minimum of one street tree must be provided along the frontage of a new- lot, except for lots that are internal lots.</u></p>	<p><u>P2</u></p> <p><u>Street trees must be provided along the frontage of new lots, having regard to:</u></p> <p>a) <u>the width of lot frontages;</u></p>
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	<ul style="list-style-type: none">b) <u>location of infrastructure;</u>c) <u>the topography of the site;</u>d) <u>the safety and efficiency of the road network;</u>e) <u>the nature of the road; and</u>f) <u>existing vegetation that can be retained.</u>
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BRI-S12.7.2 Landscaping

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

<p>Objective: To:</p>	<p>a) encourage attractive landscaping on multiple dwelling lots. improve stormwater management. That new multiple dwellings are: a) <u>compatible with the amenity and character of the area and provide opportunities for trees, gardens and landscaping;</u> b) <u>improve stormwater management.</u></p>
<p>A1</p> <p>New Multiple dwellings developments must provide landscaping for each dwelling which includes a minimum of:</p> <p>b) one tree per unit which is able to grow to a minimum height of 3 metres at maturity and minimum spread of 2 metres to provide shade at maturity;</p> <p>c) not less than 25% of the site to be free from impervious surfaces; and not less than 5% of the car parking areas to be landscaped</p> <p>A1</p> <p><u>New multiple dwelling development must provide landscaping for each dwelling which must:</u></p> <p><u>include 1 tree per dwelling with a minimum height of 3 metres at maturity and minimum spread of 2 metres;</u> <u>provide not less than 25% of the site free from impervious surfaces; and</u></p> <p>d) (c) landscape parking and circulation areas where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car parking and circulation spaces.</p>	<p>P1</p> <p>New Multiple dwellings development must provide a reasonable level of landscaping, having regard to:</p> <p>(a) Existing vegetation on site; (b) Areas to be landscaped; (c) The topography of the site; (d) Surface finishes of paths and driveways; and permeable areas; paths and driveways (e) Fencing; (f)(d) Proposed planting; and (g)(e) Location of infrastructure</p>
<p><u>A2</u></p> <p><u>Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping</u></p>	<p><u>P2</u></p> <p><u>Landscaping of parking and circulation areas accommodating more than 5 cars must satisfy all of the following:</u></p>

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<p><u>must be no less than 5 percent of the area of the car park.</u></p>	<p><u>(a) relieve the visual impact on the streetscape of large expanses of hard surfaces;</u></p> <p><u>(b) soften the boundary of car parking areas to reduce the amenity impact on neighbouring properties and the streetscape; and,</u></p> <p><u>(c) reduce opportunities for crime or anti-social behaviour by maintaining passive surveillance opportunities from nearby public spaces and buildings</u></p>
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BRI-S12.7.3 Housing diversity

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

Objective:	<p><u>To provide for a diversity of multiple dwelling options.</u></p> <p><u>To provide a range and mix of dwelling and household types.</u></p>	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p><u>Multiple dwelling development consisting of 5 or more dwellings must have not less than 20% of dwellings, (rounded to the nearest whole number), containing a different number of bedrooms.</u></p> <p><u>Multiple dwelling development must be for:</u></p> <p><u>(a) Fewer than 4 multiple dwellings are proposed on a site; or</u></p> <p><u>(b) no more than 80% of multiple dwellings are 2 bedroom dwellings.</u></p>	<p>P1</p> <p><u>Multiple dwelling development consisting of 5 or more dwellings must have a diverse mix of dwelling types, having regard to the</u></p> <p><u>(b) existing housing types in the surrounding area;</u></p> <p><u>(c) topography; and</u></p> <p><u>(d) lot size.</u></p> <p><u>New Multiple dwelling development comprising 5 or more dwellings per site must provide a range of dwelling sizes in terms of the number of bedrooms per dwelling, or rooms that could be used as a bedroom.</u></p>	

