Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/175

LOCATION OF AFFECTED AREA

92 NELSONS BUILDINGS ROAD, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

DWELLING, RETROSPECTIVE OUTBUILDING & SHIPPING CONTAINERS & STUDIO (CARAVAN)

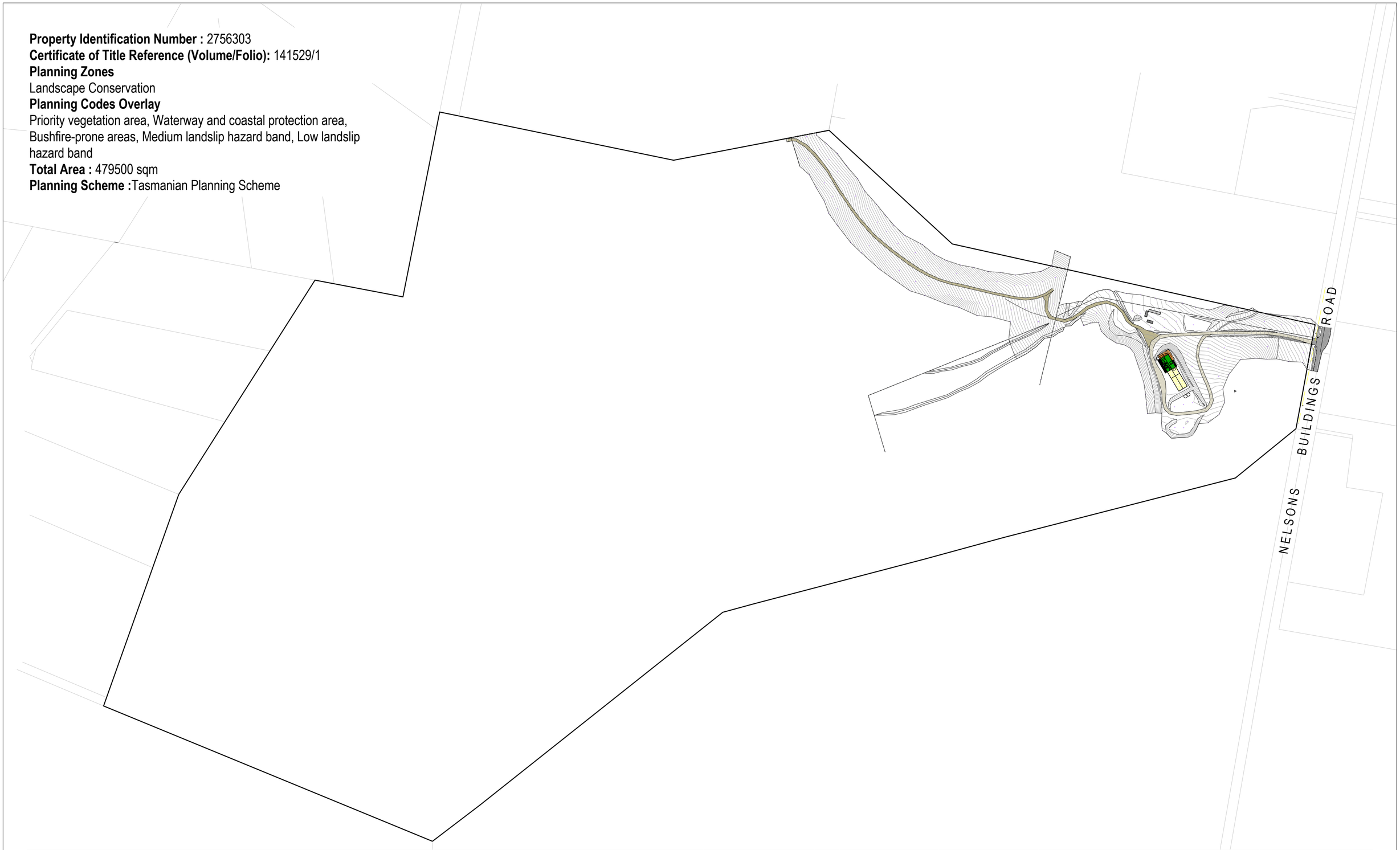
A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **02/03/2026**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
Chief Executive Officer

