

Attachment A

Land Use Planning and Approvals Act 1993 (the Act)

Addendum Notice under section 35K(1)(a)

Brighton draft Local Provisions Schedule

11 February 2021

The Tasmanian Planning Commission (the Commission) directs that the Brighton planning authority modify the Brighton draft Local Provisions Schedule (draft LPS) in accordance with the following addendum to the previous Notice dated 3 February 2021:

1.0 Code lists

In BRI-Table C11.1 Coastal Inundation Hazard Bands AHD Levels, delete 'This table is not used in this Local Provisions Schedule' and insert localities and numbers in accordance with the AHD levels published on the DPAC website, as set out in Annexure A.

Reason: To assist interpretation and application of a Director's Determination under the Building Act 2016.

Attachments:

Annexure A - Modifications to Brighton draft LPS written document (clean version)

Brighton Local Provisions Schedule

BRI-Local Provisions Schedule

BRI-1.1 This Local Provisions Schedule is called the Brighton Local Provisions Schedule and comprises all the land within the municipal area.

BRI-Effective Date

BRI-1.2 The effective date for this Local Provisions Schedule is <insert date>.

BRI-Local Area Objectives

BRI-15.0 General Business Zone Local Area Objectives

Reference Number	Area Description	Local Area Objectives
BRI-15.1	Green Point, shown on an overlay map as BRI-15.1	To develop Green Point as a focal point for Bridgewater and encourage a mix of uses including retail, commercial, residential, administrative and community services that complement and support the strategic role of the area as a Major Activity Centre.
BRI-15.2	Cove Hill, shown on an overlay map as BRI-15.2	To develop Cove Hill as a bulky goods and larger format retailing focal point. Larger speciality format retailing and support services to include supermarkets, hardware, discount department stores, camping, disposals, clothing, furniture, lighting, cafes, restaurants and entertainment facilities are to be concentrated at Cove Hill.
BRI-15.3	Brighton Town Centre, shown on an overlay map as BRI-15.3	To develop the Brighton town centre as a Rural Services Centre for the surrounding region and encourage consolidation of the town centre and provide a mix of uses including retail, commercial, administrative and community services that complement this function and provide for the needs of the local community.

BRI-P1.0 Particular Purpose Zone – St Ann’s Precinct

BRI-P1.1 Zone Purpose

The purpose of the Particular Purpose Zone – St Ann’s Precinct is:

- BRI-P1.1.1 Promote the development of aged care facilities that is compatible with the character of the area, which includes low density living, high levels of privacy and residential amenity, including views.
- BRI-P1.1.2 Encourage a diversity of local services and facilities including health care providers, local shops and food services to meet the needs of the complex.
- BRI-P1.1.3 That development is surrounded by high quality public spaces throughout the complex by way of provision of landscaping, recreation facilities and pedestrian linkages.
- BRI-P1.1.4 Encourage development that has a positive relationship to the East Derwent Highway through provision of landscaping buffers and screening.

BRI-P1.2 Local Area Objectives

This sub-clause is not used in this particular purpose zone.

BRI-P1.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

BRI-P1.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	If for medical centre, consulting rooms or offices.
Community Meeting & Entertainment	
Educational and Occasional Care	If for day respite centre.
Food Services	
General Retail and Hire	If for a local shop.

Hospital Services	
Passive Recreation	
Residential	
Discretionary	
Sport and Recreation	
Utilities	If not listed as No Permit Required.
Vehicle Parking	
Prohibited	
All other uses	

BRI-P1.5 Use Standards

BRI-P1.5.1 Non-residential use

Objective:	That non-residential uses do not detrimentally affect the residential amenity.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Non-residential uses must:</p> <p>(a) Only operate within the hours of 8.00am to 6.00pm Monday to Friday if open to the general public;</p> <p>(b) Only operate commercial vehicles or equipment within the hours of 7.00am to 7.00pm Monday to Friday and 10.00am to 6.00pm Saturday and Sunday; and</p> <p>(c) Not have any storage visible from a public road.</p>	<p>P1</p> <p>The use is of a scale and intensity compatible with the character of the area and does not cause unreasonable loss of residential amenity.</p>	

BRI-P1.6 Development Standards for Buildings and Works

BRI-P1.6.1 Building height

Objective:	That building height: (a) provides a character of high amenity living with buildings that complement the landscape values; and (b) is consistent with the scale of nearby residential areas.
Acceptable Solutions	Performance Criteria
A1 Building height must be not more than 8.5m.	P1 Building height must: (a) be sited to minimise obtrusion within the surrounding landscape; (b) take into account steep slopes and other topographical constraints; (c) not cause an unreasonable loss of residential amenity to adjoining properties from overshadowing, overlooking or visual bulk; and (d) be not more than 10m.

BRI-P1.6.2 Setback

Objective:	That a building is sufficiently setback from a frontage to: (a) enhance the streetscape; (b) assist in providing adequate space for vehicle access, parking and landscaping; and (c) help attenuate site impacts.
Acceptable Solutions	Performance Criteria
A1 Buildings must have a setback from a frontage of not less than: (a) 10m from a primary frontage; (b) 5m from secondary frontage.	P1 Buildings must be sited an appropriate distance from a frontage having regard to: (a) the efficient use of the site; (b) the residential amenity of adjoining properties; (c) the prevailing setbacks of existing buildings on nearby properties; (d) the visual impact of buildings when viewed from the street; (e) the retention of vegetation within the front setback.

<p>A2</p> <p>Buildings must have a setback from side and rear boundaries of not less than:</p> <p>(a) 5m from a side boundary;</p> <p>(b) 10m from a rear boundary.</p>	<p>P2</p> <p>Buildings must be sited an appropriate distance from side and rear boundaries having regard to:</p> <p>(a) the efficient use of the site and location of existing vegetation;</p> <p>(b) not causing an unreasonable loss of amenity to adjoining properties through loss of sunlight, privacy and visual bulk;</p> <p>(c) the prevailing setbacks of existing buildings on nearby properties;</p> <p>(d) the ability to provide adequate private open space for the dwelling; and</p> <p>(e) site constraints including easements, size and topography.</p>
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BRI-P1.6.3 Design and site coverage

Objective:	That buildings are designed to blend in with the surrounding landscape.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Exterior building finishes must not be reflective and be of natural colours such as black, grey, brown and green and of a hue that is unobtrusive.</p>	<p>P1</p> <p>Exterior building finishes must:</p> <p>(a) minimise the visual obtrusion within the surrounding landscape; and</p> <p>(b) offset the visual prominence of bright colours and scale of the building.</p>	
<p>A2</p> <p>Site coverage must be no greater than 50%.</p>	<p>P2</p> <p>No performance criterion.</p>	

BRI-P1.6.4 Private open space and parking

Objective:	That private open space must provide for: (a) the reasonable recreation and service needs of residents; and (b) adequate and efficient provision of parking.	
Acceptable Solutions		Performance Criteria
A1 Dwellings without direct access to the ground level must have (a) a balcony or deck with a minimum area of 10m ² ; and (b) a minimum dimension of 2m.	P1 Dwellings must have private open space that is capable of serving as a usable outdoor space that acts as an extension to the dwelling for: (a) relaxation, dining, entertaining, recreation and children's play; and (b) is accessible from a habitable room.	
A2 Each residential unit must have its own parking area and be landscaped as if for a single residence.	P2 Car parking area must be designed having regard to: (a) the proximity to the respective dwelling, (b) the impact on the streetscape; and (c) the provision of landscaping to shade cars and soften the impact of hard paved surfaces.	

BRI-P1.7 Development Standards for Subdivision

BRI-P1.7.1 Subdivision

Objective:	To provide for subdivision of land that is compatible with the zone purpose.	
Acceptable Solutions		Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision must: (a) have a minimum frontage of 30m; and (b) create a lot that is not less than 2500m ² in area.	P1 Each lot, or a lot proposed in a plan of subdivision, must: (a) provide opportunity for reasonable vehicular and pedestrian access; and (b) have a frontage of not less than 6m provided that each lot has a 30m diameter inscribed circle free of all setbacks and easements and is not less than 2,500m ² in area.	

BRI-P1.8 Tables

This sub-clause is not used in this particular purpose zone.

BRI-P2.0 Particular Purpose Zone – School Farm

BRI-P2.1 Zone Purpose

The purpose of the Particular Purpose Zone – School Farm is:

- BRI-P2.1.1 To provide for the use of the land as a school farm, including education related to agricultural activities.
- BRI-P2.1.2 That the land is attractively maintained and effectively performs its key purpose as a school farm.
- BRI-P2.1.3 To encourage multi-purpose, flexible and adaptable use of the land to respond to long term, and changing and emerging school farm, educational and community needs.
- BRI-P2.1.4 To recognise the urban context of the land and minimise land use conflicts between this zone and surrounding zones.

BRI-P2.2 Local Area Objectives

This sub-clause is not used in this particular purpose zone.

BRI-P2.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

BRI-P2.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Community Meeting and Entertainment	
Educational and Occasional Care	
Resource Development	If not for intensive animal husbandry, aquaculture or horse stud.
Discretionary	

Business and Professional Services	
Domestic Animal Breeding, Boarding or Training	If it has a substantial educational component.
Food Services	
General Retail and Hire	If: (a) for a market or primary produce sales; or (b) it has a substantial educational component.
Residential	If for: (a) a boarding house, communal residence or hostel; and (b) educational purposes.
Resource Processing	If it has a substantial educational component.
Tourist Operation	
Utilities	If not listed as Permitted.
Prohibited	
All other uses	

BRI-P2.5 Use Standards**BRI-P2.5.1 Commercial uses**

Objective:	To avoid the commercialisation and privatisation of public land intended for educational and community use.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 Business and Professional Services, Food Services, General Retail and Hire and Tourist Operation uses must complement and enhance the use of the land for a school farm and educational and community purposes by providing for facilities and services that augment and support those uses.	

BRI-P2.5.2 Agricultural use

Objective:	To avoid land use conflicts and environmental harm.	
Acceptable Solutions	Performance Criteria	
A1 Agricultural activities must be consistent with an approved Environmental Management Plan for the site.	P1 Agricultural activities must minimise odour and noise emissions, minimise the spread of environmental weeds and collect and filter run-off prior to discharge.	

BRI-P2.5.3 Use standards adjoining a residential zone

Objective:	That flood light emissions near a residential zone do not result in unreasonable adverse impact on residential amenity.	
Acceptable Solutions	Performance Criteria	
A1 Lighting must not subject nearby residential properties to obtrusive light, as defined in <i>Australian Standard AS 4282-1997-1.4.7 Control of the obtrusive effects of outdoor lighting</i> .	P1 Lighting must not operate after 9.00pm unless light spill does not cause a reasonable loss of residential amenity to nearby properties.	

BRI-P2.6 Development Standards for Buildings and Works

BRI-P2.6.1 Building setback and height

Objective:	That building siting and height contributes positively to the streetscape.	
Acceptable Solutions	Performance Criteria	
A1 Buildings must have a setback from a frontage of not less than 5m.	P1 Buildings must be sited to enhance the streetscape, protect adjacent residential amenity, provide adequate space for vehicle access, parking and landscaping having regard to: <ul style="list-style-type: none">(a) the area and dimensions of the site;(b) the characteristics of the site, adjoining properties and the locality;(c) the purpose of the building.	
A2 Building height must be not more than 8.5m.	P2 Building height must: <ul style="list-style-type: none">(a) be not more than 12m;(b) contribute positively to the visual amenity of the area; and(c) be compatible with the scale of nearby buildings.	

BRI-P2.6.2 Landscaping

<p>Objective:</p>	<p>That development for discretionary uses is provided with high quality visual amenity.</p>	
<p>Acceptable Solutions</p>		<p>Performance Criteria</p>
<p>A1</p> <p>(a) A landscaping treatment must be provided along the frontage of the site to a depth of not less than 5.m; or</p> <p>(b) between the frontage and an existing building if it is a distance of less than 5m.</p>	<p>P1</p> <p>A landscaping treatment must be provided having regard to:</p> <p>(a) the appearance of the site;</p> <p>(b) contribution to passive surveillance;</p> <p>(c) screening any outdoor storage from public view; and</p> <p>(d) compatibility with the streetscape of Brighton township.</p>	
<p>A2</p> <p>A landscaping treatment must be provided along the boundary with a General Residential Zone or Rural Living Zone to a depth of not less than 5m.</p>	<p>P2</p> <p>A landscaping treatment must be provided along the boundary with a General Residential Zone or Rural Living Zone to avoid causing an unreasonable loss of visual amenity to the adjoining General Residential Zone or Rural Living Zone, having regard to the characteristics of:</p> <p>(a) the site; and</p> <p>(b) adjoining properties in a General Residential Zone or Rural Living Zone.</p>	

BRI-P2.6.3 Building setback, height and design for buildings adjoining a residential zone

Objective:	That building siting, height and design do not result in unreasonable adverse impact on residential amenity of land in a residential zone.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Buildings must have a setback from a General Residential Zone or a Rural Living Zone of not less than 3m or half the wall height, whichever is greater.</p>	<p>P1</p> <p>Building setback from a General Residential Zone or a Rural Living Zone must be sufficient to prevent an unreasonable loss of residential amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining properties to be not less than 3 hours within the hours of 9.00am to 5.00pm on June 21 or not further decrease sunlight hours if already less than 3 hours; (b) overlooking and loss of privacy; and (c) visual impacts when viewed from adjoining properties. 	
<p>A2</p> <p>No Acceptable Solution.</p>	<p>P2</p> <p>Building elevations adjoining a General Residential Zone or a Rural Living Zone must be coloured in muted tones.</p>	
<p>A3</p> <p>Building height within 10m of a General Residential Zone or Rural Living Zone must be not more than 8.5 m.</p>	<p>P3</p> <p>Building height within 10 m of a General Residential Zone or Rural Living Zone must be consistent with the building height of existing buildings on adjoining properties in a General Residential Zone or Rural Living Zone.</p>	

BRI-P2.7 Development Standards for Subdivision

BRI-P2.7.1 Subdivision

Objective:	To provide for lots with characteristics capable of accommodating use and development for specific intended purposes.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision is for the purpose of providing lots for public open space, a riparian or littoral reserve or Utilities and has an area and dimensions appropriate for the intended purpose and site characteristics.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision is to provide for one or more of the following uses:</p> <ul style="list-style-type: none"> (a) Community Meeting and Entertainment; (b) Educational and Occasional Care; or (c) Passive Recreation. 	
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision must have a frontage not less than 6m.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision must be capable of adequately serving the intended purpose.</p>	
<p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of being connected to a:</p> <ul style="list-style-type: none"> (a) be a full water supply service; (b) a reticulated sewerage system; and (c) a public stormwater system. 	<p>P3</p> <p>Each lot, or a lot proposed in a plan of subdivision, if reticulated services are unavailable but needed for the future use and development of the land, must be capable of:</p> <ul style="list-style-type: none"> (a) being self-sufficient for potable water adequate for the future use and development of the land; (b) accommodating an on-site stormwater management system adequate for the future use and development of the land; (c) accommodating an on-site waste water management system adequate for the future use and development of the land; <p>as the case may be with respect to the particular service unable to be connected.</p>	

BRI-P2.8 Tables

This clause is not used in this particular purpose zone.