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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 do not prejudice the future utilisation of land for urban development <u>in Precinct A.</u>	
A1	Building and works must be: — for alterations or an addition to an existing dwelling; <u>(a) or</u> (b) be on a lot that has been created in accordance with the development framework in Figure BRI-S12.23.	P1 Building and works must not preclude or hinder the effective implementation of the development framework <u>in Figure BRI-S12.3</u> having regard to: a) Streetscape character and amenity. b) Existing use and development. c) opportunities for passive surveillance. <u>d) the local area objective, and</u> — <u>provision of Council infrastructure along the frontage of the site.</u> e) —

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BRI-S12.8 Development standards for Subdivision

BRI-S12.8.1 Subdivision - Precinct A

This clause is in addition to General Residential Zone – Clause 8.6 Development Standards for Subdivision

Objective:	In Precinct A to provide: a) — for development of a road in the road reserve a) — for improved road and pedestrian connections. a) — promoting lots that have frontage to the Precinct A road reserve, encouraging the orderly and efficient subdivision of land. That subdivision in Precinct A: <u>a) provide for development of a road in the road reserve;</u> <u>b) provide improved pedestrian connections;</u> <u>c) create lots that have frontage to the Precinct A road reserve; and</u> b)d) — encourage the orderly and efficient subdivision of land.	
Acceptable Solutions	Performance Criteria	
A1	P1	

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<p><u>Each lot, or a lot proposed in a plan of subdivision, must:</u></p> <p><u>(a) be consistent with the development framework in Figure BRI-S12.3;</u></p> <p><u>(b) Be required for public use by the Crown, a council or a State authority;</u></p> <p><u>(c) be required for the provision of Utilities; or</u></p> <p><u>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</u></p> <p>Subdivision must be consistent with Figure BRI-S12.3 Subdivision must be in consistent with the Precinct A development framework.</p>	<p>(a) The layout of lots, roads and pedestrian connections must be compatible with the development framework in Figure BRI-S12.3 having regard to:</p> <p>(i) demonstrated site constraints,</p> <p>(ii) local area objectives;</p> <p>(iii) topography;</p> <p>(iv) provision of necessary road and service infrastructure;</p> <p>(v) any relevant codes; and</p> <p>(vi) any advice received from the road authority.</p> <p>or</p> <p>(b) If Council has adopted an Infrastructure Policy for this area, an agreement under Part 5 — Section 71 of the Act is entered into and registered on the title providing for the schedule of costs and developer contributions towards infrastructure.</p> <p>—An infrastructure contribution must be paid as specified in any Infrastructure Policy adopted by Council that is relevant to the land.</p> <p><u>(b)</u></p>
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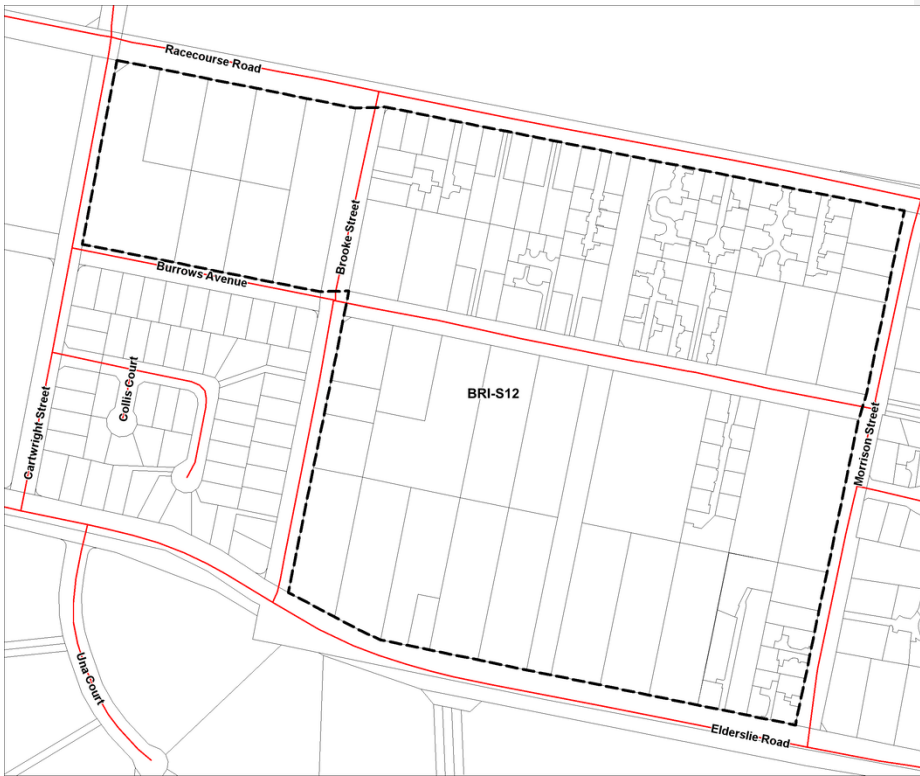
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Figure BRI-S12.1 – The Burrows Avenue Specific Area Plan Area

