

JMG Ref: J193069PH

7th June 2019

The General Manager
Brighton Council
Email: development@brighton.tas.gov.au

Attention: David Allingham

cc email: kodongsik888@gmail.com

Dear David,

BRIGHTON DRAFT LOCAL PROVISIONS SCHEDULE - 20 DOKDO RISE HONEYWOOD

We have been asked to respond to your letter of the 6th May 2019 on behalf of Dong and Young Pty Ltd.

The 20 Dokdo Rise is currently zoned Rural Resource under the Brighton IPS (refer to Figure 1 below) and is bordered by significant areas of Rural Living B and surrounded by a significant band of Environmental Living zone.

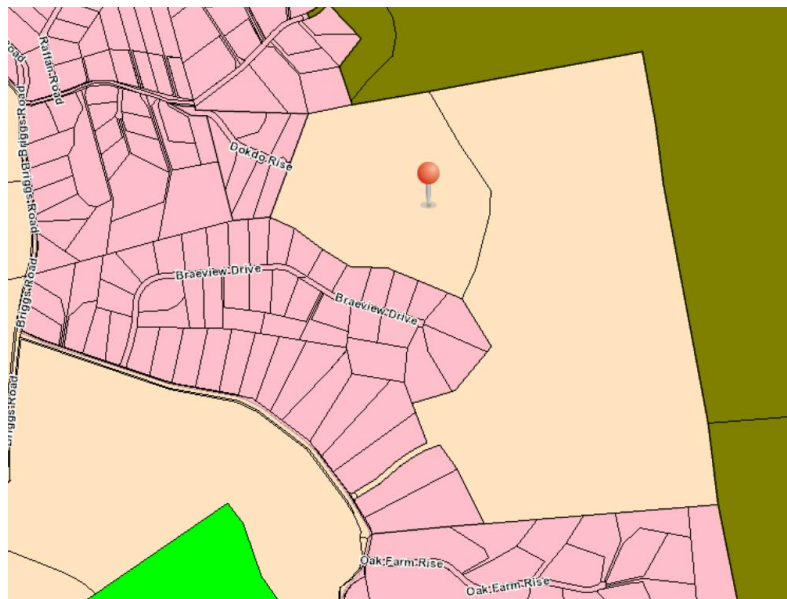


Figure 1 - Brighton IPS zoning

The site is subject to a number of overlays including Biodiversity Protection, Waterway and Coastal Protection, Landslip and Potential Dispersive Soils (refer

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to Figure 2). Whilst aware of these challenges, it is our client's current objective to develop this land for Rural Residential living lots, by extending Dokdo Rise from where it meets the border of the site. A concept lot layout is shown in Figure 3.