SCAN ME

Brighton
going places

Property Identification Number : 2756303
Certificate of Title Reference (Volume/Folio): 141529/1
Planning Zones
Landscape Conservation
Planning Codes Overlay
Priority vegetation area, Waterway and coastal protection area, Bushfire-prone areas, Medium landslip hazard band, Low landslip hazard band
Total Area : 479500 sqm
Planning Scheme : Tasmanian Planning Scheme



BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STATE BUILDING REGULATIONS LOCAL COUNCIL BY-LAWS AND CURRENT NCC

NOTIFY DESIGNER AND OR ENGINEER OF ANY CHANGES BEFORE CONSTRUCTION. NO RESPONSABILITY TAKEN FOR CHANGES MADE WITHOUT DESIGNERS AND OR ENGINEERS CONSENT AND APPROVAL

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REVISIONS:	DATE

DRAWING TITLE : **OVERALL SITE PLAN**

JOB : SHED CONVERSION

AT : 92 NELSONS BUILDINGS ROAD BRIGHTON TAS 7030

FOR : MR NIK HARVEY

DRAWN:	DATE:	DWG NO. :
MJD	30.9.2025	01
SCALE:A2 1:2500	ISSUE: DA	

NORTH :

Belinda Weston & Mark Day
155 Fergusson Rd, Brighton. TAS. 7030
Ph : 03 62680063
M : 0409 537 337 or 0434 147 747
Email : duodesign@bigpond.com

DUO DESIGN

Boundary

fence

fence

Existing gravel road to be upgraded to Directors Determination – Requirements for Building in Bushfire Prone Areas.

21.247

OB1

OB2

OB3

EX. 2 X 24,000L WATER TANKS

99,288 to b'dry

116,009

RL 112.83

Boundary

Boundary

NELSONS BUILDINGS ROAD

PROPOSED RESIDENCE

PROPOSED RESIDENTIAL
VEHICLE STORAGE & WORKSHOP

PROPOSED DECK

OB1: PROPOSED 40FT SHIPPING CONTAINER (RESIDENTIAL STORAGE)
OB2: PROPOSED 20FT SHIPPING CONTAINER (RESIDENTIAL STORAGE)
OB3: PROPOSED 20FT SHIPPING CONTAINER (RESIDENTIAL STORAGE)

FR 141529/1
Owner: H.F.S Spreading
Servcies Pty Ltd

BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION

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REVISIONS:	DATE
Revision #1	10.2.2026

DRAWING TITLE : **SITE PLAN**

JOB : SHED CONVERSION

AT : 92 NELSONS BUILDINGS ROAD
BRIGHTON TAS 7030

FOR : MR NIK HARVEY

DRAWN:	DATE:	DWG NO. :
MJD	30.9.2025	02
SCALE:A2	ISSUE:	
1:500	DA	

NORTH :

Belinda Weston & Mark Day
155 Fergusson Rd, Brighton. TAS. 7030
Ph : 03 62680063
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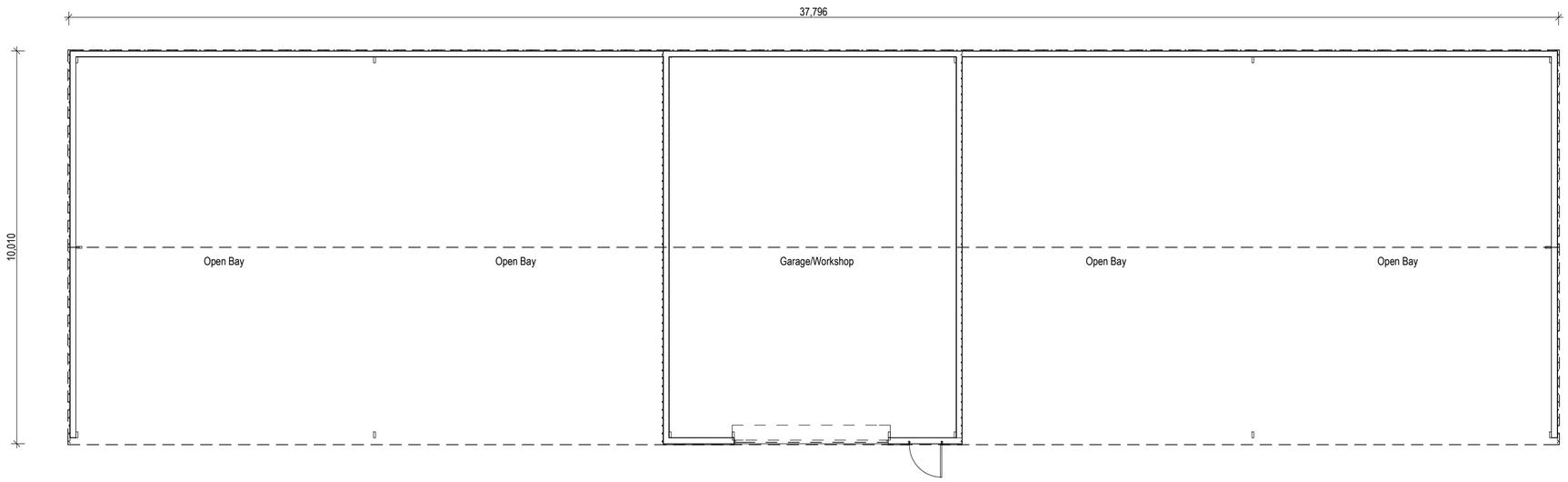
Email : duodesign@bigpond.com

