

Matthew Taylor  
11 Melinda Court  
Brighton TAS 7030

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General Manager  
Brighton Council  
1 Tivoli Road  
Old Beach TAS 7017

Dear Sir

**Notice of Draft Planning Scheme Amendment RZ 2022/05**

Thank you for your letter dated 20<sup>th</sup> January 2023.

My property is directly impacted by the proposed subdivision to the south of Brighton. The subdivision proposal will;

- Require my property to be rezoned from Rural Living to General Residential, and
- Consume part of my property for the establishment of road and the installation of services to lots within the proposed subdivision, and
- Require me to establish a new access to my property, and
- Require me to re-route the connection of services to my property.

Therefore, I think you will agree that the potential impact of this subdivision proposal on my property is substantial.

To date, I have pro-actively participated in the development of this subdivision by reviewing all documentation provided, discussing the proposal with neighbours and participating in two onsite meetings with your David Allingham. Indeed, it is as a result of this consultation that the subdivision proposal has been amended to incorporate a road to the west of my property.

During my site meetings with David I have sought to understand how subdivision infrastructure is to be developed and how I will be compensated for the provision of my land that will be consumed by road and through the installation of other services. Feedback suggests that landowners participating in the development of the subdivision are to collaborate to fund infrastructure development that is required to support the subdivision of their land. Whilst this approach may be workable for areas of localised development, this does not appear suitable for the development of roads and

infrastructure on my property that will support the development of >20 lots. Further there does not appear to be any mechanisms that support the collaboration between parties that may elect to participate in the development of their properties.

As a result of my current employment I have had direct involvement in the development of numerous subdivisions. Here, I would normally liaise with a single developer who is responsible for the development of the subdivision. Given that this subdivision is being promoted by Brighton Council to increase population density in this area, I would have thought that they would fulfil the role of principal developer for this subdivision. However, my current understanding is that Brighton Council do not intend to be responsible for (or finance) any portion of this development.

I am therefore concerned that Brighton Council are seeking planning scheme amendments that are necessary to support the development of this proposed subdivision when there is no clear methodology via which this subdivision can be developed. Further it is difficult for the existing residents in this area to be supportive of a subdivision proposal when there are so many unanswered questions in relation to the implementation of the subdivision proposal.

My preference is that Brighton Council develop and communicate a comprehensive business plan via which this subdivision can be successfully implemented with the support of existing residents **before** any planning scheme amendments are considered for approval.

Yours sincerely

Matthew Taylor

Ph 0419 563 493