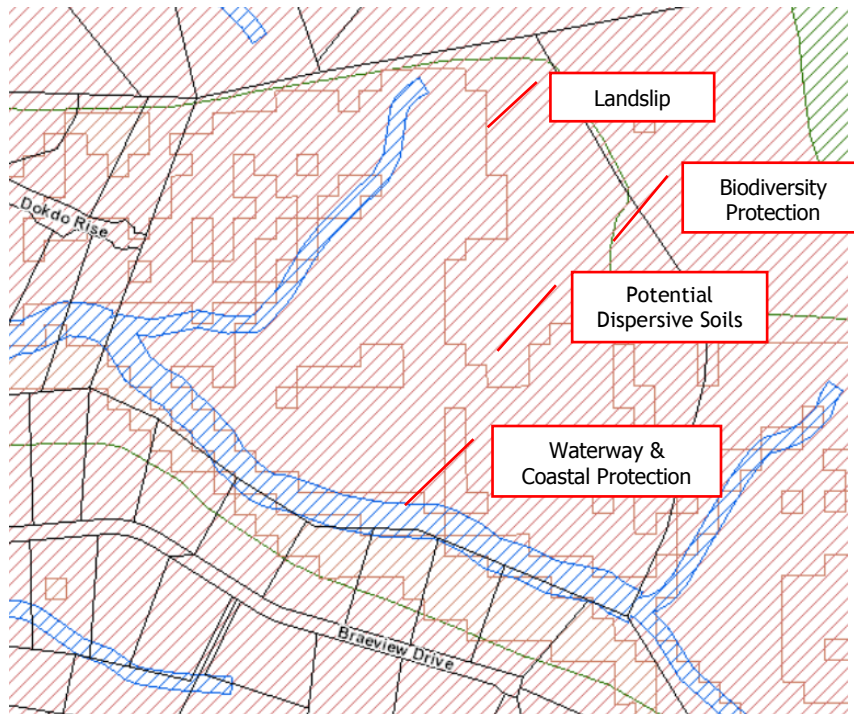


Figure 2 - Brighton IPS overlays

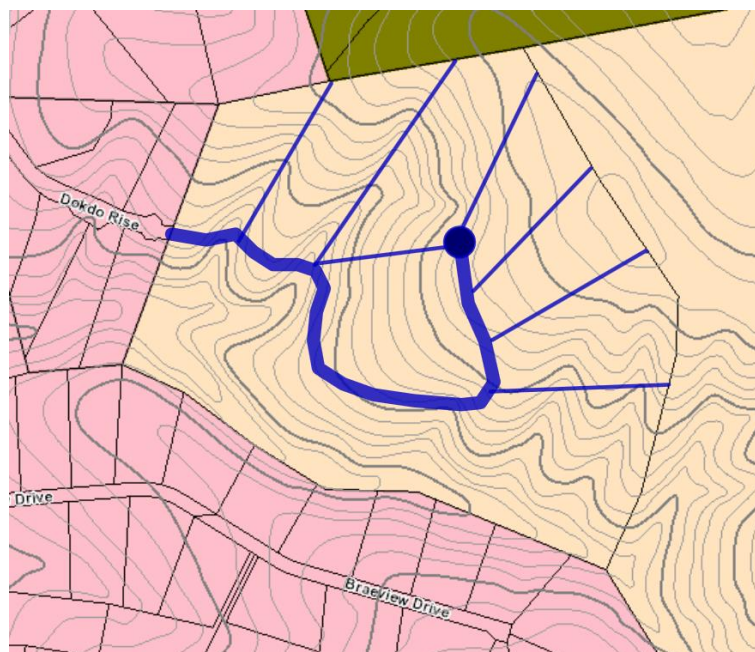


Figure 3 - Concept Lot Layout

The proposed Brighton Local Provisions Schedule zones the site from Rural Resource to Agriculture (refer to Figure 4). The adjoining land on Dokdo Rise

continues to be Rural Living B and the land to the east formally Environmental Living is proposed to be rezoned to Landscape Conservation.