DUO DESIGN

EXISTING FLOOR AREA : 378.34m2 (+/-)



BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION

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ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STATE BUILDING REGULATIONS LOCAL COUNCIL BY-LAWS AND CURRENT NCC

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REVISIONS:	DATE

DRAWING TITLE :

EXISTING SHED PLAN

JOB : SHED CONVERSION

AT : 92 NELSONS BUILDINGS ROAD BRIGHTON TAS 7030

FOR : MR NIK HARVEY

DRAWN:	DATE:	DWG NO. :
MJD	30.9.2025	03
SCALE:A2 1:100	ISSUE: DA	

NORTH :

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155 Fergusson Rd, Brighton. TAS. 7030
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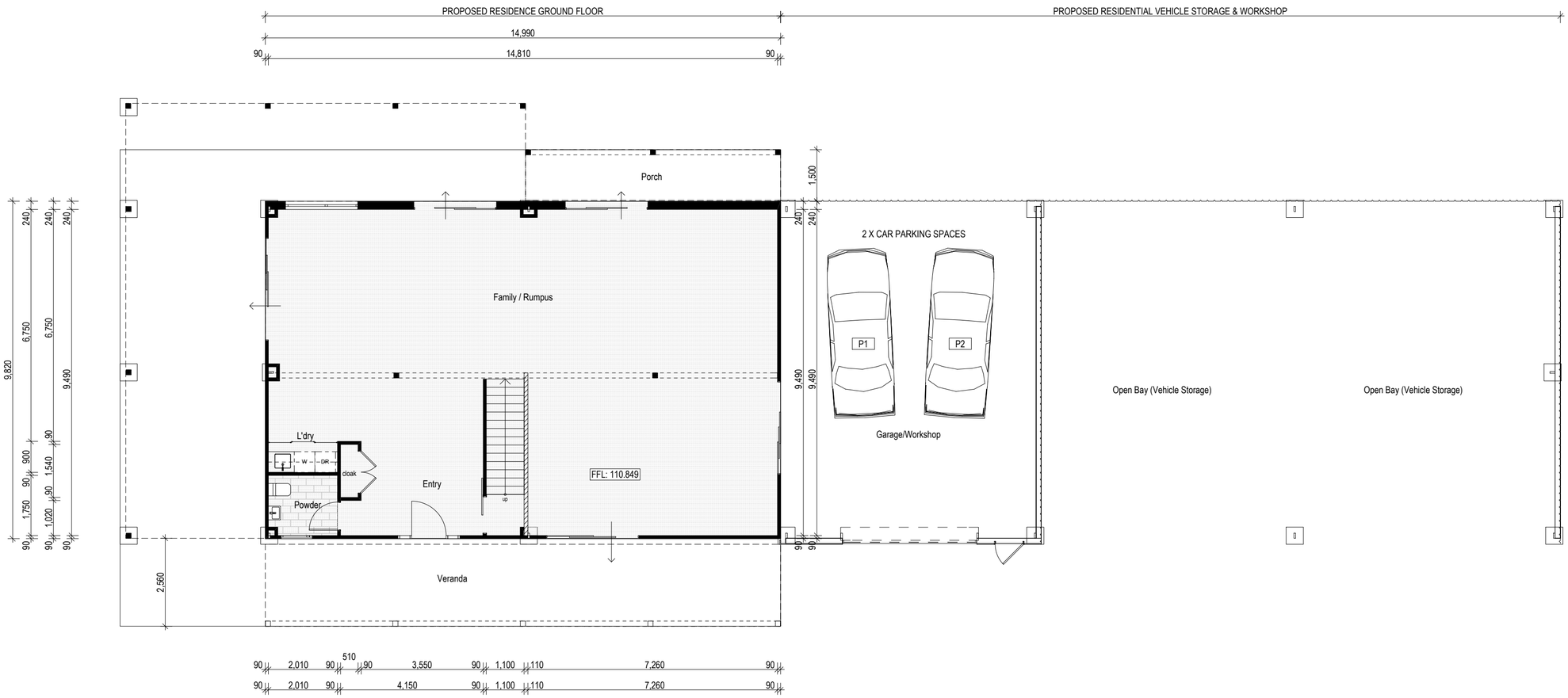
Email : duodesign@bigpond.com