BRI-S1.0 Brighton Horse Racing Specific Area Plan

BRI-S1.1 Plan Purpose

The purpose of the Brighton Horse Racing Specific Area Plan is:

BRI-S1.1.1 The purpose of this provision is to protect and encourage the long-term potential of the Brighton Training Facility as a horse training and stabling venue in Southern Tasmania and to avoid conflict with other land uses through appropriate location and management of horse related activities.

BRI-S1.2 Application of this Plan

BRI-S1.2.1 The specific area plan applies to the area of land designated as Brighton Horse Racing Specific Area Plan on the overlay maps.

BRI- S1.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of:

- (a) Rural Zone; and
 - (b) Recreation Zone,
- as specified in the relevant provision.

BRI-S1.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

BRI-S1.4 Definition of Terms

This sub-clause is not used in this specific area plan.

BRI-S1.5 Use Table

This sub-clause is not used in this specific area plan.

BRI-S1.6 Use Standards

BRI-S1.6.1 Residential use

This clause is addition to Rural Zone – clause 20.3 Use Standards, Recreation Zone – clause 28.3 Use Standards.

Objective:	That Residential use is compatible with horse racing related activities within the Brighton Horse Racing Specific Area Plan.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 Residential use on the same lot as an approved stable, horse breeding or horse training activity must: <ul style="list-style-type: none">(a) not unreasonably fetter horse stabling, breeding or training activities; and(b) not be occupied until the approved horse stabling, breeding or training facilities have been substantially completed.	

BRI-S1.7 Development Standards for Buildings and Works

BRI-S1.7.1 Building design and siting

This clause is in substitution for Rural Zone – clause 20.4.2 Setbacks A1 and P1, Recreation Zone - clause 28.4.1 Building height, setback and siting A2 and P2, A3 and P3.

Objective:	That building siting and design: (a) facilitates horse racing related activities; and (b) protects residential amenity.
Acceptable Solutions	Performance Criteria
A1 Buildings must have a setback from all boundaries of no less than 20m.	P1 Buildings must be sited to avoid any adverse impact to stabling, horse breeding or horse training operations on the site or on adjoining or nearby properties and to prevent an unreasonable loss of residential amenity, having regard to: (a) the residential amenity of adjoining properties; (b) the prevailing setbacks on the site and on adjoining properties; (c) any site management plans for the site or adjoining sites; (d) the height and scale of proposed buildings; (e) the efficient use of the site; and (f) the visual impact of buildings when viewed from the street.

BRI-S1.8 Development Standards for Subdivision

BRI-S1.8.1 Subdivision

This clause is in substitution for Rural Zone – clause 20.5 Development Standards for Subdivision, Recreation Zone – clause 28.5 Development Standards for Subdivision.

Objective:	That all lots are of appropriate area and dimensions consistent with the rural and residential land uses within the Brighton Horse Racing Specific Area Plan.
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision is for public open space, bridle trails, a riparian or littoral reserve or Utilities.	P1 Each lot, or a lot proposed in a plan of subdivision, must: (a) be not less than 2ha; (b) have a frontage of not less than 25m, unless the lot is an internal lot with a frontage of not less than 6m; (c) not be an internal lot unless the site contains existing internal lots or creation of an internal lot is necessary to facilitate use and development consistent with the purpose of the Specific Area Plan; (d) be provided with safe vehicular access from a road; and (e) provide for the sustainable commercial operation of the site for stabling, horse breeding or horse training related activities.
A2 Each lot, or a lot proposed in a plan of subdivision must be connected to a reticulated potable water supply if such a supply is available.	P2 No Performance Criterion.

<p>A3</p> <p>No Acceptable Solution.</p>	<p>P3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) be capable of accommodating an on-site waste water treatment system adequate for the likely future use and development of the land; (b) be capable of accommodating an on-site stormwater management system adequate for the likely future use and development of the land; (c) be capable of accommodating an on-site system for the management of liquid effluent and solid waste adequate for the likely future use and development of the land; (d) be designed to provide access and reticulated services to potential subdivisions on adjoining properties; and (e) be designed to provide, if required, access to a network of bridle paths.
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BRI-S1.9 Tables

This sub-clause is not used in this specific area plan.

BRI-S2.0 Quoin Ridge Specific Area Plan

BRI-S2.1 Plan Purpose

The purpose of the Quoin Ridge Specific Area Plan is:

BRI-S2.1.1 To protect the operating efficiency of the radio monitoring station at Quoin Ridge.

BRI-S2.2 Application of this Plan

BRI-S2.2.1 The specific area plan applies to the area of land designated as Quoin Ridge Specific Area Plan on the overlay maps.

BRI- S2.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in addition to the provisions of:

- (a) Rural Living Zone
 - (b) Rural Zone;
 - (c) Agriculture Zone
 - (d) Landscape Conservation Zone; and
 - (e) Utilities Zone,
- as specified in the relevant provision.

BRI-S2.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

BRI-S2.4 Definition of Terms

BRI-S2.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
source of electro-magnetic radiation	means overhead power lines, electric fences, arc-welders, personal computers, commutating motors in hand held appliances and microprocessor controlled appliances.

BRI-S2.5 Use Table

This sub-clause is not used in this specific area plan.

BRI-S2.6 Use Standards

BRI-S2.6.1 Uses with the potential to impact the efficiency of the radio monitoring station.

This clause is an addition to Rural Living Zone – clause 11.3 Use Standards, Rural Zone – clause 20.3 Use Standards, Agriculture Zone – clause 21.3 Use Standards, Landscape Conservation Zone – clause 22.3 Use Standards, Utilities Zone – clause 26.3 Use Standards.

Objective:	That all use is compatible with the operating efficiency of the radio monitoring station at Quoin Ridge.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Use must not affect the operational efficiency of the radio monitoring station through electro-magnetic radiation, having regard to: (a) the scale, type and hours of use of any source of electro-magnetic radiation; and (b) any advice from the Australian Communications and Media Authority.

BRI-S2.7 Development Standards for Buildings and Works

BRI-S2.7.1 Development with the potential to impact the efficiency of the radio monitoring station

This clause is an addition to Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Agriculture Zone – clause 21.4 Development Standards for Buildings and Works , Landscape Conservation Zone – clause 22.4 Development Standards for Buildings and Works, Utilities Zone – clause 26.4 Development Standards for Buildings and Works.

Objective:	That all development is compatible with the operating efficiency of the radio monitoring station at Quoin Ridge.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Development must not affect the operational efficiency of the radio monitoring station through electro-magnetic radiation, having regard to: (a) siting of any source of electro-magnetic radiation; (b) shielding or placing underground any source of electro-magnetic radiation; and (c) any advice from the Australian Communications and Media Authority.

BRI-S2.8 Development Standards for Subdivision

BRI-S2.8.1 Subdivision with the potential to impact the efficiency of the radio monitoring station

This clause is an addition to Rural Living Zone – clause 11.5 Development Standards for Subdivision, Rural Zone – clause 20.5 Development Standards for Subdivision, Agriculture Zone – clause 21.5 Development Standards for Subdivision, Landscape Conservation Zone – clause 22.5 Development Standards for Subdivision, Utilities Zone – clause 26.5 Development Standards for Subdivision.

Objective:	That subdivision and any associated servicing is compatible with the operating efficiency of the radio monitoring station at Quoin Ridge.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision and any associated servicing must not affect the operational efficiency of the radio monitoring station through electro-magnetic radiation, having regard to:</p> <ul style="list-style-type: none"> (a) siting of any source of electro-magnetic radiation; (b) shielding or placing underground any source of electro-magnetic radiation; and (c) any advice from the Australian Communications and Media Authority. 	

BRI-S2.9 Tables

This sub-clause is not used in this specific area plan.

BRI-S3.0 Brighton Highway Services Precinct Specific Area Plan

BRI-S3.1 Plan Purpose

The purpose of the Brighton Highway Services Precinct Specific Area Plan is:

- BRI-S3.1.1 To provide for fuel and food services for motorists traveling the Midland Highway.
- BRI-S3.1.2 To provide a location in Brighton for showrooms that primarily sell bulky goods and require large display areas.
- BRI-S3.1.3 To provide for use and development that is appropriate for, or requires, a location adjacent the Midland Highway.

BRI-S3.2 Application of this Plan

- BRI-S3.2.1 The specific area plan applies to the area of land designated as Brighton Highway Services Precinct Specific Area Plan on the overlay maps.
- BRI-S3.2.2 In the area of land this plan applies to, the provisions of the specific area plan substitute Signs Code – clauses C1.4.6.1 A1(a) and P1.2(a) with the following:
 - (a) be a relevant sign type for the Commercial Zone set out in Table C1.6.
- BRI-S3.2.3 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of:
 - (a) Rural Zone; and
 - (b) Signs Code,as specified in the relevant provision.

BRI-S3.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

BRI-S3.4 Definition of Terms

This sub-clause is not used in this specific area plan.

BRI-S3.5 Use Table

This clause is in substitution for Rural Zone – clause 20.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and cultural values management	
Utilities	If for minor utilities.
Permitted	
Bulky Goods Sales	
Food Services	If for: (a) not more than 2 takeaway food shops; and (b) not more than 1 restaurant, whether an individual use or subservient to another use.
Vehicle Fuel Sales and Service	
Discretionary	
Community meeting & entertainment	If for a cinema.
Food Services	If not listed as Permitted.
Sport and Recreation	
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

BRI-S3.6 Use Standards

BRI-S3.6.1 Hours of Operation

This clause is in substitution for Rural Zone – clause 20.3 Use Standards.

Objective:	Hours of operation do not have unreasonable impact on residential amenity on land within a residential zone.
Acceptable Solutions	Performance Criteria
A1 Hours of operation of a use within 50m of a Rural Living Zone, excluding office and administrative tasks, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 6.00pm Sunday and public holidays.	P1 Hours of operation of a use within 50m of a Rural Living Zone must not cause an unreasonable loss of residential amenity to properties in a Rural Living Zone, having regard to: (a) commercial vehicle movements; (b) noise; or (c) other emissions, that are unreasonable in their timing, duration or extent.

BRI-S3.6.2 Noise

This clause is in substitution for Rural Zone – clause 20.3 Use Standards.

Objective:	Noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Noise emissions measured at the boundary of a Rural Living Zone must not exceed:</p> <p>(a) 55dB(A) (LAeq) within the hours of 7.00am to 7.00pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, within the hours of 7.00pm to 7.00am;</p> <p>(c) 65dB(A) (L_{Amax}) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p>	<p>P1</p> <p>Noise emissions measured at the boundary of a Rural Living Zone must not cause environmental harm within a Rural Living Zone.</p>	
<p>A2</p> <p>External amplified loud speakers or music must not be used within 50m of a Rural Living Zone.</p>	<p>P2</p> <p>No Performance Criterion.</p>	

BRI-S3.6.3 External Lighting

This clause is in substitution for Rural Zone – clause 20.3 Use Standards.

Objective:	External lighting does not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria	
A1 External lighting within 50m of a Rural Living Zone: (a) must be turned off within the hours of 10:00pm and 6:00am, excluding security lighting; and (b) if security lighting, must be baffled and not cause emission of light outside the zone.	P1 External lighting within 50m of a Rural Living Zone must not cause an unreasonable loss of amenity to adjoining residential properties, having regard to: (a) level of illumination and duration of lighting; and (b) distance to habitable rooms in an adjacent dwelling.	

BRI-S3.6.4 Commercial Vehicle Movements

This clause is in substitution for Rural Zone – clause 20.3 Use Standards.

Objective:	Commercial vehicle movements do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria	
A1 Commercial vehicle movements, (including load and unloading and garbage removal) to or from a site within 50m of a Rural Living Zone must be within the hours of: (a) 7.00am to 7.00pm Monday to Friday; (b) 8.00am to 6.00pm Saturday; and (c) 9.00am to 5.00pm Sunday and public holidays.	P1 Commercial vehicle movements, (including load and unloading and garbage removal) to or from a site within 50m of a Rural Living Zone must not cause an unreasonable loss of residential amenity, having regard to: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings; (f) the level of traffic on the road; and (g) the potential for conflicts with other traffic.	

BRI-S3.6.5 Outdoor Work Areas

This clause is in substitution for Rural Zone – clause 20.3 Use Standards.

Objective:	Use of outdoor work areas does not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria	
A1 Outdoor work areas and noise-emitting services or activities such as those that involve the regular use of power tools must not be located within 50m of a Rural Living Zone.	P1 Outdoor work areas and noise-emitting services or activities such as those that involve the regular use of power tools must be accompanied by effective acoustic screening in the intervening space.	

BRI-S3.6.6 Dust, Smell, Fumes and Other Emissions

This clause is in substitution for Rural Zone – clause 20.3 Use Standards.

Objective:	Dust, smell, fumes and other emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria	
A1 A use must not emit dust or other particles, smell or fumes beyond the boundaries of its site.	P1 The emission of dust or other particles, smell or fumes must not cause an unreasonable loss of amenity and safety to other properties, having regard to: (a) the hours of operation; (b) the frequency of the emission; (c) the nature of the emission and the degree of its impact on other properties, including whether properties are in a Rural Living Zone; (d) whether the emission contains any harmful substance; and (e) whether surrounding properties contain uses with similar emissions.	

BRI-S3.7 Development Standards for Buildings and Works**BRI-S3.7.1 Building Height**

This clause in substitution for Rural Zone – clause 20.4.1 Building height.

Objective:	Building height contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in a residential zone.
Acceptable Solutions	Performance Criteria
A1 Building height must be not more than 10m.	P1 Building height must: (a) contribute positively to the streetscape and not cause an unreasonable loss of residential amenity to properties in a Rural Living Zone, having regard to: (i) the scale of nearby buildings; (ii) any overshadowing of adjacent public space; (iii) the transition in height between adjoining buildings; and (b) Be not more than 12m.
A2 Building height within 10m of a Rural Living Zone must be not more than 8.5m.	P2 Building height within 10m of a Rural Living Zone must: (a) be consistent with the building height of existing buildings on adjoining properties in a Rural Living Zone; and (b) not cause a loss of residential amenity, having regard to: (i) overshadowing; (ii) loss of sunlight or daylight; or (iii) visual bulk.

BRI-S3.7.2 Setback

This clause in substitution for Rural Zone – clause 20.4.2 Setbacks, Signs Code – clause C1.6.1 Design and siting of signs A2 and P2.