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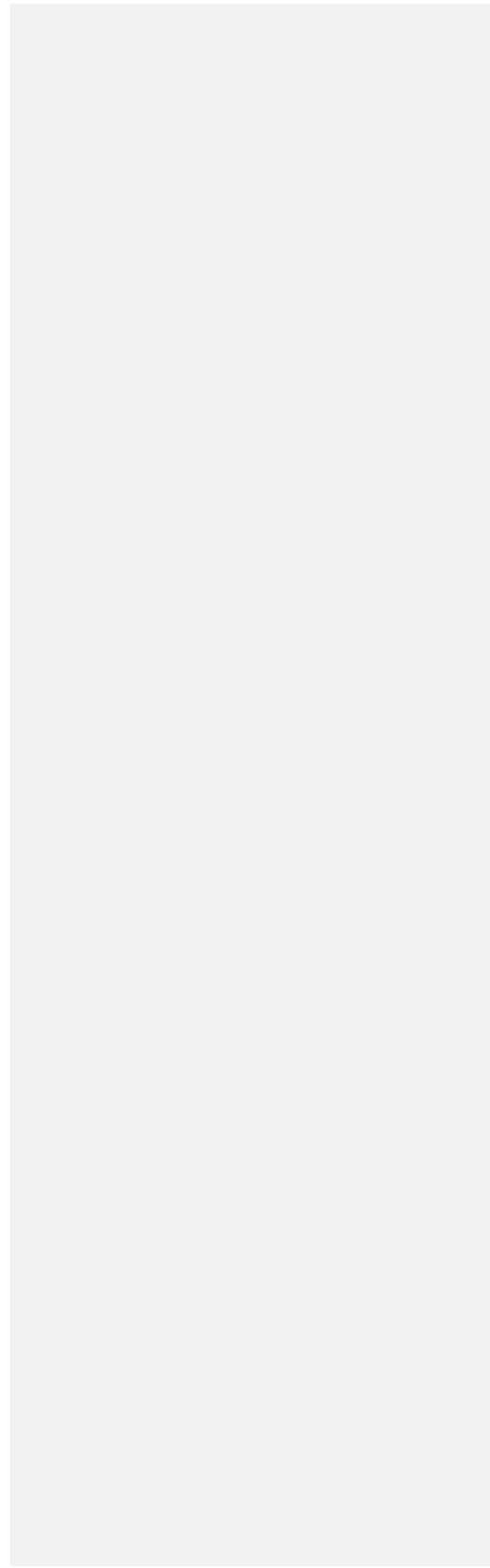
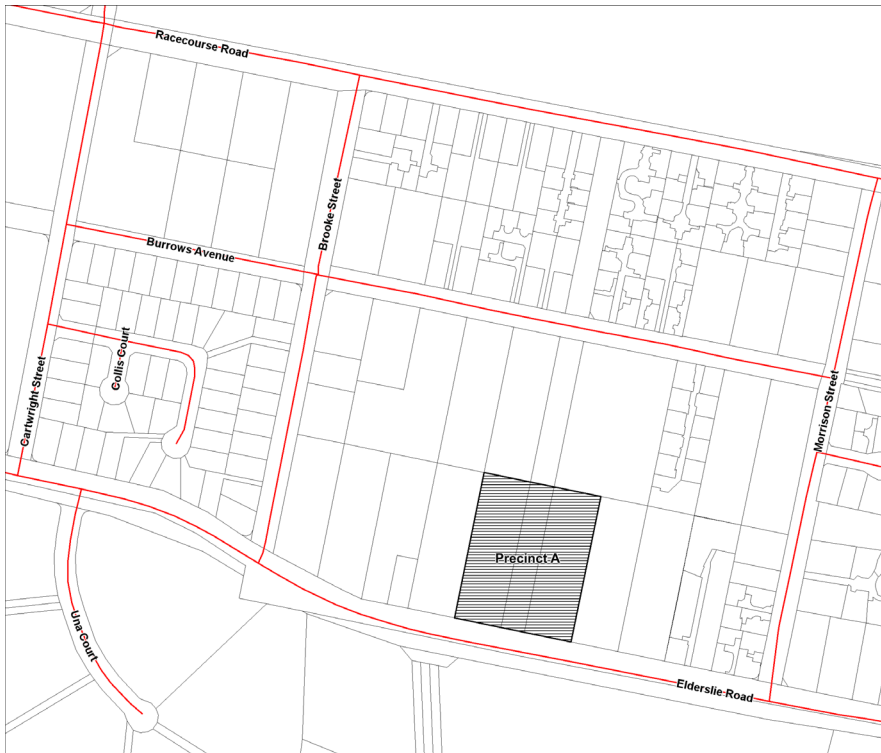