DUO DESIGN

GROUND FLOOR AREA (RESIDENCE) : 147m2



BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

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REVISIONS:	DATE

JOB : SHED CONVERSION

AT : 92 NELSONS BUILDINGS ROAD BRIGHTON TAS 7030

FOR : MR NIK HARVEY

DRAWING TITLE : **PROPOSED GROUND FLOOR PLAN**

DRAWN:	DATE:	DWG NO. :
MJD	30.9.2025	04
SCALE:A2 1:100	ISSUE: DA	

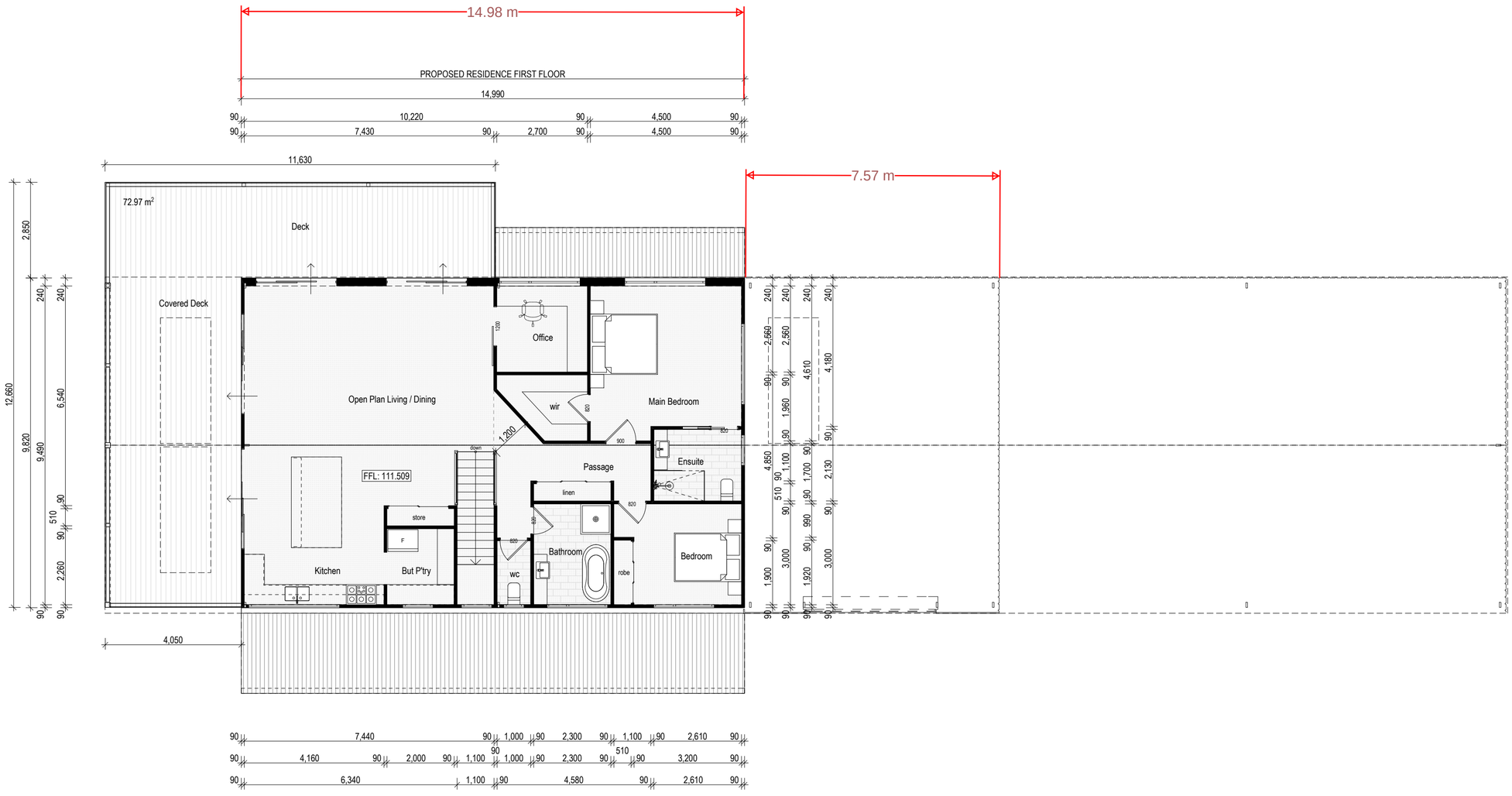
NORTH :

