

TASMANIAN PLANNING COMMISSION



Our ref: DOC/23/58932
Officer: Paola Barlund
Phone: 03 6165 6828
Email: tpc@planning.tas.gov.au

25 May 2023

Mr James Dryburgh
General Manager
Brighton Council
1 Tivoli Road
OLD BEACH TAS 7017

Attention: David Allingham

By email: admin@brighton.tas.gov.au
David.Allingham@brighton.tas.gov.au;

Dear Mr Dryburgh

Tasmanian Planning Scheme - Brighton Draft amendment RZ-2022-05

I refer to the draft amendment above.

Preliminary consideration of the draft amendment by the Commission has identified issues that require clarification.

The planning authority is to provide a submission addressing the following matters:

- a. Evidence from TasWater that despite the concerns raised in their representation, they do not object to the proposal and are satisfied that the draft amendment could be supported without the need to update the South Brighton Infrastructure Feasibility and Master Plan, dated December 2020; and
- b. A consolidated plan of the proposed amendment showing the extent of the proposed and existing Specific Area Plans, and proposed rezonings.

The Commission requests that this information be provided by **15 June 2023** and that any response submissions by other parties be provided to the Commission by **29 June 2023**.

Also, the Commission requests that the following experts be made available to provide evidence at the hearing:

- Ecological expert; and
- Council's engineer

In addition to the other matters associated with the draft amendment, the Commission would like to explore the following at the hearing:

- Ecological/environmental impact of the draft amendment;
- Potential mechanisms regarding payment of infrastructure contribution for land; and

Whether the Council has committed to developing an “Infrastructure Policy” for this area, how it would be structured and what it will contain.

If you intend relying on new or additional material, your submission must be emailed to tpc@planning.tas.gov.au, no less than seven days before the hearing. It is important to observe this process so that the Commission and the parties can read the documents prior to the hearing.

Submissions must be made by email to tpc@planning.tas.gov.au. Once received the submissions referred to above will be made available under the [relevant assessment](#)¹ on the Commission’s website.

Please note that submissions will be published in full, without redaction.

This website will be the primary portal for exchanging information.

If you require further information or are unable to access the website please contact Paola Barlund, Planning Adviser, on 03 61656835.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dan Ford', with a stylized flourish at the end.

Dan Ford
Delegate (Chair)

cc representors