<p>Objective:</p>	<p>Building setback contributes positively to the streetscape and does not cause an unreasonable loss of residential amenity to land in a residential zone.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Buildings, excluding signage, must have a setback from a frontage of not less than:</p> <ul style="list-style-type: none"> (a) 15m to Brighton Road; and (b) 20m to Midland Highway. 	<p>P1</p> <p>Buildings, excluding signage, must have a setback from a frontage that contributes positively to the streetscape and does not cause an unreasonable loss of residential amenity to properties in a Rural Living Zone, having regard to:</p> <ul style="list-style-type: none"> (a) the setback of adjoining buildings; (b) maintaining a continuous building line if evident in the streetscape; (c) the characteristics of the site, adjoining properties and the streetscape; and (d) opportunity for parking.
<p>A2</p> <p>Buildings, including signage, must have a setback from side and rear boundaries of not less than:</p> <ul style="list-style-type: none"> (a) 5m; or (b) half the height of the wall, whichever is greater. 	<p>P2</p> <p>Buildings, including signage, must be sited a sufficient distance from a Rural Living Zone to prevent an unreasonable loss of residential amenity, having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining properties to not less than 3 hours between: <ul style="list-style-type: none"> (i) 9.00am and 5.00pm on June 21; or (ii) further decrease sunlight hours if already less than 3 hours; (b) overlooking and loss of privacy; (c) visual impact when viewed from adjoining properties; and (d) aspect and slope.

BRI-S3.7.3 Design

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works.

<p>Objective:</p>	<p>That building design contributes positively to the streetscape, the residential amenity and safety of the public and adjoining land in a residential zone.</p>	
<p>Acceptable Solutions</p>		<p>Performance Criteria</p>
<p>A1</p> <p>Building design must address the street, having regard to:</p> <ul style="list-style-type: none"> (a) providing the main pedestrian entrance to the building facing the frontage or facing an effective internal frontage created by internal access roads, pedestrian and parking areas; (b) providing windows and door openings at ground floor level in the front façade not less than 30% of the surface area; (c) any single expanse of blank wall in the ground level front façade and facades facing other public spaces does not exceed 20m²; (d) screening mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces; (e) incorporating roof-top service infrastructure, including service plants and lift structures, within the design of the roof; and (f) not including security shutters over windows or doors with a frontage to a street or public place. 	<p>P1</p> <p>Building design must enhance the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) provide main accesses to buildings in a way that addresses the street or internal areas of pedestrian and vehicular movement; (b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces; (c) treat large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space; (d) the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street; and (e) roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact; 	
<p>A2</p> <p>Walls of a building on a site adjoining a Rural Living Zone must:</p> <ul style="list-style-type: none"> (a) be coloured in muted tones; and (b) if within 50m of a Rural Living Zone, not have openings in walls facing a Rural Living Zone, unless the line of sight to the building is blocked by another building. 	<p>P2</p> <p>Walls of a building on a site adjoining a Rural Living Zone must:</p> <ul style="list-style-type: none"> (a) be coloured in muted tones; and (b) if within 50m of a Rural Living Zone, any openings in walls facing a Rural Living Zone be accompanied by effective acoustic screening in the intervening space. 	

BRI-S3.7.4 Passive Surveillance

This clause is an addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works.

Objective:	That building design provides for the safety of the public.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Building design must:</p> <ul style="list-style-type: none"> (a) provide the main entrance or entrances to a building so that they are clearly visible from the street and well-lit at night; (b) provide windows with clear glazing not less than: <ul style="list-style-type: none"> (i) 40% of the facade of walls that front a street; and (ii) 30% of the facade of walls that face public space or a car park for the building; (c) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (d) provide external lighting to illuminate car parking areas and pathways; and (e) provide well-lit public access at the ground floor level from any external car park. 	<p>P1</p> <p>Building design must provide for passive surveillance of public spaces, having regard to:</p> <ul style="list-style-type: none"> (a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces; (b) locate windows to adequately overlook the street and adjoining public spaces; (c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa; (d) locate external lighting to illuminate any entrapment spaces around the building site; (e) provide external lighting to illuminate car parking areas and pathways; (f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces; and (g) provide for sight lines to other buildings and public spaces. 	

BRI-S3.7.5 Landscaping

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works.

Objective:	That safe and attractive landscaping treatment enhances the appearance of the site and provides a visual break from land in a residential zone.	
Acceptable Solutions	Performance Criteria	
A1 Landscaping along the frontages, within setbacks, parking and access areas must be generally in accordance with an approved landscaping plan for the entire area of the Brighton Highway Services Precinct Specific Area Plan.	P1 Landscaping must be provided, having regard to: (a) the appearance of the development; (b) differing plant heights and forms to create diversity, interest and amenity; and (c) not creating concealed entrapment spaces.	
A2 Along a boundary with a Rural Living Zone landscaping must be provided for a depth not less than 2m.	P2 Along a boundary with a Rural Living Zone landscaping or a building design solution must be provided to avoid causing an unreasonable loss of visual amenity to adjoining properties in a Rural Living Zone, having regard to: (a) the characteristics of the site; and (b) the characteristics of the adjoining properties in a Rural Living Zone.	

BRI-S3.7.6 Outdoor Storage Areas

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works.

Objective:	That outdoor storage areas for non-residential use do not detract from the appearance of the site or the locality.	
Acceptable Solutions	Performance Criteria	
A1 Outdoor storage areas must: (a) be located behind the building line and have goods and materials screened from public view; and (b) not encroach upon car parking areas, driveways or landscaped areas.	P1 Outdoor storage areas must: (a) be located, treated or screened to avoid causing an unreasonable loss of visual amenity to the locality; and (b) not encroach upon car parking areas, driveways or landscaped areas.	

BRI-S3.7.7 Fencing

This clause is an addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works.

Objective:	That fencing does not detract from the appearance of the site or the locality and provides for passive surveillance.	
Acceptable Solutions	Performance Criteria	
A1 Fencing and gates must: (a) not be erected within 10m of the frontage if greater in height than 1.5m; (b) be 50% transparent above a height of 1.2m if along a frontage; and (c) be not more than 2.1m and must not contain barbed wire if along a common boundary with land in a Rural Living Zone.	P1 Fencing must contribute positively to the streetscape and not cause an unreasonable loss of residential amenity to properties in a Rural Living Zone which lies opposite or shares a common boundary with the site, having regard to: (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; and (g) the characteristics of the site, the streetscape and the locality, including fences.	

BRI-S3.7.8 Bowsers and Fuel Tanks

This clause is an addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works.

Objective:	That siting of bowsers and fuel tanks do not cause an unreasonable loss of residential amenity to land in a residential zone.	
Acceptable Solutions	Performance Criteria	
A1 Bowsers and fuel tanks and any vehicular access associated with such infrastructure must be separated from land in a Rural Living Zone by not less than 50m.	P1 Bowsers and fuel tanks and any vehicular access associated with such infrastructure must not cause an unreasonable loss of residential amenity to adjoining properties.	

BRI-S3.8 Development Standards for Subdivision

BRI-S3.8.1 Lot design

This clause is a substitution for Rural Zone – clause 20.5.1 Lot design.

Objective:	To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development compatible with the Specific Area Plan Purpose.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Each lot, of a lot proposed in a plan of subdivision must be a size sufficient to accommodate development compatible with the Specific Area Plan Purpose.
A2 Each lot, or a lot proposed in a plan of subdivision, must have a building area of not less than 40m x 40m, with a gradient of not more than 1 in 10, clear of: (a) frontage, side and rear boundary setbacks required by clause BRI-S3.7.2 A1 & A2; and (b) easements or other title restrictions that would limit or restrict the development of a commercial building.	P2 Each lot, or a lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the Specific Area Plan Purpose; (b) any Local Area Objectives; (c) on-site parking and manoeuvring, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot; and (d) minimising the need for earth works, retaining walls, and cut and fill associated with future development.
A3 Each lot, or a lot proposed on a plan of subdivision must have a frontage of not less than 25m.	P3 Each lot, or a lot proposed in a plan of subdivision must have a frontage sufficient to accommodate development having regard to: (a) the Specific Area Plan Purpose; and (b) any Local Area Objectives.

<p>A4</p> <p>No Acceptable Solution.</p>	<p>P4</p> <p>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> (a) the Specific Area Plan Purpose; (b) any relevant road network plan adopted by the planning authority; (c) facilitating subdivision of adjoining properties; (d) maximising levels of access, safety, convenience and legibility having regard to a road function hierarchy; and (e) provision of a single point of entry and exit for all land within the Specific Area Plan to both Brighton Road and Midland Highway.
<p>A5</p> <p>Each lot, or a lot proposed in a plan of subdivision must be connected to services adequate to support the likely future use and development of the land.</p>	<p>P5</p> <p>No Performance Criterion.</p>

BRI-S3.9 Tables

This sub-clause is not used in this specific area plan.

BRI-S4.0 Bridgewater Quarry Specific Area Plan

BRI-S4.1 Plan Purpose

The purpose of the Bridgewater Quarry Specific Area Plan is:

BRI-S4.1.1 To protect the operations of the Bridgewater Quarry from incompatible or conflicting use or development.

BRI-S4.2 Application of this Plan

BRI-S4.2.1 The specific area plan applies to the area of land designated as Bridgewater Quarry Specific Area Plan on the overlay maps.

BRI-S4.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of:

- (a) Attenuation Code,
as specified in the relevant provision.

BRI-S4.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

BRI-S4.4 Definition of Terms

This sub-clause is not used in this specific area plan.

BRI-S4.5 Use Table

This sub-clause is not used in this specific area plan.

BRI-S4.6 Use Standards

BRI-S4.6.1 Sensitive use

This clause is in substitution for Attenuation Code – clause C9.5.2 Sensitive use within an attenuation area.

Objective:	That sensitive use is not established within the area of the Bridgewater Quarry Specific Area Plan.	
Acceptable Solutions	Performance Criteria	
A1 Use or development is not for sensitive use.	P1 No Performance Criterion.	

BRI-S4.7 Development Standards for Buildings and Works

BRI-S4.7.1 Buildings and works within Bridgewater Quarry Specific Area Plan

This clause is in addition to clause C9.0 Attenuation Code.

Objective:	That development is compatible with the operations of the Bridgewater Quarry.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 Buildings and works must not result in potential to interfere or conflict with quarry operations having regard to: (a) the nature of the quarry; including: (i) operational characteristics; (ii) scale and intensity; (iii) degree of hazard or pollution that may be emitted from the activity; (b) the degree of encroachment of development or use into the Bridgewater Quarry Attenuation Area; and (c) measures in the design, layout and construction of the development to eliminated, mitigate or manage effects of the quarry; and (d) any advice from the Bridgewater Quarry operator.	

BRI-S4.8 Development Standards for Subdivision

BRI-S4.8.1 Subdivision within Bridgewater Quarry Specific Area Plan

This clause is in addition to Attenuation Code – clause C9.6.1 Lot design.

Objective:	That subdivision is compatible with the operations of the Bridgewater Quarry.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 Each lot, or a lot proposed in a plan of subdivision, must not result in potential to interfere or conflict with quarry operations having regard to: (a) the nature of the quarry; including: (i) operational characteristics; (ii) scale and intensity; (iii) degree of hazard or pollution that may be emitted from the activity; (b) the future use and development of the lot; and (c) any advice from the Bridgewater Quarry operator.	

BRI-S4.9 Tables

This sub-clause is not used in this specific area plan.

BRI-S5.0 Old Beach Quarry Specific Area Plan

BRI-S5.1 Plan Purpose

The purpose of the Old Beach Quarry Specific Area Plan is:

BRI-S5.1.1 To protect the operations of the Old Beach Quarry from incompatible or conflicting use or development.

BRI-S5.2 Application of this Plan

BRI-S5.2.1 The specific area plan applies to the area of land designated as Old Beach Quarry Area Plan on the overlay maps.

BRI-S5.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for the provisions of:

- (a) Attenuation Code,
as specified in the relevant provision.

BRI-S5.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

BRI-S5.4 Definition of Terms

This sub-clause is not used in this specific area plan.

BRI-S5.5 Use Table

This sub-clause is not used in this specific area plan.

BRI-S5.6 Use Standards

BRI-S5.6.1 Sensitive use

This clause is in substitution for Attenuation Code – clause C9.5.2 Sensitive use within an attenuation area.

Objective:	That new sensitive use is not established within the area of the Old Beach Quarry Specific Area Plan.	
Acceptable Solutions	Performance Criteria	
A1 Use or development is not for sensitive use.	P1 No Performance Criterion.	

BRI-S5.7 Development Standards for Buildings and Works

This sub-clause is not used in this specific area plan.

BRI-S5.8 Development Standards for Subdivision

This sub-clause is not used in this specific area plan.

BRI-S5.9 Tables

This sub-clause is not used in this specific area plan.

BRI-S6.0 Baskerville Raceway Specific Area Plan

BRI-S6.1 Plan Purpose

The purpose of the Baskerville Raceway Specific Area Plan is:

BRI-S6.1.1 To protect the operations of the Baskerville Raceway from incompatible or conflicting use or development.

BRI-S6.2 Application of this Plan

BRI-S6.2.1 The specific area plan applies to the area of land designated as Baskerville Raceway Specific Area Plan on the overlay maps.

BRI-S6.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for the provisions of:

- (a) Attenuation Code,
as specified in the relevant provision.

BRI-S6.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

BRI-S6.4 Definition of Terms

This sub-clause is not used in this specific area plan.

BRI-S6.5 Use Table

This sub-clause is not used in this specific area plan.

BRI-S6.6 Use Standards

BRI-S6.6.1 Residential use

This clause is in substitution for Attenuation Code – clause C9.5.2 Sensitive use within an attenuation area.

Objective:	That new sensitive use is not established within the area of the Baskerville Raceway Specific Area Plan.	
Acceptable Solutions	Performance Criteria	
A1 Use or development is not for sensitive use.	P1 No Performance Criterion.	

BRI-S6.7 Development Standards for Buildings and Works

This sub-clause is not used in this specific area plan.

BRI-S6.8 Development Standards for Subdivision

This sub-clause is not used in this specific area plan.

BRI-S6.9 Tables

This sub-clause is not used in this specific area plan.

BRI-S7.0 East Baskerville Dispersive Soils Specific Area Plan

BRI-S7.1 Plan Purpose

The purpose of the East Baskerville Dispersive Soils Specific Area Plan is:

BRI-S7.1.1 To minimise and/or mitigate adverse impacts from development occurring on land that contains potential dispersive soils.

BRI-S7.2 Application of this Plan

BRI-S7.2.1 The specific area plan applies to the area of land designated as East Baskerville Dispersive Soils Specific Area Plan on the overlay maps.

BRI-S7.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in addition to the provisions of:

- (a) Rural Living Zone;
 - (b) Agriculture Zone;
 - (c) Landscape Conservation Zone; and
 - (d) Environmental Management,
- as specified in the relevant provision.

BRI-S7.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

BRI-S7.4 Definition of Terms

BRI-S7.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
dispersive soil	means soil or sediment with an exchangeable sodium percentage greater than 6% or which demonstrates dispersive behaviour when in contact with fresh water.
dispersive soil management plan	means a report ¹ prepared by a suitably qualified person, that details: <ul style="list-style-type: none">(a) the dispersive potential of soils in the vicinity of the proposed development;(b) the potential for the development to cause or contribute to gully or tunnel erosion;(c) an analysis of the level of risk to the development and the level of risk to users of the development; and(d) proposed management measures to reduce risk to an acceptable level if necessary.