Belinda Weston & Mark Day
155 Fergusson Rd, Brighton. TAS. 7030
Ph : 03 62680063
M : 0409 537 337 or 0434 147 747
Email : duodesign@bigpond.com

DUO DESIGN

FIRST FLOOR AREA (RESIDENCE) : 147.00m2

FIRST FLOOR DECK (RESIDENCE) : 72.97m2



BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

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REVISIONS: | DATE

DRAWING TITLE : **PROPOSED FIRST FLOOR PLAN**

JOB : SHED CONVERSION

AT : 92 NELSONS BUILDINGS ROAD BRIGHTON TAS 7030

FOR : MR NIK HARVEY

DRAWN: MJD | DATE: 30.9.2025 | DWG NO. : 05

SCALE:A2 1:100 | ISSUE: DA

NORTH :

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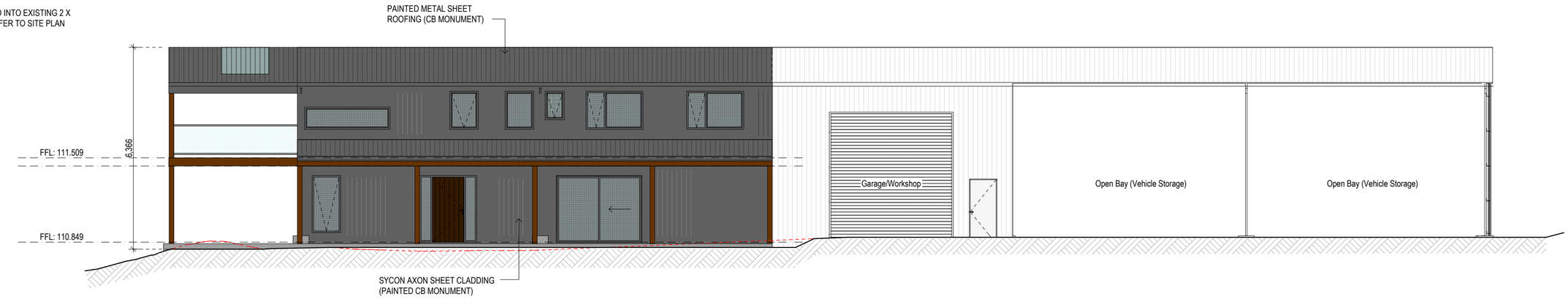
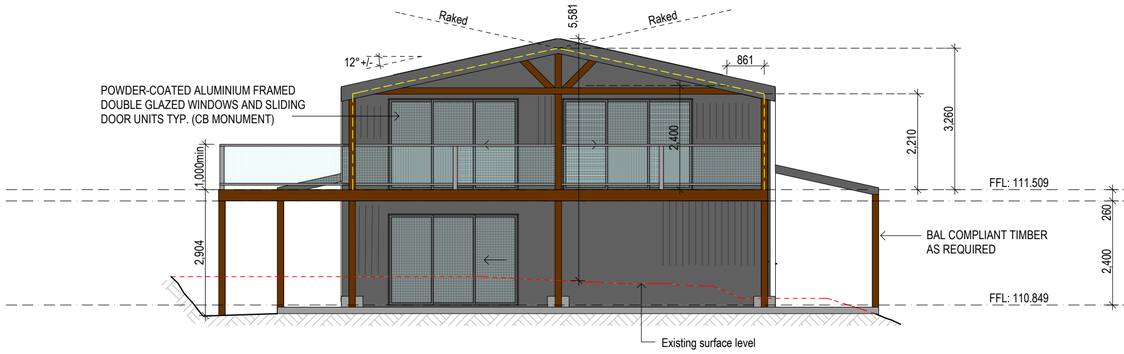
155 Fergusson Rd, Brighton. TAS. 7030
Ph : 03 62680063
M : 0409 537 337 or 0434 147 747
Email : duodesign@bigpond.com