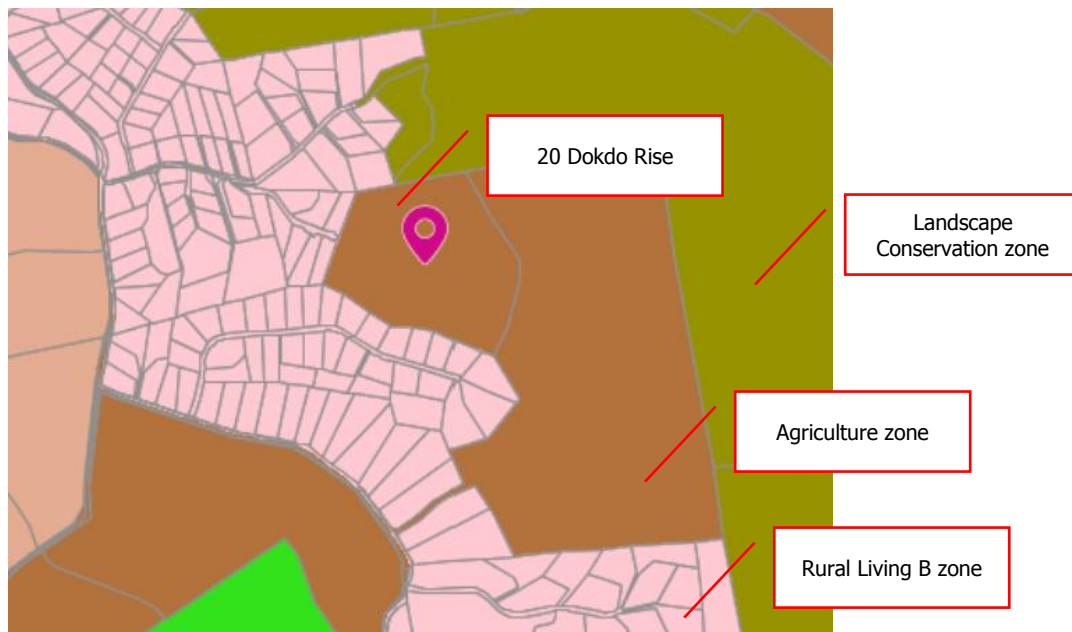


Figure 4 - Brighton LPS zoning

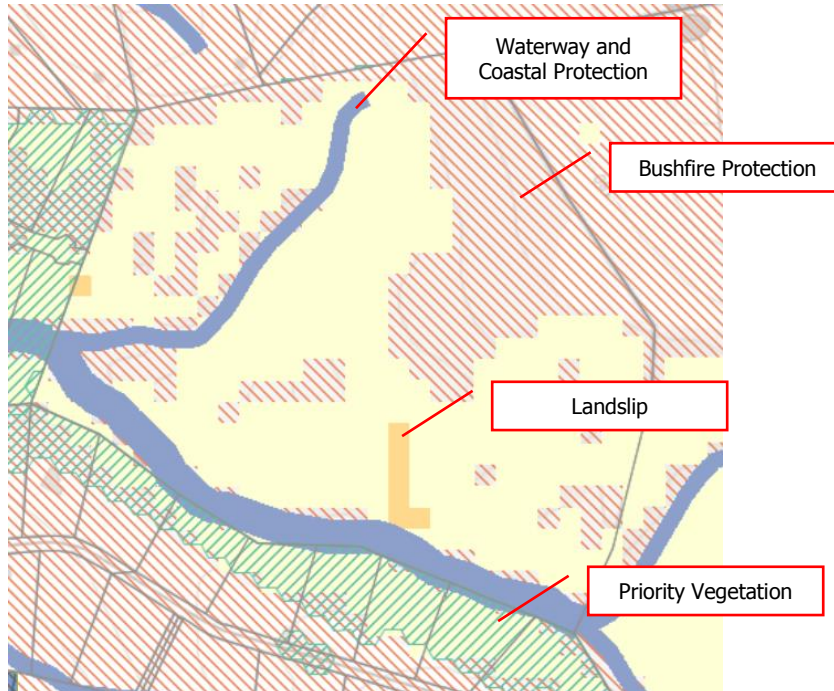


Figure 5 - Brighton LPS overlays

As can be seen, the Landslip and Dispersive Soils are substantially diminished. The Priority Vegetation is not shown on the mapping due to the designation as Agriculture zone, but is likely to exist on the site all the same.

Submissions

Council should zone the site as Rural as opposed to Agriculture. Whilst this would allow the Priority Vegetation overlay to be applied to the site and trigger the Natural Assets Code, the property has little agricultural capability due the slope of the site, vegetation cover, lack of irrigation and its isolation from larger Agriculture zone areas.

Council should consider the owners future intention to rezone and subdivide the site within future reiterations of the Brighton Strategic Plan.

If you require any further information or clarification with respect to this advice, please contact me on 6231 2555 or at mclark@jmg.net.au.

Yours faithfully

JOHNSTONE MCGEE & GANDY PTY LTD

A handwritten signature in blue ink, appearing to read 'Mat Clark', is positioned above the printed name.

Mat Clark

PRINCIPAL/SENIOR TOWN PLANNER