¹ Relevant information is provided in Hardie, M (2009): *Dispersive Soils and their Management: Technical Reference Manual*, DPIW, Hobart, 2009 and DPIW (2009), *Dispersive Soils and their Management – Guidelines for Landowners, Planners and Engineers*, DPIW, Hobart 2009.

BRI-S7.5 Use Table

This sub-clause is not used in this specific area plan.

BRI-S7.6 Use Standards

This sub-clause is not used in this specific area plan.

BRI-S7.7 Development Standards for Buildings and Works

BRI-S7.7.1 Development on Potential Dispersive Soils

This clause is in addition to Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Agriculture Zone – clause 21.4 Development Standards for Buildings and Works, Landscape Conservation Zone - clause 22.4 Development Standards for Buildings and Works, Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works.

Objective:	That development with the potential to disturb dispersive soil is appropriately located or managed: (a) to minimise the potential to cause erosion; and (b) so that risk to property and the environment is reduced to an acceptable level.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Development must be for:</p> <p>(a) works not involving the release of concentrated water or the disturbance of soils;</p> <p>(b) additions or alterations to an existing building, or the construction of a non-habitable building, provided the development area is no more than 100m²; or</p> <p>(c) forestry operations in accordance with a certified Forest Practices Plan.</p>	<p>P1</p> <p>Development must be designed, sited and constructed to minimise the risks associated with dispersive soil to property and the environment having regard to:</p> <p>(a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally;</p> <p>(b) the potential of the development to affect or be affected by erosion, including gully and tunnel erosion;</p> <p>(c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas and trenches, water storages, ponds, dams and disposal areas;</p> <p>(d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion;</p> <p>(e) management measures that would reduce risk to an acceptable level; and</p> <p>(f) the advice contained in a dispersive soil management plan.</p>

BRI-S7.8 Development Standards for Subdivision

BRI-S7.8.1 Subdivision on Potential Dispersive Soils

This clause is in addition to Rural Living Zone – clause 11.5 Development Standards for Subdivision, Agriculture Zone – clause 21.5 Development Standards for Subdivision, Landscape Conservation Zone - clause 22.5 Development Standards for Subdivision, Environmental Management Zone – clause 23.5 Development Standards for Subdivision.

Objective:	That subdivision within an area of potentially dispersive soil minimises the potential for development to cause: (a) erosion; and (b) risk to property and the environment.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Each lot, or a lot proposed in a plan of subdivision must minimise the risks associated with dispersive soils to property and the environment having regard to: (a) the dispersive potential of soils in the vicinity of proposed building areas, driveways, services and the development area generally; (b) the potential of the subdivision to affect or be affected by erosion, including gully and tunnel erosion; (c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas and trenches, water storages, ponds, dams and disposal areas; (d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion; (e) management measures that would reduce risk to an acceptable level; and (f) the advice contained in a dispersive soil management plan.

BRI-S7.9 Tables

This sub-clause is not used in this specific area plan.

BRI-S8.0 Urban-Rural Interface Specific Area Plan

BRI-S8.1 Plan Purpose

The purpose of the Urban-Rural Interface Specific Area Plan is:

BRI-S8.1.1 To provide for higher density rural living closer to settlements and urban fringe areas, with greater service provision and fewer environmental constraints.

BRI-S8.2 Application of this Plan

BRI-S8.2.1 The specific area plan applies to the area of land designated as Urban-Rural Interface Specific Area Plan on the overlay maps.

BRI-S8.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for the provisions of:

- (a) Rural Living Zone;
as specified in the relevant provision.

BRI-S8.3 Local Area Objectives

BRI-S8.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
BRI-S8.3.1.1	Urban-Rural Interface Specific Area Plan, shown on an overlay map as BRI-S8.3.1.1	The land must develop at a higher density than other Rural Living Zone areas, capitalising on their proximity to settlements, whilst still providing for rural values and a high level of residential amenity and privacy.

BRI-S8.4 Definition of Terms

This sub-clause is not used in this specific area plan.

BRI-S8.5 Use Table

This sub-clause is not used in this specific area plan.

BRI-S8.6 Use Standards

This sub-clause is not used in this specific area plan.

BRI-S8.7 Development Standards for Buildings and Works

This sub-clause is not used in this specific area plan.

BRI-S8.8 Development Standards for Subdivision**BRI-S8.8.1 Lot design**

This clause is in substitution for Rural Living Zone – clause 11.5.1 Lot design, A1 and P1.

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; and (c) contains areas which are suitable for residential development.
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area not less than 5,000m ² ; and (b) comply with the lot design standards required by Rural Living Zone - clause 11.5.1 Lot design A1, excluding lot area specified in Table 11.1.	P1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of existing buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) any natural or landscape values; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area, (g) and must be not less than 5,000m ² .

BRI-S8.8.2 Services

This clause is in substitution for Rural Living Zone – clause 11.5.3 Services, A1 and P1.

Objective:	That each lot is connected to a full water supply service	
Acceptable Solutions	Performance Criteria	
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be connected to a full water supply service.	P1	No Performance Criterion.

BRI-S8.9 Tables

This sub-clause is not used in this specific area plan.

BRI-S9.0 Tivoli Green Specific Area Plan

BRI-S9.1 Plan Purpose

The purpose of the Tivoli Green Specific Area Plan is:

- BRI-S9.1.1 To promote social interaction through an active and healthy residential environment based on provision of public open space, a pedestrian and trail network and the integration of water sensitive urban design into the road network.
- BRI-S9.1.2 To provide for a transition of densities, compatible with the character of established development on the adjacent areas to the north and south, while maintaining an overall net density compatible with the efficient utilisation of land and existing infrastructure.
- BRI-S9.1.3 In Precinct A, to promote a village centre around the central open space with:
- (a) opportunities for local level retail activities and food services;
 - (b) higher density subdivision to provide opportunities for affordable home ownership in an area with good access to recreational and community facilities;
 - (c) a lot layout mostly in a formal grid pattern; and
 - (d) a built character defined by:
 - (i) high levels of residential amenity and passive surveillance;
 - (ii) a compact and visually interesting streetscape with small and consistent front setbacks reinforcing a building edge along the street;
 - (iii) building mass and bulk located to the front of lots with generous provision of private open space at the rear.
 - (iv) minimal side separation but with good solar access and privacy.
- BRI-S9.1.4 To promote a layout of subdivision that responds to the natural topography and maximises solar orientation.
- BRI-S9.1.5 To promote road connectivity with the existing and potential roads in adjoining areas occurring in a coordinated manner consistent with maintaining the safety and efficiency of the road network and a pedestrian friendly environment.
- BRI-S9.1.6 To provide for the staged release of land.
- BRI-S9.1.7 To integrate water sensitive urban design principles into the subdivision of the land in a manner that contributes to protecting and improving the water quality of Gage Brook.
- BRI-S9.1.8 To protect the safety and efficiency of the East Derwent Highway.

BRI-S9.2 Application of this Plan

- BRI-S9.2.1 The specific area plan applies to the area of land designated as Tivoli Green Specific Area Plan on the overlay maps and shown in Figure BRI-S9.1.

BRI-S9.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of:

- (a) General Residential Zone; and
- (b) Road and Railway Assets Code, as specified in the relevant provision.

BRI-S9.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

BRI-S9.4 Definition of Terms

BRI-S9.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Precinct A	means the area of land shown in Figure BRI-S9.2 as Precinct A.
Precinct B	means the area of land shown in Figure BRI-S9.2 as Precinct B.
Precinct C	means the area of land shown in Figure BRI-S9.2 as Precinct C.

BRI-S9.5 Use Table

This clause is in substitution for General Residential Zone – clause 8.2 Use Table.

Use Class	Qualification
No Permit Required	
Educational and Occasional Care	If for home-based child care in accordance with a license under the <i>Child Care Act 2001</i> .
Natural and Cultural Values Management	
Passive Recreation	
Residential	If: (a) for a single dwelling; or (b) for a home-based business with not more than: (i) 1 non-resident worker/employee; (ii) 1 commercial vehicle; and (iii) a floor area of 30m ² .
Utilities	If for minor utilities.
Permitted	
Residential	If: (a) not listed as No Permit Required; and (b) not for a home-based business with more than: (i) 1 non-resident worker/employee; (ii) 1 commercial vehicle; and (iii) a floor area of 30m ²
Food Services	If: (a) in Precinct A and located on a lot with frontage to a road that adjoins the Open Space Zone; and (b) not for a take-away food premises with a drive through facility.

General Retail and Hire	If: (a) in Precinct A and located on a lot with frontage to a road that adjoins the Open Space Zone; and (b) for a local shop.
Visitor Accommodation	
Discretionary	
Business and Professional Services	If for a consulting room, medical centre, veterinary surgery child health clinic; or residential support services.
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Educational and Occasional Care	If not listed as No Permit Required.
Emergency Services	
Food Services	If: (a) not listed as Permitted; and (b) not for a take away food premises with drive through facility
Residential	If not listed as No Permit Required or Permitted.
Sports and Recreation	
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

BRI-S9.6 Use Standards

This sub-clause is not used in this specific area plan.

BRI-S9.7 Development Standards for Buildings and Works

BRI-S9.7.1 Residential density for multiple dwellings

This clause is in substitution for General Residential Zone - clause 8.4.1 Residential density for multiple dwellings.

Objective:	The density of multiple dwellings: (a) is compatible with a transition of densities across the site from the higher density Precinct A through to the existing low density subdivision to the south; and (b) is compatible with the efficient utilisation of land and existing infrastructure.
Acceptable Solutions	Performance Criteria
A1 Multiple dwellings must have a site area per dwelling of not less than: (a) 300m ² for Precinct A; (b) 400m ² for Precinct B; and (c) 600m ² for Precinct C.	P1 Multiple dwellings must only have a site area per dwelling that is less than the Acceptable Solution, if the development will not exceed the capacity of infrastructure services and: (a) is consistent with purpose of the Specific Area Plan; (b) the site is not reasonably capable of being subdivided; (c) provides for a significant social or community housing benefit; and (d) is wholly or partially within 400m walking distance of a public transport stop.

BRI-S9.7.2 Noise attenuation for East Derwent Highway

This clause is in substitution for Road and Railway Assets Code – clause 3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area.

Objective:	Development for sensitive use incorporates measures to protect the efficiency of the East Derwent Highway and the amenity of that sensitive use.
Acceptable Solutions	Performance Criteria
A1 Development for a sensitive use must have a setback from the boundary with the East Derwent Highway of not less than 20m.	P1 Development for a sensitive use must provide a separation distance adequate to mitigate against unreasonable impact on the efficiency of the road or amenity of sensitive uses having regard to: (a) the setback of existing buildings for sensitive uses in the nearby area; (b) the speed limit and traffic volume on the East Derwent Highway; (c) the incorporation of noise attenuation measures in the design of the development; (d) any recommendations from a suitably qualified person for mitigation of noise; and (e) any advice received from the road authority.

BRI-S9.7.3 Development Standards for buildings and works – Precinct A

BRI-S9.7.3.1 Building height and setback - Precinct A

This clause is in substitution for General Residential Zone - clause 8.4.2 Setbacks and building envelope for all dwellings, clause 8.4.3 Site coverage and private open space for all dwellings A1 and P1, clause 8.5.1 Non-dwelling development A1, A2, A3 and P1, P2, P3.

<p>Objective:</p>	<p>The siting and scale of dwellings:</p> <ul style="list-style-type: none"> (a) maintains compatibility with the lot density in Precinct A; (b) furthers the desired built character of Precinct A; (c) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; and (d) provides reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Buildings in Precinct A, excluding protrusions (such as eaves, steps, porches, and awnings) must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, not less than 3m and not more than 4m; or (b) if a second storey located above a garage, not less than 3m and not more than 5.5m; or (c) if the frontage is not a primary frontage, not less than 1m. 	<p>P1</p> <p>Buildings in Precinct A must have a setback from a frontage so that the development is compatible with the desired built character of the Specific Area Plan, having regard to:</p> <ul style="list-style-type: none"> (a) the purpose of the Specific Area Plan; (b) the building line within the streetscape and prevailing setbacks of buildings on nearby properties; (c) any overshadowing of habitable rooms and private open space on adjoining properties or public places created by a greater setback; and (d) the height, bulk and form when viewed from adjoining properties.

<p>A2</p> <p>Buildings in Precinct A, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m must be setback:</p> <ul style="list-style-type: none"> (a) not less than 1m from side boundaries up to a building height of 3.5m; and (b) where a side boundary that is between 30 degrees east or west of south, not less than 2m for any part of the building over a building height of 3.5m; or (c) where the frontage is between 30 degrees east or west of north, not less than 2m from side boundaries; and (d) not less than 6m from rear boundaries. 	<p>P2</p> <p>Buildings in Precinct A must be sited so that there is no unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings and private open space on the site; (f) sunlight to private open space and windows of habitable rooms on adjoining properties; and (g) the purpose of the Specific Area Plan.
<p>A3</p> <p>Building height in Precinct A must not be more than 7m.</p>	<p>P3</p> <p>Building height in Precinct A must be compatible with the desired built character and not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the bulk and form of proposed buildings, and whether the proposed building is located towards the front of the site; (d) the apparent height when viewed from the road and public places; (e) any overshadowing of adjoining properties or public places; and (f) the purpose of the Specific Area Plan.

BRI-S9.7.3.2 Building design - Precinct A

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

<p>Objective:</p>	<p>The appearance and design of buildings in Precinct A:</p> <ul style="list-style-type: none"> (a) promotes a streetscape defined by visually interesting facades with strong vertical elements; (b) enhances residential amenity; (c) supports good solar access; and (d) promotes passive surveillance.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>A front building elevation in Precinct A must:</p> <ul style="list-style-type: none"> (a) incorporate windows or doorways, excluding garage doors, comprising no less than 25% of the total area of the elevation; (b) not have a single length of blank wall greater than 30% of the total width of the elevation as viewed from the road; (c) provide for the main pedestrian access to the building; and (d) include a porch, shelter, awning, recess or similar architectural feature that identifies and provides shade and weather protection to the front door. 	<p>P1</p> <p>Buildings in Precinct A, must contribute to:</p> <ul style="list-style-type: none"> (a) a visually interesting streetscape with strong vertical elements as viewed from the road; (b) high levels of residential amenity including receiving direct sunlight to habitable rooms; (c) identifiable and visible entrances; and (d) the passive surveillance of roads.
<p>A2</p> <p>A rear building elevation in Precinct A must incorporate windows to habitable rooms comprising not less than 25% of the total area of the elevation.</p>	<p>P2</p> <p>A dwelling in Precinct A must be provided with a reasonable opportunity to receive direct sunlight into habitable rooms, having regard to:</p> <ul style="list-style-type: none"> (a) the layout of habitable rooms; and (b) the orientation of the site; and (c) the location, form and bulk of buildings on adjoining properties.