DUO DESIGN

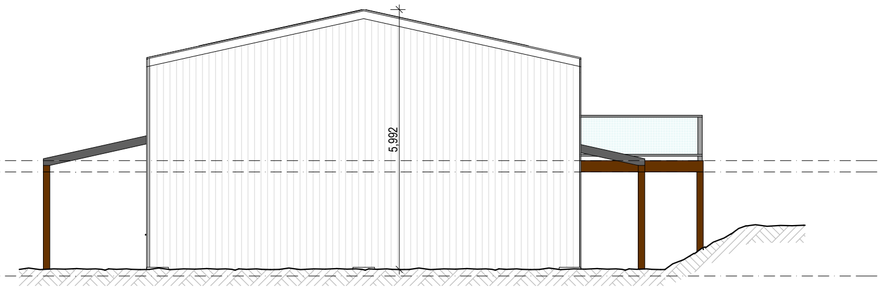
NEW DOWNPIPES TO BE CONNECTED INTO EXISTING 2 X 24,000L WATER STORAGE TANKS. REFER TO SITE PLAN FOR LOCATION



SOUTH - EAST ELEVATION



SOUTH - WEST ELEVATION



NORTH - EAST ELEVATION

NORTH - WEST ELEVATION

BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STATE BUILDING REGULATIONS LOCAL COUNCIL BY-LAWS AND CURRENT NCC

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REVISIONS:	DATE

JOB : SHED CONVERSION

AT : 92 NELSONS BUILDINGS ROAD BRIGHTON TAS 7030

FOR : MR NIK HARVEY

DRAWING TITLE : **PROPOSED ELEVATIONS**

DRAWN:	DATE:	DWG NO. :
MJD	30.9.2025	06
SCALE:A2 1:100	ISSUE: DA	

NORTH :

Belinda Weston & Mark Day
155 Fergusson Rd, Brighton. TAS. 7030
Ph : 03 62680063
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Email : duodesign@bigpond.com

DUO DESIGN

LEGEND

- Contours
- Fence
- Overhead power
- LISTmap cadastre
- Top/toe of bank

Tasmanian Planning Scheme
- Code Overlay

- Low Landslip Hazard Band

KEY

- FILL 1.0 - 2+
- FILL 0.15 - 1.0
- FILL 0.15 - CUT 0.15
- CUT 0.15 - 0.5
- CUT 0.5 - 1.0+

CUT VOLUME = 821m^3
FILL VOLUME = 1119m3
NET VOLUME = + 378m3

Total Enclosed Area: 941m²
sample spacing 3x3m

NATURAL SURFACE LEVEL

Natural surface level has been generated from a 3x3m resolution DEM. Using the 'Brighton Lidar March 2014' dataset.

The Laser Data accuracy is stated:
Vertical Accuracy: ±0.15m
Horizontal Accuracy: ±0.20m

FINISHED SURFACE LEVEL

Vertical datum is AHD from CORS per field survey.

CONTENTS

NOTES
Date of Survey: September 2025

Bearing datum is GDA2020 per GPS Observations from CORS.

Vertical datum is AHD from CORS.

Contour Interval 0.25m

LIST Cadastral Parcels
by State of Tasmania
www.thelist.tas.gov.au
CC BY 3.0

The LISTmap cadastre has been included in this model. Stated accuracy of the FR 141529/2 title boundary is 1m±.

If any works are to be conducted on or near the boundary a re-establishment survey will be required.