Figure Bri-S12.2 – Precinct A Area

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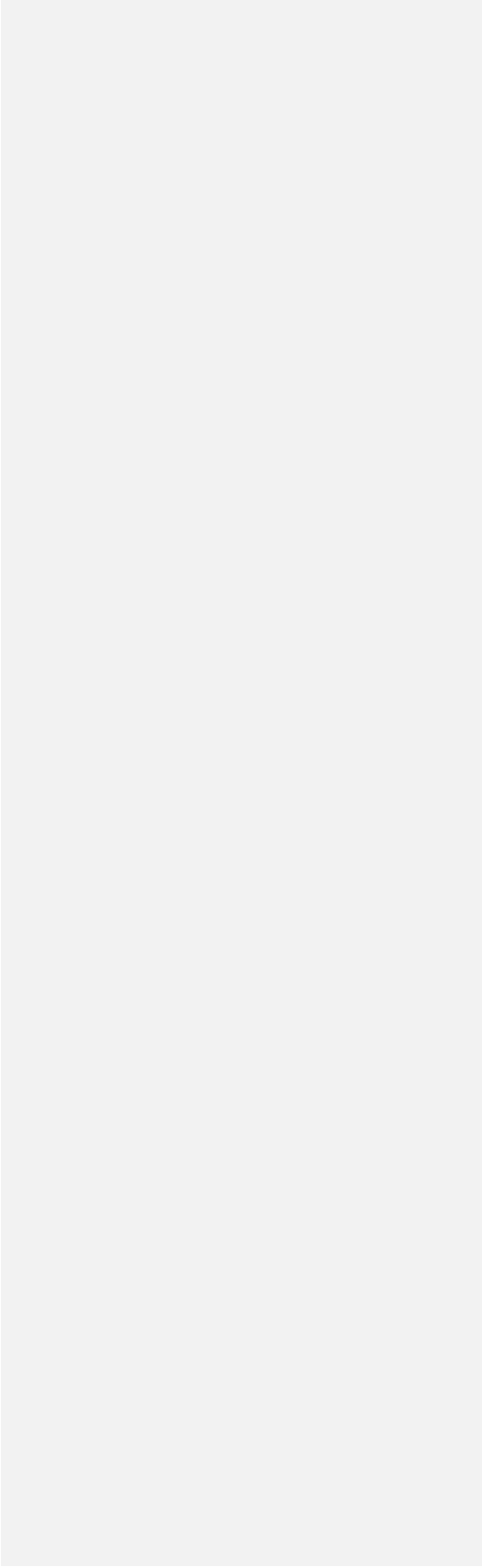


Figure BRI – S12.3 – The Burrows Avenue Specific Area Plan Precinct A Development Framework



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