BRI-S9.7.3.3 Setback and width of garages and carports - Precinct A

This clause is in substitution to General Residential Zone – clause 8.4.5 Width of openings for garages and carports for all dwellings and clause 8.5.2 Non-residential garages and carports A1, A2, A3 and P1, P2, P3.

<p>Objective:</p>	<p>Garages and carports:</p> <ul style="list-style-type: none"> (a) contribute to an interesting streetscape through setback articulation within the front building elevation; and (b) do not dominate the streetscape along a primary frontage.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>A garage or carport within Precinct A, must:</p> <ul style="list-style-type: none"> (a) have a setback of not less than 5.5m if access is provided from a primary frontage; or (b) have a setback of not less than 1m if access is provided from a secondary frontage. 	<p>P1</p> <p>A garage or carport within Precinct A must have a frontage setback that contributes to an interesting streetscape through articulation in front building elevations and is not the dominant visual element on a site when viewed from the street, having regard to:</p> <ul style="list-style-type: none"> (a) the siting and design of existing garages and carports within the street; (b) the design of the garage or carport; (c) the design of the existing or proposed dwelling on the site; and (d) topographical constraints.
<p>A2</p> <p>A garage or carport within Precinct A must:</p> <ul style="list-style-type: none"> (a) have a single or single tandem garage, not more than 3.6m wide, accessed from the primary frontage; or (b) have a single, tandem or double garage accessed from a secondary frontage. 	<p>P2</p> <p>The width of a garage or carport within Precinct A must not be the dominant visual element on a site when viewed from the street, having regard to:</p> <ul style="list-style-type: none"> (a) the design of existing garages and carports within the street; (b) the design of the garage or carport; and (c) the design of the existing or proposed dwelling on the site.

BRI-S9.8 Development Standards for Subdivision

BRI-S9.8.1 Lot size

This clause is in substitution for General Residential Zone – clause 8.6.1 Lot design A1 and P1.

Objective:	New lots provide for a transition of densities consistent with the character of established development on the adjacent areas to the north and south, while maintaining an overall net density compatible with the efficient utilisation of land and existing infrastructure.
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must have an area of not less than: (a) 300m ² for Precinct A; (b) 500m ² for Precinct B; and (c) 800m ² for Precinct C.	P1 Each lot, or a lot proposed in a plan of subdivision, must have an area that is compatible with the purpose of the Specific Area Plan having regard to: (a) the attainment of the development framework shown in Figure BRI-S9.3; (b) the topography of the site; (c) the pattern of development existing on established properties in the adjacent areas; (d) the intended location of buildings on the lot; (e) the potential for non-single dwelling residential use and development; and (f) adequate provision of noise attenuation arising from the East Derwent Highway.

BRI-S9.8.2 Subdivision layout

This clause is a substitution for General Residential Zone - clause 8.6.1 Lot design A4 and P4, and clause 8.6.2 Roads.

Objective:	New lots are consistent with the purpose of the Specific Area Plan.
Acceptable Solutions	Performance Criteria
A1 The layout of lots (including lots proposed in a plan of subdivision), roads and pedestrian connections must be consistent with the development framework in Figure BRI-S9.3.	P1 The layout of lots, roads and pedestrian connections must be compatible with the purpose of the Specific Area Plan and the development framework in Figure BRI-S9.3 having regard to: <ul style="list-style-type: none">(a) the potential for passive solar design through the orientation of lots;(b) the facilitation of high levels of vehicular and pedestrian connectivity in the subdivision and to open spaces and adjacent areas;(c) the integration of landscaping into the road, pedestrian and open space network;(d) the future subdivision of adjoining lots and the likely layout;(e) the safety and efficiency of East Derwent Highway and Old Beach Road;(f) the creation of a hierarchy of roads including the creation of a new minor collector road connecting the East Derwent Highway and Old Beach Road;(g) avoiding compromising the appropriate and reasonable future subdivision of the entirety of any balance lot;(h) the travel distance between key local service destinations; and(i) any advice received from the road authority.

BRI-S9.8.3 Traffic impact

This clause is in addition to Road and Railway Assets Code – clause C3.7 – Development Standards for Subdivision.

Objective:	To minimise any adverse effects on the safety and efficiency of the road network from vehicular traffic generated by the subdivision of land.	
Acceptable Solutions	Performance Criteria	
A1 Subdivision does not result in a total of more than 260 lots within the area south of the open space on the land subject to the Specific Area Plan as shown in Figure BRI-S9.3.	P1 Vehicular traffic generated by subdivision must not impact upon the safety and efficiency of the East Derwent Highway or local road network having regard to: (a) any increase in traffic caused by the subdivision; (b) the nature of the road; (c) the speed limit and traffic flow of the road; (d) a traffic impact assessment prepared by a suitably qualified person; and (e) any advice received from the road authority.	

BRI-S9.8.4 Water sensitive urban design

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

Objective:	To maintain, protect and improve the water quality of Gage Brook through a stormwater disposal system based upon water sensitive urban design principles.	
Acceptable Solutions	Performance Criteria	
A1 Subdivision must: (a) incorporate water sensitive urban design principles consistent with <i>Water Sensitive Urban Design Engineering Procedures for Stormwater Management in Southern Tasmania</i> ; (b) include vegetated swales for stormwater management within roads where appropriate; and (c) gross-pollutant traps at the primary detention basin inlets.	P1 Subdivision must incorporate a stormwater disposal system that maintains, protects and improves the water quality of Gage Brook having regard to: (a) water sensitive urban design principles; and (b) the topography of the land and its natural pattern of drainage.	

BRI-S9.8.5 Noise attenuation for East Derwent Highway

This clause is in substitution for Road and Railway Assets Code – clause 3.7.1 Subdivision for sensitive uses within a road or railway attenuation area.

Objective:	To provide for new lots that incorporate measures to protect the efficiency of the East Derwent Highway and the residential amenity of a sensitive use.
Acceptable Solutions	Performance Criteria
A1 The building area, as required by clause 8.6.1 or clause BRI-S9.7.2.1, on a lot adjoining the East Derwent Highway must have a setback from the boundary with the East Derwent Highway of not less than 20m.	P1 The building area, as required by clause 8.6.1 or clause BRI-S9.7.2.1, on a lot adjoining the East Derwent Highway must provide a separation distance adequate to mitigate against unreasonable impact on the efficiency of the road or amenity of sensitive uses having regard to: (a) the setback of existing buildings for sensitive uses in the nearby area; (b) the speed limit and traffic volume on the East Derwent Highway; (c) any recommendations from a suitably qualified person for mitigation of noise; and (d) any advice received from the road authority.

BRI-S9.8.6 Development standards for subdivision – Precinct A

BRI-S9.8.6.1 Lot design - Precinct A

This clause is in substitution for General Residential Zone - clause 8.6.1 Lot design A1, A2 and P1, P2.

<p>Objective:</p>	<p>To provide for new lots in Precinct A that:</p> <ul style="list-style-type: none"> (a) contribute to a compact streetscape with consistent frontages; (b) facilitate a legible street block in a grid pattern; (c) are capable of supporting good solar access; and (d) are not internal lots.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, in Precinct A, must have a frontage of:</p> <ul style="list-style-type: none"> (a) not less than 10m; or (b) not less than 12m when a corner lot and access is not provided from the secondary frontage; or (c) where the frontage is between 30 degrees east or west of north, not less than 12m; and (d) not more than 15m. 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, in Precinct A, must be provided with a frontage that is sufficient for the intended use having regard to:</p> <ul style="list-style-type: none"> (a) the width of frontage proposed; (b) opportunities for passive surveillance between residential development on the lot and the public road; (c) the functionality and useability of the frontage; (d) the ability to manoeuvre vehicles on the site; (e) the desired pattern of subdivision as outlined in Figure F2.3; (f) is no less than 8m; and (g) is no more than 18m.
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, in Precinct A, must be able to contain a minimum area of 8m by 12m with a gradient not steeper than 1 in 5, clear of:</p> <ul style="list-style-type: none"> (a) all setbacks required by clause BRI-S9.7.2.1; and (b) easements or other title restrictions that limit or restrict development. 	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, in Precinct A, must have sufficient useable area and dimensions suitable for its intended use having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area.

Figure BRI-S9.2 Density Areas

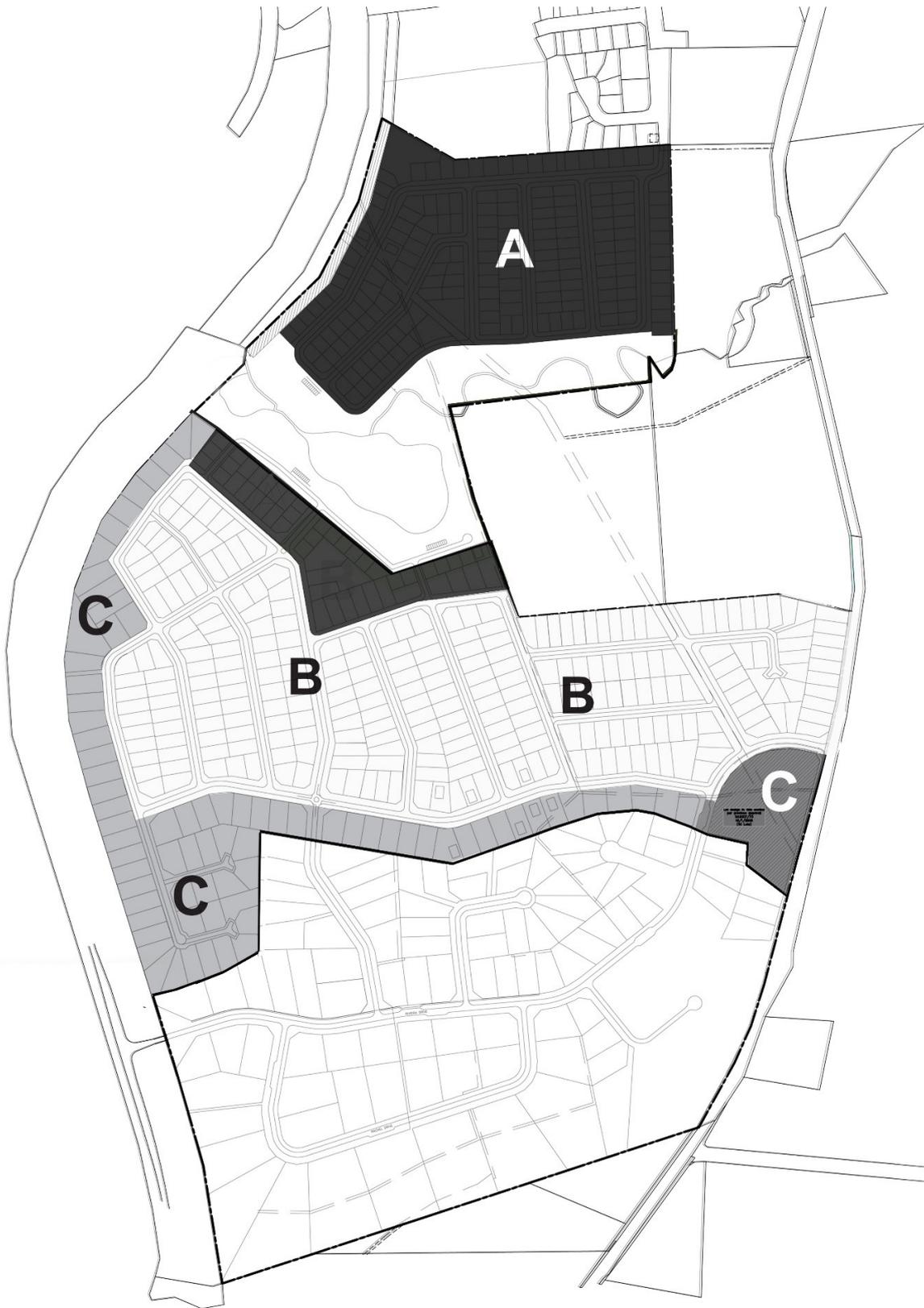
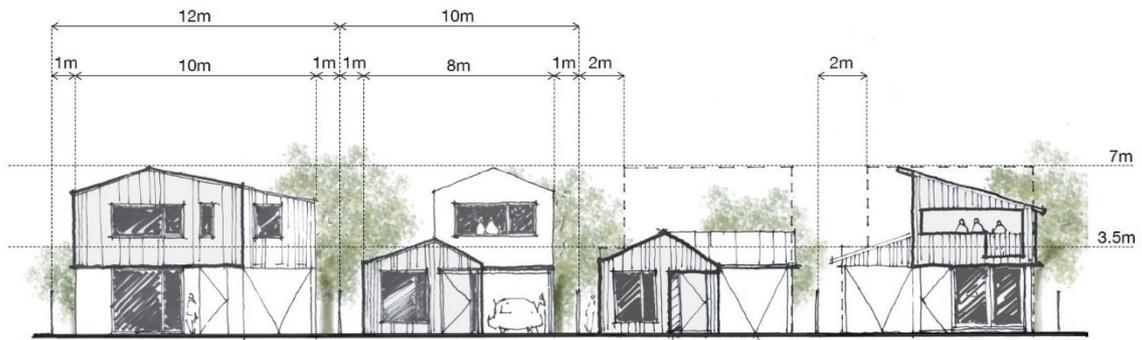


Figure BRI-S9.3 Development Framework



Figure BRI-S9.4 Example elevations of dwellings within Precinct A designed in accordance with the acceptable solutions under clauses BRI-S9.7.2.1, BRI-S9.7.2.2 and BRI-S9.7.2.3.



A4 - SCALE 1:250

FRONTAGE ELEVATION

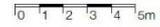


Figure BRI-S9.5 Example lot and dwelling layout of dwellings within Precinct A designed in accordance with the acceptable solutions under clauses BRI-S9.7.2.1, BRI-S9.7.2.3, BRI-S9.8.1 and BRI-S9.8.6.1, where access is from the primary frontage and the lot frontage is between 30 degrees east and west of north.