The title has not been searched for registered easements, emcumberances or part 5 agreements as part of this site plan

REV	AMENDMENTS	DRAWN	DATE	APPR.
D				
C				
B				
A				
0	DEVELOPEMENT APPLICATION - SITE PLAN	MK	24.09.25	HAC

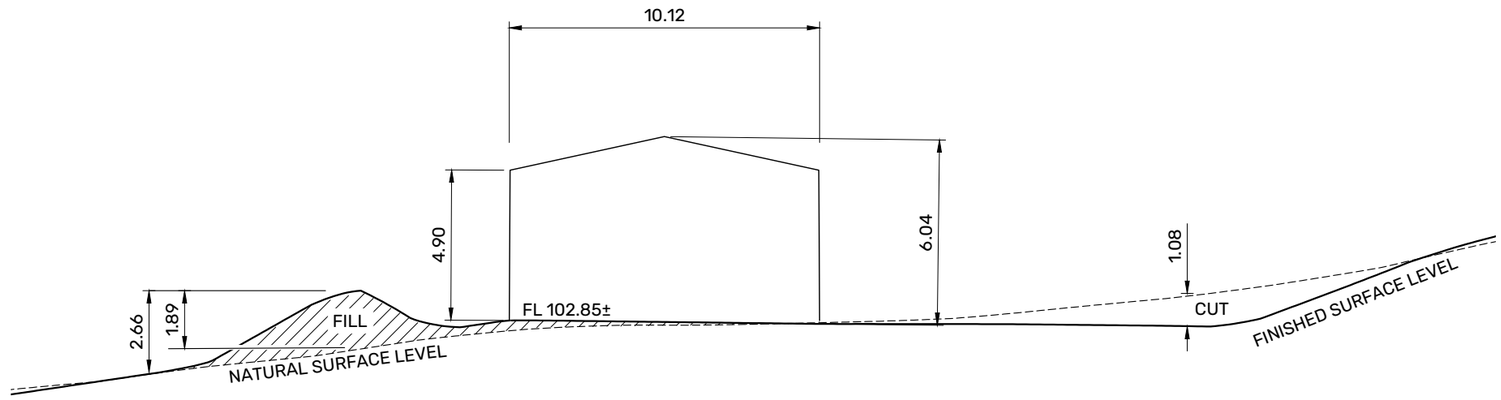
SCALE: 0 2 4 10 20 50m

SURVEYOR	GEOCIVIL
JT	-
DRAWN	CHECKED
MK	HAC
DATE	
24 SEPTEMBER 2025	

SITE PLAN - CUT/FILL MAP UNDERLAY
92 NELSONS BUILDINGS ROAD, BRIGHTON
for NICK HARVEY

PDA
SURVEYORS, ENGINEERS & PLANNERS
127 Bathurst Street
Hobart, Tasmania, 7000
PHONE: +61 03 6234 3217
EMAIL: pda.hbt@pda.com.au
www.pda.com.au
Also at: Huonville, Launceston, Swansea, Devonport & Burnie

SCALE	PAPER		
1:1000	(A3)		
JOB NUMBER	DRG	SHEET	REV
54985HC	DA	01	0



A SECTION A-A
1:200

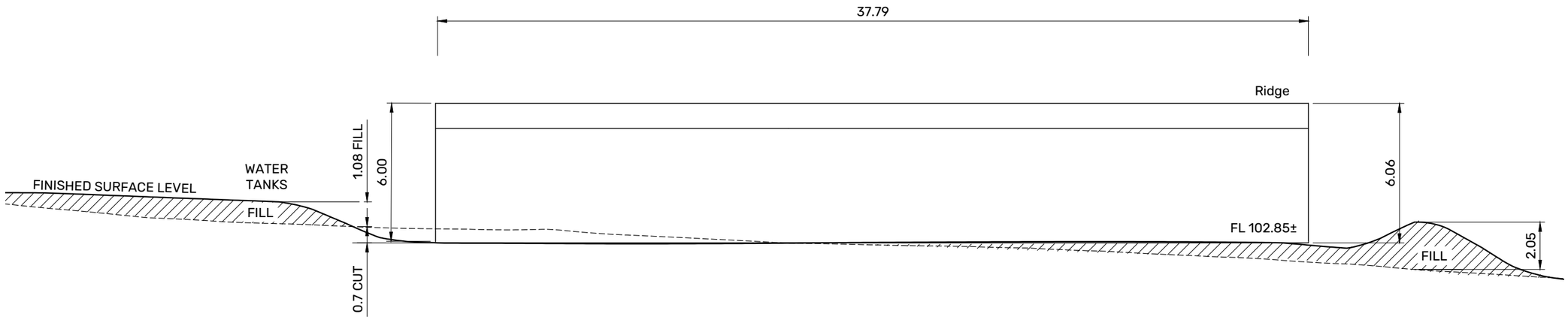
NATURAL SURFACE LEVEL

Natural surface level has been generated from a 3x3m resolution DEM. Using the 'Brighton Lidar March 2014' dataset.

