



19 January 2024

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

By Email: [tpc@planning.tas.gov.au](mailto: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 14 December 2023. A revised draft of the proposed SAP is attached. The following submissions are made in relation to the Commission's direction:

Point 1:

BRI-S12.1.2	Done
BRI-S12.3.1	Done
BRI-S12.4	<p>A search of the Tasmanian Planning Scheme notes that the term "<i>and the like</i>" occurs at least 17 times, across all sections of the Scheme including the definitions, exemptions, zone standards and codes.</p> <p>Whilst the definition of Council Infrastructure is clearly defined, including the term "<i>and the like</i>" allows flexibility in the case of an ad hoc, unforeseen infrastructure requirement.</p>
BRI -S12.7.1	Done
BRI-S12.8.1	Done
BRI-S12.8.1	This standard has been split into A1/P1 and A2/P2 as suggested by the delegates. However, the reference to the infrastructure contribution remains unaltered, for the purpose that, currently Council has a policy by

	which to require a financial contribution to be paid. However, should that policy be rescinded in the future for reasons unforeseen, the planning scheme will not need to be altered.
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Point 2:

BRI-S12.7.2 P2	Done
P2(a)(b)(c)	Done
Relevance to Objective	Objective (b) has been deleted. Whilst the importance of vegetation to stormwater management is well understood, there is perhaps little benefit to its inclusion in the objective.

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 – Burrows Avenue SAP – Final (.pdf)*

*Attachment B – Burrows Avenue SAP – Final (word)*

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

## 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	<p>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:</p> <p>(a) 8.0 General Residential zone</p> <p>as specified in the relevant provision.</p>

### 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-12.2.	<p>The local area objectives for the Precinct A are to:</p> <p>(a) facilitate the development of the road reserve as a public access for vehicle and pedestrian thoroughfare.</p>

		(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:	<p>That:</p> <p>(a) Multiple dwelling development provides for 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>	
Acceptable Solutions		Performance Criteria

<p>A1</p> <p>New multiple dwelling developments must either:</p> <ul style="list-style-type: none"> <li>a) be serviced by existing infrastructure, or alternatively</li> <li>b) propose to provide it as part of the development application.</li> </ul>	<p>P1</p> <p>New multiple dwelling developments must provide necessary Council Infrastructure having regard to the increased demand generated by the proposal, surrounding development and any existing infrastructure.</p>
<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"> <li>a) the width of lot frontages;</li> <li>b) location of infrastructure;</li> <li>c) the topography of the site;</li> <li>d) the safety and efficiency of the road network;</li> <li>e) the nature of the road; and</li> <li>f) existing vegetation that can be retained.</li> </ul>

#### BRI-S12.7.2 Landscaping

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

Objective:	<p>That new multiple dwellings are:</p> <ul style="list-style-type: none"> <li>a) compatible with the amenity and character of the area and provide opportunities for trees, gardens and landscaping;</li> <li>b)</li> </ul>
<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"> <li>(a) Existing vegetation on site;</li> <li>(b) Areas to be landscaped;</li> <li>(c) The topography of the site;</li> <li>(d) Proposed planting; and</li> <li>(e) Location of infrastructure</li> </ul>

<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 must have regard to:</p> <ul style="list-style-type: none"> <li>(a) minimising the visual impact of the parking and circulation areas on the streetscape;</li> <li>(b) minimising any loss of amenity of the occupants of adjoining properties; and</li> <li>(c) minimising opportunities for crime or anti-social behaviour through the creation of concealment spaces.</li> </ul>
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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:	To provide for a diversity of multiple dwelling options.	
Acceptable Solutions		Performance Criteria
A1	<p>Multiple dwelling development must be for:</p> <ul style="list-style-type: none"> <li>(a) Fewer than 4 multiple dwellings on a site; or</li> <li>(b) no more than 80% of multiple dwellings are 2 bedroom dwellings.</li> </ul>	<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 Building and works must be: <ul style="list-style-type: none"><li>(a) for alterations or an addition to an existing dwelling; or</li><li>(b) be on a lot that has been created in accordance with the development framework in Figure BRI-S12.3.</li></ul>	P1 Building and works must not preclude or hinder the effective implementation of the development framework in Figure BRI-S12.3 having regard to: <ul style="list-style-type: none"><li>a) Streetscape character and amenity,</li><li>b) Existing use and development,</li><li>c) opportunities for passive surveillance,</li><li>d) the local area objective, and</li><li>e) provision of Council infrastructure along the frontage of the site.</li></ul>	