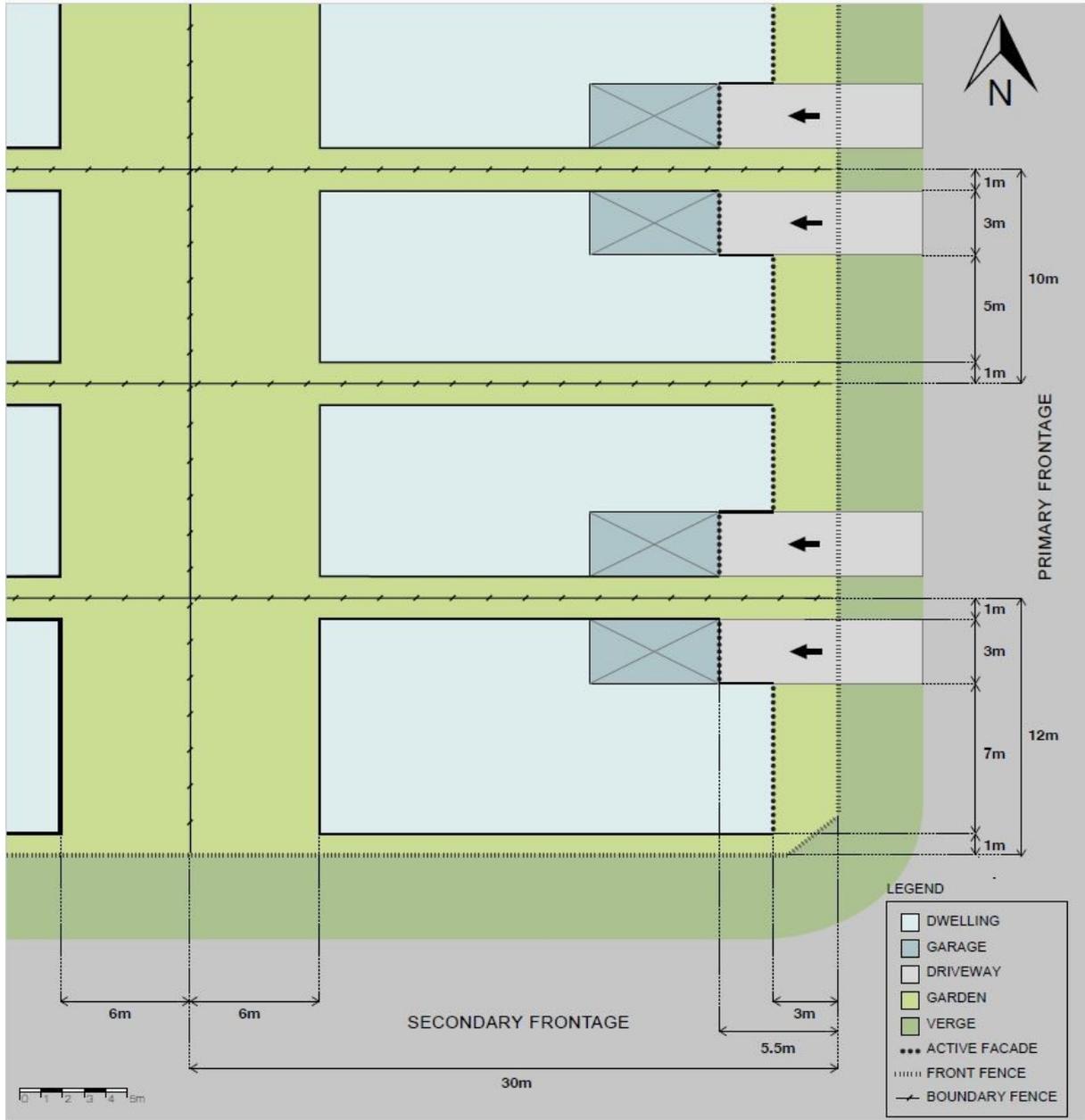


Figure BRI-S9.6 Example lot and dwelling layout of dwellings within Precinct A designed in accordance with the acceptable solutions under clauses BRI-S9.7.2.1, BRI-S9.7.2.3, BRI-S9.8.1 and BRI-S9.8.6.1, where access is from the secondary frontage and the lot frontage is between 30 degrees east and west of north.

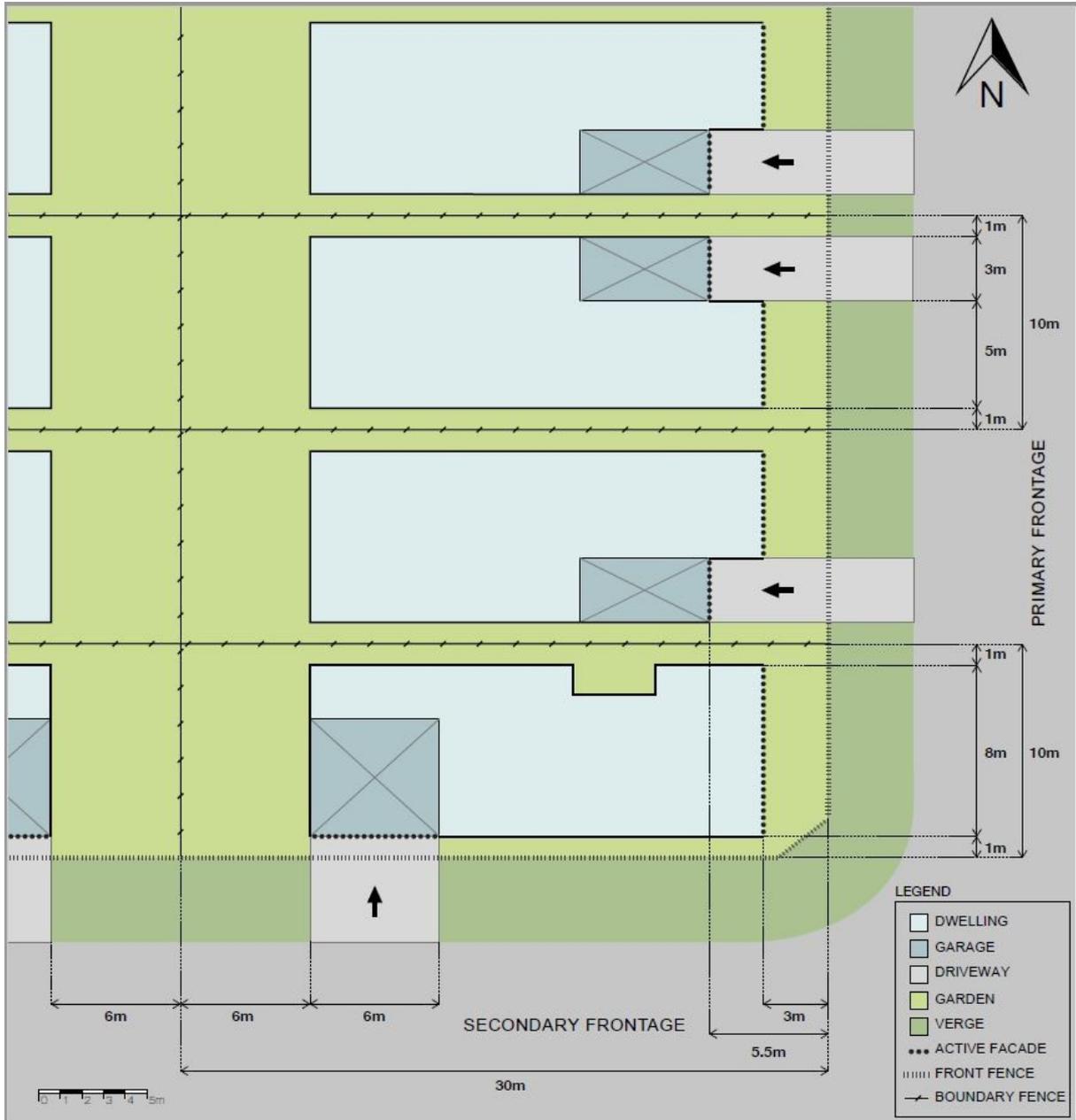
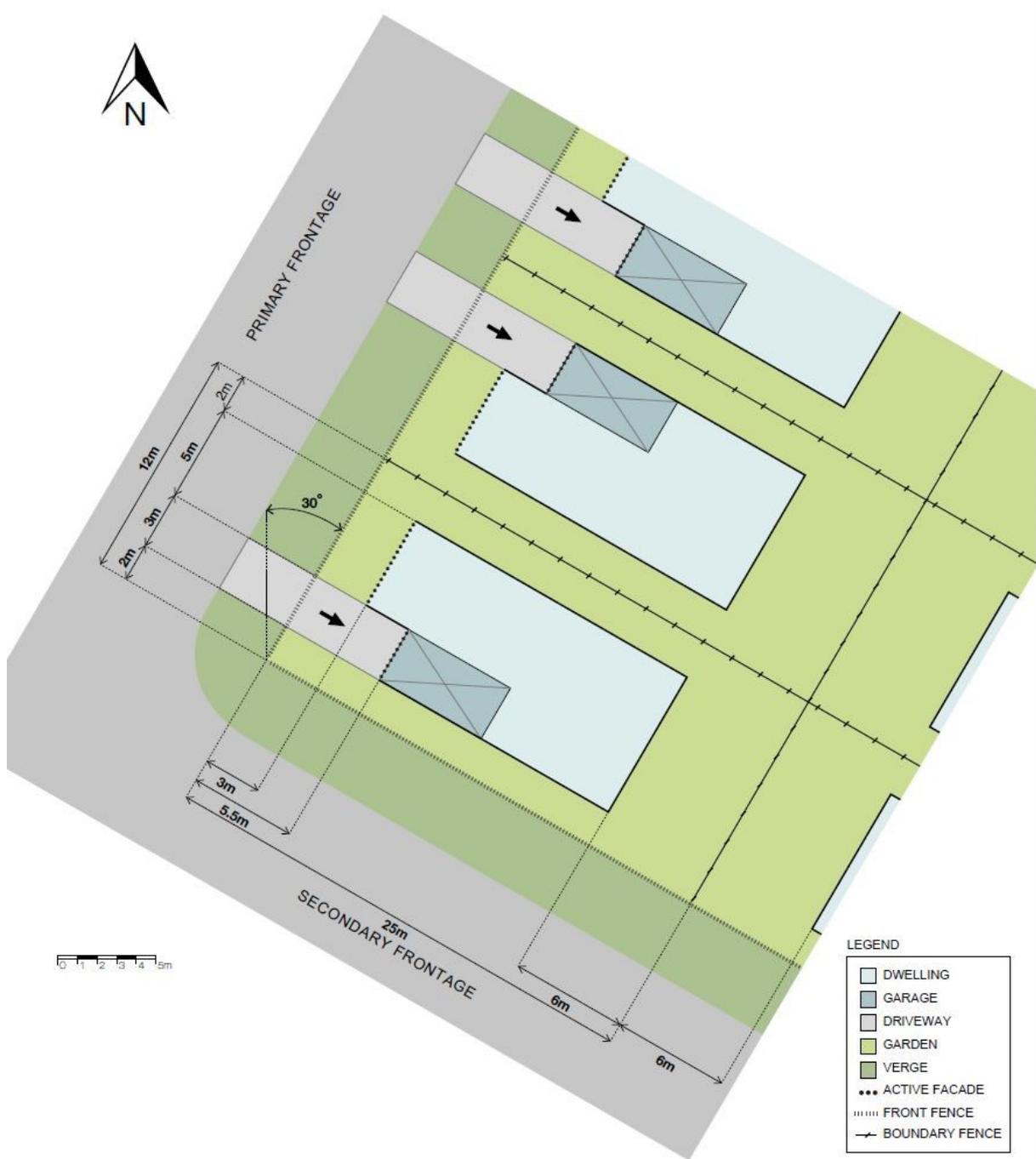


Figure BRI-S9.7 Example lot and dwelling layout of dwellings within Precinct A designed in accordance with the acceptable solutions under clauses BRI-S9.7.2.1, BRI-S9.7.2.3, BRI-S9.8.1, and BRI-S9.8.6.1, where access is from the primary frontage and the lot frontage is not between 30 degrees east and west of north.



BRI-S10.0 Brighton Industrial Hub Specific Area Plan

BRI-S10.1 Plan Purpose

The purpose of the Brighton Industrial Hub Specific Area Plan is:

BRI-S10.1.1 To protect the Brighton Industrial Hub from sensitive use establishing in the area.

BRI-S10.2 Application of this Plan

BRI-S10.2.1 The specific area plan applies to the area of land designated as Brighton Industrial Hub Specific Area Plan on the overlay maps.

BRI-S10.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for the provisions of the Attenuation Code, as specified in the relevant provision.

BRI-S10.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

BRI-S10.4 Definition of Terms

This sub-clause is not used in this specific area plan.

BRI-S10.5 Use Table

This sub-clause is not used in this specific area plan.

BRI-S10.6 Use Standards

BRI-S10.6.1 Sensitive Use

This clause is in substitution for Attenuation Code – clause C9.5.2 Sensitive use within an attenuation area.

Objective:	That new sensitive use is not established within the Brighton Industrial Hub.	
Acceptable Solutions	Performance Criteria	
A1 Use or development is not for sensitive use.	P1 No Performance Criterion.	

BRI-S10.7 Development Standards for Buildings and Works

This sub-clause is not used in this specific area plan.

BRI-S10.8 Development Standards for Subdivision

This sub-clause is not used in this specific area plan.

BRI-S10.9 Tables

This sub-clause is not used in this specific area plan.

BRI-Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
BRI-19.1	Part of 1 Parkholme Drive and 314 Midland Highway, Bridgewater	50853/1 156753/6 170481/1 170480/1	An additional Permitted Use Class for this site is: Extractive Industry	General Industrial Zone – clause 19.2 Use Table
BRI-20.1	29 Brighton Road, Brighton	63448/5	An additional qualification for the Discretionary Use class Storage for this site is: “If for self-storage.”	Rural Zone – clause 20.2 Use Table

BRI-Code Lists

BRI-Table C3.1 Other Major Roads

Road	From	To
This table is not used in this Local Provisions Schedule		

BRI-Table C6.1 Local Heritage Places

Reference Number	THR Number	Town/Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
BRI-C6.1.1		Bridgewater	Wallace Street	Bridgewater Railway Station	154431/1 154459/1 154468/1 154468/2 154472/1 118026/2 118026/3 and adjoining untitled properties.	Island platform with lines intact and semaphore signals. (Last remaining of their type in working order in Tasmania). The brick station is intact. Internal rooms feature original hardwood lining around the walls. The station features a signal cabin made of concrete and plaster, which operates the Bridgewater Bridge. The station has original signs.
BRI-C6.1.2		Pontville	8 Glebe Street	House	139662/1	Single storey sandstone Victorian Georgian cottage set in a prominent location on the higher ground of the west facing bank of the Village. This cottage is important as a demonstration of a Victorian Georgian style cottage. This is demonstrated in the symmetrical façade, medium-pitched hipped roof, boxed eaves and the simple chimneys. The cottage was extended in the 1960's with a weatherboard clad extension. The oldest section of the building has a hipped roof and two chimney's.
BRI-C6.1.3		Pontville	14 Glebe Street	Congregational Church Cemetery	131925/1	There are no above surface signs of the former Church. The cemetery has several local identities buried there. Sub-surface deposits probably still remain from the first Congregational Church.

BRI-6.1.4		Pontville	354 Brighton Road	The Stables	19804/1 23269/1	The former stable was converted into a residence in the late twentieth century but is likely to have had sleeping quarters in the loft prior to the conversion. It is a simple sandstone Victorian Georgian building in a discrete location amongst established landscape south of Lythgo's Row on the west facing bank of the village. The veranda and entry door are modern fabric introduced in the conversion to a residence. There are also several mature trees which are of some heritage significance.
BRI-6.1.5		Pontville	365 Brighton Road	The Crown Inn	63/1587 145449/2 30848/1	This is a sandstone Old Colonial Georgian hotel set close to the edge of the former Midland Highway. From the road it is a single storey building with an attic, from the rear two full stories. It has been progressively modernised and is important as a demonstration of a colonial inn with progress updates through the nineteenth and twentieth centuries. This is demonstrated in the symmetrical façade, exposed stonework, medium-pitched hip roof, boxed eaves, simple portico, small-paned side casement windows, and stone lintels and sills.

BRI-6.1.6		Pontville	2 Victoria Street	Former Police Residence	127641/1	<p>This weatherboard clad residence is constructed in the Inter-War California Bungalow Style. It has a low pitched corrugated iron roof, entry porch with visually separte roof, window pairs of small paned double hung sashes to top and large paned sashes to lower sections of the windows.</p> <p>Outbuildings consist of an original weatherboard clad lockup of two timber-lined cells which have survived without modification and is an important demonstration of the former use of the site.</p>
BRI-6.1.7		Pontville	2A Cheyne Street	Former Service Station	141634/1	<p>The former service station is a demonstration of a modern style petrol station. This is demonstrated in the prominent cantilevered roof form, the simple cubiform, the parapeted side walls and the simple square windows.</p>
BRI-6.1.8		Pontville	378 Brighton Road	Mr Wells Cottage	57050/1	<p>This simple weatherboard structure has a gabled roof clad in corrugated iron, a central front door, two pairs of double hung windows, and a rear skillion. The door and windows have been a c.1925 modernisation.</p>
BRI-6.1.9		Pontville	380 Brighton Road	Sidney's Bakery & Butcher Shop	108183/1	<p>This simple weatherboard structure has a hipped roof clad in corrugated iron, and evidence of two front doors, which have been sealed off.</p>

BRI-6.1.10		Pontville	12 Rifle Range Road	Pontville Small Arms Range Grassland Site	174556/1	This is a Commonwealth property that has been used primarily for small arms practice. It comprises approximately 170 ha of west facing hillside which contains remnant vegetation that is largely intact from the valley floor to the crown of the hill. The rifle range features a series of firing mounds created at 100m intervals by addition of soil and sowing of non-native grassy species. There is a small brick magazine for the storage of ammunition that relates to the Second World War era. The site contains a range of vegetation communities including woodlands dominated by Eucalyptus Viminalis (white gum), E.globulus (blue gum), and Allocasuarina verticillata (she-oak), kangaroo grass, spear grass and wallaby grass. The woodlands and grasslands provide a species refuge for native fauna.
BRI-C6.1.11		Pontville	1A Ford Road	Pontville War Memorial Reserve	19358/8 19358/2	This is a reserve with the entrance facing towards the hill of the Pontville Village. The sandstone memorial is prominent from the entrance. The highway border is formed by a mature Cyprus tree.
BRI-C6.1.12	10277	Pontville	362 Brighton Road	Former Police Pound/Old Gaol Ruins	127641/2	This site contains the archaeological deposits of the C.1837 stone cottage. It is now a public park.
BRI-C6.1.13		Tea Tree	451 Tea Tree Road	Maiden Erleigh	11033/4	Single storey stone house with hipped roof and boxed eaves. The front has a central timber door with fanlight and 12 large pane windows either side. Glassed in addition is at the rear of the house.

BRI-C6.1.14		Tea Tree	503 Tea Tree Road	Strathallan	229479/1	Single storey stone house with hipped roof with boxed eaves and return veranda on three sides. The front has 3 bays separated by pilasters, a central 4 panel timber door with fanlight and half sidelights and large 12 pane windows either side. Includes a stone barn and stables.
BRI-C6.1.15		Tea Tree	555 Tea Tree Road	Willowbrook	133831/1	Timber house on stone foundations with hip roof and boxed eaves with attached bull-nose veranda. The front has a central timber door with fanlight and windows either side with a half glassed wall on the veranda side. Ashlar stone gable roof barn from original house.
BRI-C6.1.16		Tea Tree	729 Tea Tree Road	House	233168/1	Single storey Victorian Georgian timber cottage with hipped roof with closed eaves and front veranda with wrought iron fringe and crossed timber balustrade. The front of the house has a central modern door and windows either side. There is a skillion addition at the rear.
BRI-C6.1.17		Tea Tree	790 Back Tea Tree Road	Cottage	140731/1	Single storey brick and galvanised iron cottage constructed in 1900.
BRI-C6.1.18		Pontville	325 Brighton Road	War Memorial Hall	233207/1	<p>This is a rendered Community Hall in the Inter-War Functionalist style. It is mainly one storey with a two storey centrepiece. Matching addition on northern side.</p> <p>The memorial hall is important as a demonstration of an Inter-War Functionalist public building. This is demonstrated in the simple geometric shapes, long horizontal spandrel and roof concealed by parapet.</p>

BRI-C6.1.19		Pontville	371 Brighton Road	Former Council Chambers	240037/1	Single storey 1934 red brick building with sandstone foundations from earlier goal and recent additions. Façade consists of a decorative Dutch gable parapet with an offset projecting porch with 4 decorative brick and cement render piers with a hip roof.
BRI-C6.1.20		Bridgewater	11 Weily Park Road	Parkview	92072/1	A house with a projecting gable out each side and a veranda between. It is detailed with paired columns on the veranda and finials on the gable ends.
BRI – C6.1.21		Bridgewater	21 Weily Park Road	Cottage	27847/1	A small timber cottage located next to the Bridgewater Sports Grounds. It features a central door and flanking windows with a hip roof over.
BRI-C6.1.22		Brighton	Unit 2, 70 Andrew Street	Cottage	164154/1	This is a weatherboard cottage with a central door, flanking double hung windows and hipped roof with narrow boxed eaves. The veranda on the street facade has timbered ends and single posts with a timber decorative valance.
BRI-C6.1.23		Brighton	168 Brighton Road	Cottage	11271/3	This is a weatherboard cottage with a central door, flanking double hung windows and hipped roof with narrow boxed eaves. The skillion veranda, on the street facade, has single posts and a timber valance.
BRI-C6.1.24	624	Bridgewater	18 and 20 Old Main Road	St. Mary's Anglican Church and Cemetery	139728/1 139728/2	A small rural church built in the Victorian Academic Gothic style. It is intact in almost every respect and is an excellent example of the style. The site also includes a graveyard.

BRI-C6.1.25	625	Bridgewater	25 Old Main Road	Coronation Hall	146756/1	An unusual single storey weatherboard building with a combination gable, a pair of projecting hipped roofs and half-timber decoration in gable ends. On each of the projecting hips, which are either side of a covered entry, there is a fixed window of three squares high. There is a diamond motif with a vent in it in the centre of the gable end.
BRI-C6.1.26	621	Bridgewater	25 Sorell Street	Cottage	221998/1	An early weatherboard cottage with two doors to the street and three windows. It has a hipped roof with no eaves and a skillion to the rear. The weatherboard walls have no paint and are heavily weathered.
BRI-C6.1.27	627	Brighton	88 Andrew Street	House	204320/1	This is a single storey building with an original Georgian section featuring a central door and flanking double hung windows. To this there has been added several weatherboard additions which feature a veranda with a timber decorated valance.
BRI-C6.1.28	628	Brighton	91 Andrew Street	Cottage	16995/1	This is a weatherboard cottage with a central door, flanking windows and gabled roof with narrow boxed eaves. The veranda on the street facade has hipped ends, cast iron brackets and single posts. There is a gable addition to the rear.
BRI-C6.1.29	629	Brighton	620 Briggs Road	The Cottage, formerly known as Pensioners' Row	20091/5	This is a masonry cottage with a central door, flanking double hung windows and hipped roof with narrow boxed eaves. The veranda on the street facade has timbered ends, timber brackets and single posts. There is a skillion addition to the rear.

BRI – C6.1.30	630	Brighton	13 Derwent Street	Stone Cottage	32813/3	This is a small stone cottage building in similar style to a Crofters cottage. It is a floor and half high, three bays wide with a central front door and twelve paned double hung windows on the ground floor and six paned windows on the half floor. There is a skillion addition to the rear. This is an unusual building in this context.
BRI- C6.1.31	638	Brighton	126 Elderslie Road	Stonefield (formerly Braeside)	125945/1	This is a two-storey sandstone building of three bays wide with a central door featuring a semi circular fanlight. The windows are twelve paned double hung. There are some stone buildings to the rear.
BRI- C6.1.32	636	Brighton	133 Brighton Road	Wakefield	50443/1	This is a single storey weatherboard house with a return veranda to a cant bay on the street facade and a square bay on the side facade. The roof is hipped with an internal gutter; the veranda now has steel treillage posts.
BRI – C6.1.33	633	Brighton	28 Brighton Road	The Lodge	65052/1	This is a group of buildings conjoined around a courtyard space. The house is of single storey with attic, steep pitched roof clad in corrugated iron, decorated barge boards and finials in the Victorian Rustic Gothic style, a central doorway with a modern flat-roofed open porch with two veranda posts. Windows are 4 paned. To the side of the courtyard there is a veranda, central door and flanking double hung windows. The veranda continues to link with the conjoined outbuildings. There is also a modern timber gable roofed building with vertical boards, of no significance.

BRI-C6.1.34	637	Brighton	417 Millvale Road	House	244785/12	This is a weatherboard cottage with a central door, flanking double hung windows, hipped roof with narrow boxed eaves and a dormer window. The skillion veranda, on the street facade, has single posts a vertical board rail and glazed ends.
BRI-C6.1.35	631	Brighton	621 Millvale Road	Cottage	157488/1	This is a single storey weatherboard cottage with a projecting hipped roof from a main hipped roof. The projecting section has a bay window and timber detailing. There is a veranda over the main entry door that features timber detailing.
BRI-C6.1.36	632	Brighton	1 Racecourse Road	House	250530/1	This is a weatherboard cottage with a central door, flanking double hung windows and steeply pitched hipped roof with narrow boxed eaves. There is a veranda on three sides with single posts and is convex in form.
BRI-C6.1.37	640	Gagebrook	2 Briggs Road	St. George's Church	125275/1	This is a small sandstone and weatherboard church. The chancel is constructed from sandstone and the body of the building is weatherboard. All roofs are gables and there is a vestry wing constructed from concrete blocks, a recent addition.
BRI-C6.1.38	642	Gagebrook	50 Briggs Road	The Pig and Whistle	208860/1	This is an Old Colonial Georgian building of a vernacular nature featuring a half gabled roof, a central panelled door and flanking double hung windows. There is an attic window in each gable end. The walls are sandstone rubble construction. There is also a weatherboard building and a timber barn associated with this site.

BRI – C6.1.39	643	Old Beach	359 Baskerville Road	Purdonville	16663/1	This is a sandstone cottage with a central door, flanking double hung windows and a hipped roof with narrow boxed eaves and a single dormer window. The veranda on the street facade has hipped ends and single posts featuring decorative timber brackets.
BRI- C6.1.40	639	Gagebrook	37 Briggs Road	Former Uniting Church and Cemetery	134307/1	This is a small sandstone church with a gabled roof and eaves and bargeboards at each end. There are two blind lancet windows in the front facade and a central door with a lancet top. There is a small lancet vent in the peak of the gable end. There are two windows down the side of the building and an addition to the rear. The churchyard contains a cemetery.
BRI- C6.1.41	641	Old Beach	239 Old Beach Road	Gage House (formerly Gagebrook and formerly Tivoli)	130209/1	This is a single storey stone house in Victorian style with a slate roof. There are pale stone quoins and surrounds to openings and honey colour stone to walls. The building features French doors and double hung windows and two paned transom lights and there is a dentil-course to the cornice. There is a rear terrace with stone paving and reconstructed veranda.

BRI-C6.1.42	644	Pontville	1 Glebe Street	Craiglea	26665/3	<p>This is a two storey sandstone Victorian Georgian house with Old Colonial Georgian 24 paned double hung windows to the ground floor. It is set on the high ground of the east bank and is one of the most prominent buildings in Pontville.</p> <p>The house has a central panelled door with transom light, flanking double hung windows, a hipped roof clad in corrugated iron, simple chimneys, and an attached veranda surrounding the ground floor (the side and rear sections are twentieth century extensions).</p> <p>The rear cottage is of heritage significance. It is in part a modern construction using three original sandstone walls of a nineteenth century outbuilding – possibly a former stable.</p>
BRI-C6.1.43	645	Pontville	2 Glebe Street	Shepherd's Cottage	139267/1	<p>This is a pair of small sandstone conjoined cottages with steps to both of the two front doors, a steeped pitched gabled roof clad in corrugated iron, one 12 paned window adjacent each front door, and rear timber additions.</p> <p>Sandstone nineteenth century outhouse and early twentieth century timber clad outbuilding both of heritage significance.</p> <p>Modern shed.</p>

BRI-C6.1.44	647	Pontville	4 Glebe Street	Lansdowne	134956/1	<p>This is a single storey (with 20th century attic) sandstone Victorian Georgian house set in a prominent location on the higher ground of the west facing bank of the Village.</p> <p>The house has a central 4 panelled door with sidelights and transom light, flanking three-part single paned double hung windows, a hipped roof with corrugated iron over the original shingled roof and simple brick chimneys. There is a concave veranda which returns to both sides. To the southern side there is a modern extension which is set far enough back from the façade to respect its strong symmetry.</p> <p>There is a timber clad c.1950 garage set on the street edge.</p>
BRI-C6.1.45	646	Pontville	6 Glebe Street	Glendower	44652/1	<p>This is a single storey (with attic) sandstone Victorian Georgian house set in a prominent location on the higher ground of the west facing bank of the Village.</p> <p>The house has a central 5 panelled door with sidelights and transom light, flanking 12 paned double hung windows with external shutters, three dormers also with 12 paned double hung windows, a hipped roof with modern metal tiles and simple brick chimneys. There is a veranda to the southern side.</p> <p>c.1920 shed with modern gabled roof to the rear –of minor heritage significance. The cladding is modern.</p>

BRI-C6.1.46	8076	Pontville	1 Marlborough Street	Cottage	106569/1	<p>This building is single storey weatherboard conjoined cottages now made into a single dwelling. The façade has lost one of its two four-panelled doors. The roof is corrugated iron with simple chimneys. The separate veranda has post spacing reflecting the original two entrances.</p> <p>Modern weatherboard single garage near Marlborough Street. There is an old fruit tree of some heritage significance in the front yard.</p>
BRI-C6.1.47	648	Pontville	3 Marlborough Street	Turnkey's Cottage	33449/1	<p>This building is single storey brick conjoined cottages now made into a single dwelling. The original façade has two four-panelled doors with flanking 12 paned double-hung sash windows, an attached veranda under a broken-back roof of corrugated iron and simple chimneys. A twentieth century front door has been constructed to the southern corner to face Marlborough Street.</p> <p>Weatherboard clad c.1950 garage of minor heritage significance.</p>
BRI-C6.1.48	651	Pontville	314 Brighton Road	St. Matthew's Roman Catholic Church and Cemetery	36421/1 214299/1 30200/13 CT30200/14 CT30200/15	<p>This is a sandstone Church with bellcote, steeply pitched roof clad in modern tiles in a diamond pattern, lancet windows and wall buttresses marking structural bays. The churchyard includes a cemetery.</p> <p>The modern rectory is adjacent the Church.</p> <p>There are a number of mature trees of heritage significance.</p>