#### 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:	That: <ul style="list-style-type: none"><li>a) Subdivision design provides for Council infrastructure that will enable further land development in accordance with the Development Framework and purpose of the Specific Area Plan; and</li><li>a) Developer contributions are made towards the cost and provision of infrastructure in accordance with the relevant Policy adopted by the Council.</li></ul>	
Acceptable Solutions		Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must:	P1 (a) The layout of lots must be compatible with the development framework in Figure BRI-S12.3 having regard to: <ul style="list-style-type: none"><li>(i) demonstrated site constraints;</li></ul>	

<ul style="list-style-type: none"> <li>(a) be consistent with the development framework in Figure BRI-S12.3;</li> <li>(b) Be required for public use by the Crown, a council or a State authority;</li> <li>(c) be required for the provision of Utilities; or</li> <li>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</li> </ul>	<ul style="list-style-type: none"> <li>(ii) local area objectives;</li> <li>(iii) topography;</li> <li>(iv) provision of necessary road and service infrastructure;</li> <li>(v) any relevant codes; and</li> <li>(vi) any advice received from the road authority.</li> </ul>
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for Utilities, must have existing Council Infrastructure.</p>	<p>P1</p> <p>The provision, and upgrades of Council infrastructure, must:</p> <ul style="list-style-type: none"> <li>a) Be provided entirely at the developer's expense; or</li> <li>b) An infrastructure contribution must be paid as specified in any Infrastructure Policy adopted by Council that is relevant to the land</li> </ul>