BRI-C6.1.49	652	Pontville	333 Brighton Road	Epsom House	65742/4 65742/5	<p>This is a two storey sandstone Old Colonial Georgian former Inn set in a prominent location close to Brighton Road (formerly Midland Highway) and ending the vista of Ford Road where it meets Brighton Road.</p> <p>The house has a central 6 panelled door with sidelights and fanlight sheltered by a Doric portico, flanking 12 paned double hung windows with external stone architraves and intact internal shutters, a hipped roof with corrugated iron sheeting and simple brick chimneys.</p> <p>Stone shed converted to garage</p> <p>The mature trees are of some heritage significance to the local community.</p>
BRI-C6.1.50	8071	Pontville	2 Ford Road	Uniting Church	22212/1 22390/1	<p>This is a simple sandstone Church with steeply pitched roof, lancet windows, wall buttresses marking structural bays and porch.</p>
BRI-C6.1.51	655	Pontville	352 Brighton Road	Lythgo's Row Cottage (also known as The Barracks Cottage)	23304/1	<p>This is a single storey weatherboard Victorian Georgian cottage set discretely amongst the trees south of Lythgo's Row.</p> <p>The cottage has a central 4 panelled door, flanking 6 paned casement windows, and a gabled roof with corrugated iron sheeting. There is a veranda to the southern side.</p> <p>There are several mature trees which are of some heritage significance.</p>

BRI-C6.1.52	654	Pontville	358 Brighton Road	Lythgo's Row (formerly Lythgo's Store)	100187/1	<p>This is a single storey (with attic) sandstone Victorian Georgian house set in a prominent location on the higher ground of the west facing bank of the Village.</p> <p>The house has a central 5 panelled door with sidelights and transom light, flanking 12 paned double hung windows with external shutters, three dormers also with 12 paned double hung windows, a hipped roof with modern metal tiles and simple brick chimneys. There is a veranda to the southern side.</p> <p>There are several mature trees of heritage significance to the local community.</p>
BRI-C6.1.53	10010	Pontville	371 Brighton Road	Pontville Gaol / Watch House	240037/1	<p>This is a brick single storey Federation Free Style Hall facing the Midland Highway at an oblique angle.</p> <p>The Hall has an asymmetrical façade with large porch set on squat columns, a gabled parapet to one side with an arch with variegated voussoirs, and contrasting horizontal banding.</p> <p>This site includes archaeological deposits of the former Police Office and Watch House.</p>
BRI-C6.1.54	10278	Pontville	371 Brighton Road	Pontville Constable's Quarters	240037/1	<p>Remains of cottage associated with the Gaol/Watch House.</p>

BRI-C6.1.55	656	Pontville	1 Kimberly Street	Kimberly (former Anglican Rectory)	53014/1	<p>This is a symmetrical single storey sandstone Colonial Georgian house set in a prominent location at the northern entry to the Pontville Village.</p> <p>The house has a central panelled door with sidelights and transom light, flanking 12-paned double hung windows, a hipped roof with corrugated iron sheeting and simple brick chimneys. There is a veranda to the street. To the northern side there is a rear wing with its own roof and a separate outbuilding.</p>
BRI-C6.1.56	657	Pontville	379 Brighton Road	Stace House (later Post Office)	30350/1 207513/1	<p>This is a sandstone Colonial Georgian house with the one storey façade facing Brighton Road (formerly Midland Highway) and falling away to the rear where two stories plus loft face the River. The house has a central 6 panelled door with sidelights and transom light, flanking 12 paned double hung windows, a hipped roof with corrugated iron sheeting and simple brick chimneys. There is an asymmetrical veranda to the façade. A facade window was modified for post office use and the modification remains intact.</p> <p>c.1910 weatherboard-clad outhouse. On the attached corner site there is a c.1910 shed with broken back roof clad in small sheets from flattened metal drums.</p> <p>Remains of 'Iron Store' on the attached corner lot facing the Midland Highway. There are some mature trees of heritage significance.</p>

BRI-C6.1.57	659	Pontville	403 Brighton Road	Brooksby	33699/1	<p>This is a two storey sandstone Victorian Rustic Gothic house located opposite the St Mark's Church on Brighton Road (formerly Midland Highway.)</p> <p>The house has an L shaped plan, a single storey bay with entry door in one facet, decorative barge boards, and square headed windows divided by mullions. The windows are double hung or side casements. The roof is gabled and clad in corrugated iron, with simple chimneys.</p> <p>Stone stables where early church services were held. Brick coach-house. There are some mature trees of heritage significance.</p>
BRI-C6.1.58	658	Pontville	404 Brighton Rd	St Mark's Anglican Church and Cemetery	216117/1	<p>This is symmetrical sandstone Victorian Romanesque Church set in a prominent location at the northern entry to the Pontville Village.</p> <p>The Church is original in design and is simple and restrained. The arcaded entrance gives the impression of a much bigger Church.</p> <p>Historic graveyard contains several Butler family graves and Cedar of Lebanon tree.</p> <p>There is a modern outbuilding towards the rear.</p> <p>The cemetery holds many prominent locals including the Butler family. There is a separate wooden bell-tower and a fine stone front fence, both of heritage significance. The mature trees are of heritage significance including the Cedar of Lebanon.</p>

BRI-C6.1.59	653	Pontville	Brighton Road	Jordan River Road Bridge	Not applicable	<p>This is a five span bridge crossing the Jordan River as part of the former Midland Highway, now known as Brighton Road.</p> <p>The bridge features the 1842-48 stone piers and abutments covered by a concrete deck and frame which replaced the original timber deck and frame.</p>
BRI-C6.1.60	649	Pontville	8 Prince Street	Prison Commandant's Cottage	24786/1 231744/1	<p>The house is a single storey sandstone building with central door and flanking double hung sash windows, corrugated iron roof and simple tall chimneys.</p> <p>The outbuilding, formerly Undy's one-roomed cottage has a central doorway, flanking windows, a medium pitched hipped roof, and a modern skillion attached to the northern side. Remnants of earlier cottage on one lot.</p>
BRI-C6.1.61	650	Pontville	2 Rifle Range Road	The Sheiling	167716/1	<p>This is a two storey sandstone Victorian Georgian former conjoined cottages set on Bell's Old Line of Road (later known as Tea Tree Brush Road).</p> <p>The facade has two doors at opposite ends, side casement windows, and a truncated roof with corrugated iron sheeting, two dormers and clustered stone chimneys. There is a 1970s modern wing at A remnant of 1820-24 Bell's Line of Road has survived as part of the driveway to the Sheiling. There are some mature trees of heritage significance.</p>

BRI-C6.1.62	662	Tea Tree	765 Back Tea Tree	Glen Quoin	166958/1	This single storey weatherboard building is in the Victorian style. The facade is asymmetrical with a projecting gable with bay window. The roof (which is bracketed) is covered with corrugated iron, and there are two brick chimneys. The projecting gable is decorated with bargeboards and finial. A veranda with bull-nosed roof shelters part of the facade. There is a modern front addition located on the east side of the house.
BRI-C6.1.63	661	Tea Tree	945 Back Tea Tree	Rosewood	165234/1	This two-storey sandstone rendered house is in the Victorian style. It has an asymmetrical front with a projecting two-storey wing (with bow window). The hipped roof is covered with corrugated iron, and there are three chimneys. Part of the facade is sheltered by a two storey veranda that is decorated with cast iron brackets and panelling. The windows are mostly double hung and single paned. There are three outbuildings, two are of weatherboard construction and the other is sandstone.
BRI – C6.1.64	663	Tea Tree	610 Middle Tea Tree	Torwood	103137/1 CT103137/5	Also known as Tallwood, is a single storey brick building with a hipped roof, double hung windows, moulded architraves and quoins. There is a veranda with timber posts to three sides of the building and a weatherboard addition to the rear.
BRI-C6.1.65	664	Tea Tree	739 Middle Tea Tree	Eastwood	145636/1	It is a single storey weatherboard building with a gabled roof, attic window and a veranda to three sides. There is single-storey sandstone and gable roofed dairy attached.

BRI-C6.1.66	665	Tea Tree	940 Middle Tea Tree	St. Thomas' Anglican Church and Cemetery	37588/54	This timber framed weatherboard church (with porch) is in the Victorian Carpenter Gothic style. The steeply pitched gabled roof is covered with corrugated iron. The entrance is obtained through the porch. The windows are segmented arches. The site includes the gravestones of early families.
BRI – C6.1.67	668	Tea Tree	793 Tea Tree Road	Woodlands House and Outbuildings	16324/1	Single Storey, sandstone, with three attic rooms. Constructed between 1839 and 1842 in the Georgian, English Colonial style. Two original sandstone cottages also intact.
BRI-C6.1.68	209	Bridgewater	50 Boyer Road	Genappe	44724/8	A two-storey vernacular Georgian farmhouse built from brick. It has a centrally placed door with flanking windows and is three bays wide. Also includes a brick barn.
BRI-C6.1.69	619	Bridgewater	1 Parkholme Drive	Parholm	170480/1 166071/1 156374/1	A farm group of buildings, including main house and outbuildings. The main house is two storeys with a surrounding veranda. There is a single storey section to the rear with a hip roof.
BRI-C6.1.70	617	Bridgewater	14 Nielsen Esplanade	Fairfield, formerly Hayfield	159715/1	This is a single storey weatherboard house with a protruding wing to the side, central door, flanking double hung windows and a side return veranda with slender posts and cast iron brackets.

BRI-C6.1.71		Brighton	23 Menin Drive	Brighton Army Camp Hospital	169004/1	<p>The hospital is a single storey painted timber building. It was first constructed in 1939 in response to the outbreak of World War II. It was a fundamental part of the Brighton Army Camp, which is of major significance to Tasmanian History, as both the primary army training facility 1939-1998 and as temporary residence for migrants and refugees from World War II and right up to the 1990s when Kosovar refugees were housed there. The Army Camp also housed Italian prisoners of war (POWs) and people who lost their homes in the 1967 bushfires. The Hospital is the last remaining building on this site that has a long and layered historic significance.</p>
BRI-C6.1.72		Brighton	241 Brighton Road	Brighton Army Camp Parade Grounds	166272/1	<p>The parade grounds represent the front section of the Brighton Army Camp, which connected it to the township of Brighton. Components of the original gate are still located in Remembrance Park at the Brighton Road frontage and the sides of the site still contain the original streets of Menin Road and Lille Road. The Brighton Army Camp was of major significance to Tasmanian history, as both the primary army training facility 1939-1998 and as temporary residence for migrants and refugees from World War II and right up to the 1990s when Kosovar refugees were housed there, The Army Camp also housed Italian prisoners of war (POWs) and people who lost their homes in the 1967 bushfires.</p>

BRI-Table C6.2 Local Heritage Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
This table is not used in this Local Provisions Schedule			

BRI-Table C6.3 Local Historic Landscape Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
BRI-C6.3.1	Pontville	Pontville	<p>Statement of Local Historic Heritage Significance</p> <p>The significance of Pontville's landscape is that it is an intact early Victorian village, built on and within the area used by the Mumuriminna Aboriginal people for thousands of years.</p> <p>The village retains layers of Colonial occupation as well as twentieth century attributes. The heritage significance occurs in the forms of individual buildings, groups of buildings, streetscape and in important views and vistas.</p> <p>The character of Pontville is created not just by its building, but also from its open spaces, historic gardens and orchards, bushland, rural surrounds and undulating topography.</p> <p>The early road system, early subdivision layout, the Colonial, Victorian and Early Twentieth Century layers of occupation and the Pioneer Memorial plantings all still form important characteristics of the cultural landscape of Pontville.</p> <p>The Pontville Cultural Landscape Precinct seeks to protect and promote all significant heritage that comprises Pontville's cultural landscape through the application of Heritage Protection Areas (HPAs), which, together with the general provisions of the Heritage Code, regulate land use and development to conserve heritage elements and the landscape character of the village.</p> <p>Design Criteria / Conservation Policy</p> <p>Development is to comply with:</p> <p>(a) the orientation and setbacks of proposed buildings are consistent with traditional patterns for similar kinds of buildings in Pontville;</p>

			<ul style="list-style-type: none">(b) the size, shape and proportions of facades and their relationships to the street and to other boundaries are consistent with the traditional patterns established in Pontville;(c) building form harmonises with traditional buildings in Pontville, in terms of layout, proportions, symmetry and balance, number of storeys, height, roof form, roof pitch, and the size and placement of external doors and windows;(d) external materials, finishes, colours and architectural details are compatible with and do not detract from the established historic character of Pontville;(e) walls, fences and landscaping are compatible with and do not detract from the established historic character of Pontville; and(f) in the areas shown in Figure BRI-C6.3.1.1 Pontville Heritage Protection Areas use or development must comply with the Pontville Heritage Protection Areas (HPAs):<ul style="list-style-type: none">(i) HPA 1 – All development is prohibited.(ii) HPA 2 – New dwellings are prohibited.(iii) HPA 3 – Archeologically sensitive area, all development is prohibited.
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Figure BRI-C6.3.1 - Pontville Heritage Protection Areas (HPAs) as required by BRI-Table C6.3, Reference Number BRI-C6.3.1



BRI-Table C6.4 Places or Precincts of Archaeological Potential

Reference Number	Town/Locality	Property Name / Address/ Name of Precinct	Folio of the Register	Description, Specific Extent and Archaeological Potential
This table is not used in this Local Provisions Schedule.				

BRI-Table C6.5 Significant Trees

Reference Number	Town/Locality	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees
This table is not used in this Local Provisions Schedule.						

BRI-Table C8.1 Scenic Protection Areas

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
This table is not used in this Local Provisions Schedule.				

BRI-Table C8.2 Scenic Road Corridors

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
This table is not used in this Local Provisions Schedule.			

BRI-Table C11.1 Coastal Inundation Hazard Bands AHD Levels

Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100
Bridgewater	0.9	2.0	2.6	2.3
Dromedary	0.9	1.9	2.6	2.3
Gagebrook	0.9	2.0	2.6	2.3
Old Beach	0.9	2.0	2.6	2.3
All other locations	0.9	2.0	2.6	2.3

BRI-Applied, Adopted or Incorporated Documents

Document Title	Publication Details	Relevant Clause in the LPS
Australian Standard AS 4282-1997-1.4.7 Control of the obtrusive effects of outdoor lighting		BRI-P2.5.3
Water Sensitive Urban Design Engineering Procedures for Stormwater Management in Southern Tasmania	Department of Primary Industries, Parks, Water and Environment 2012	BRI-S9.8.5 A1