Figure BRI-S12.1 – The Burrows Avenue Specific Area Plan Area

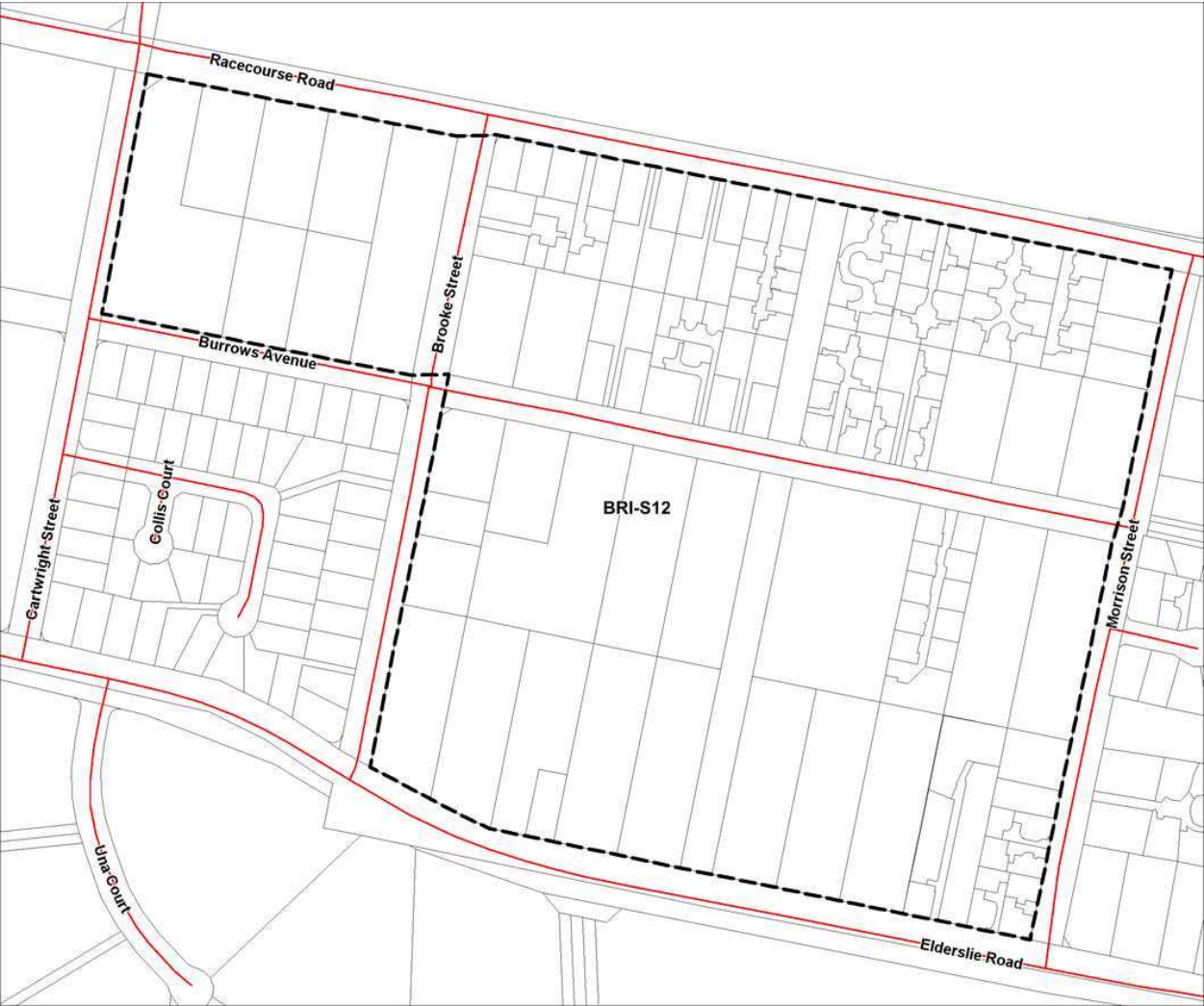


Figure Bri-S12.2 – Precinct A Area

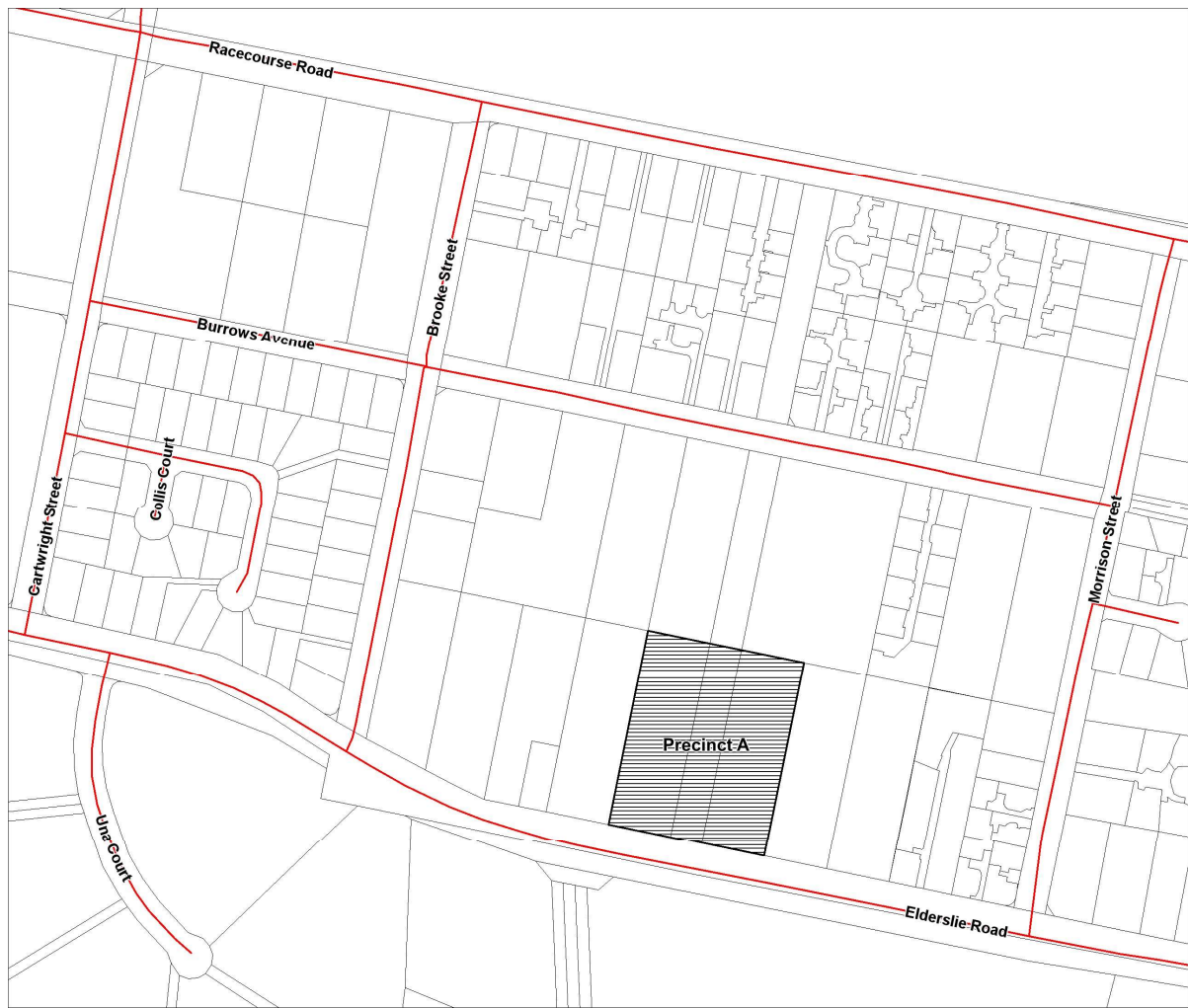


Figure BRI – S12.3 – The Burrows Avenue Specific Area Plan Precinct A Development Framework