The Laser Data accuracy is stated:
Vertical Accuracy: ±0.15m
Horizontal Accuracy: ±0.20m

FINISHED SURFACE LEVEL

Vertical datum is AHD from CORS per field survey.



B SECTION B-B
1:200

REV	DESCRIPTION	DRAWN	DATE	APPR.
D				
C				
B				
A				
0	DEVELOPEMENT APPLICATION - SITE PLAN	MK	24.09.25	HAC

SCALE: 0 .5 1 2 5 10m

SURVEYOR	GEOCIVIL
JT	-
DRAWN	CHECKED
MK	HAC
DATE	
24 SEPTEMBER 2025	

SHED CROSS SECTIONS
92 NELSONS BUILDINGS ROAD, BRIGHTON
for NICK HARVEY

PDA
SURVEYORS, ENGINEERS & PLANNERS

127 Bathurst Street
Hobart, Tasmania, 7000
PHONE: +61 03 6234 3217
EMAIL: pda.hbt@pda.com.au
www.pda.com.au
Also at: Huonville, Launceston, Swansea, Devonport & Burnie

SCALE	PAPER		
1:200	(A3)		
JOB NUMBER	DRG	SHEET	REV
54985HC	DA	02	0

DOYLE SOIL CONSULTING

LANDSLIDE ASSESSMENT REPORT

92 Nelsons Buildings Road

Brighton

January 2026

Doyle Soil Consulting: 6/76 Auburn Rd Kingston Beach 7050 – 0488 080 455 – robyn@doylesoilconsulting.com.au

Founding Statement

Dr Richard Doyle is a highly qualified geologist, geomorphologist and soil scientist with over 40 years work experience in earth sciences. He has a B.Sc. (Hons) in geology and physical geography (Victoria University of Wellington, NZ), an M.Sc. in geology awarded with distinction specialising in geomorphology, erosion and soil development (Victoria University of Wellington, NZ) and a PhD in soil science from UTAS. Dr Doyle is a Certified Professional Soil Scientist (CPSS) of the Australian Society of Soil Science of which he is former state and national president. He has authored numerous landslides risk, coastal erosion, inundation and other earth-based risk assessments for Tasmanian councils and has over 100 scientific publications in journals, books and conference proceedings. He has been an expert witness in numerous court cases, tribunals and mediation hearings.

Site Information

Client: Nik Harvey

Address: 92 Nelsons Building Rd, Brighton (CT 141529/1)

Site Area: Approximately 47 hectares

Date of inspection: 10/12/2025

Building type: Shed Conversion Build

Services: Reticulated water supply and onsite wastewater management

Relevant Planning Overlays: landslide hazard low

Mapped Geology - Mineral Resources Tasmania 1:25 000 tea tree sheet: **Jd** = Jurassic dolerite

Soil Depth: 0 – 1.8 m

Subsoil Drainage: Well drained

Vegetation: pasture

Rainfall in previous 7 days: Approximately 3.2 mm

Introduction

The proposed works is for the partial conversion of an existing (but unapproved) shed to a habitable dwelling.

The proposed dwelling and associated existing cut and fill at 92 Nelsons Buildings Rd, Brighton, are located within a Landslide Hazard Overlay - Low hazard rating (Figure 1). According to Mineral Resources Tasmania (MRT), the modelled areas have no known active landslides but are identified as *susceptible* to land sliding. This area is so classified due to slope angle – in this case: *"Remaining areas slopes 11-20 degrees".*

The areas of the landslide hazard overlay which are modelled on slope alone (as is the case here) are classified using a digital elevation model (DEM). We note that the most recent (publicly available) DEM data is from 2014, which predates the earthworks associated with the existing unapproved shed which were completed in 2015-16 – Figure 1.

Figure 1: Historic aerial photograph of 92 Nelson's Buildings Rd from 2015-2016 which capture the earthworks in operation prior to construction of the shed. Source: LISTmap

We assessed the surrounding landform, soil materials and local geomorphology to evaluate the potential for landslip to occur. The associated likelihood and risks with the potential landslide hazard are examined and best practice mitigation measures are recommended to ensure a tolerable risk can be achieved and maintained.

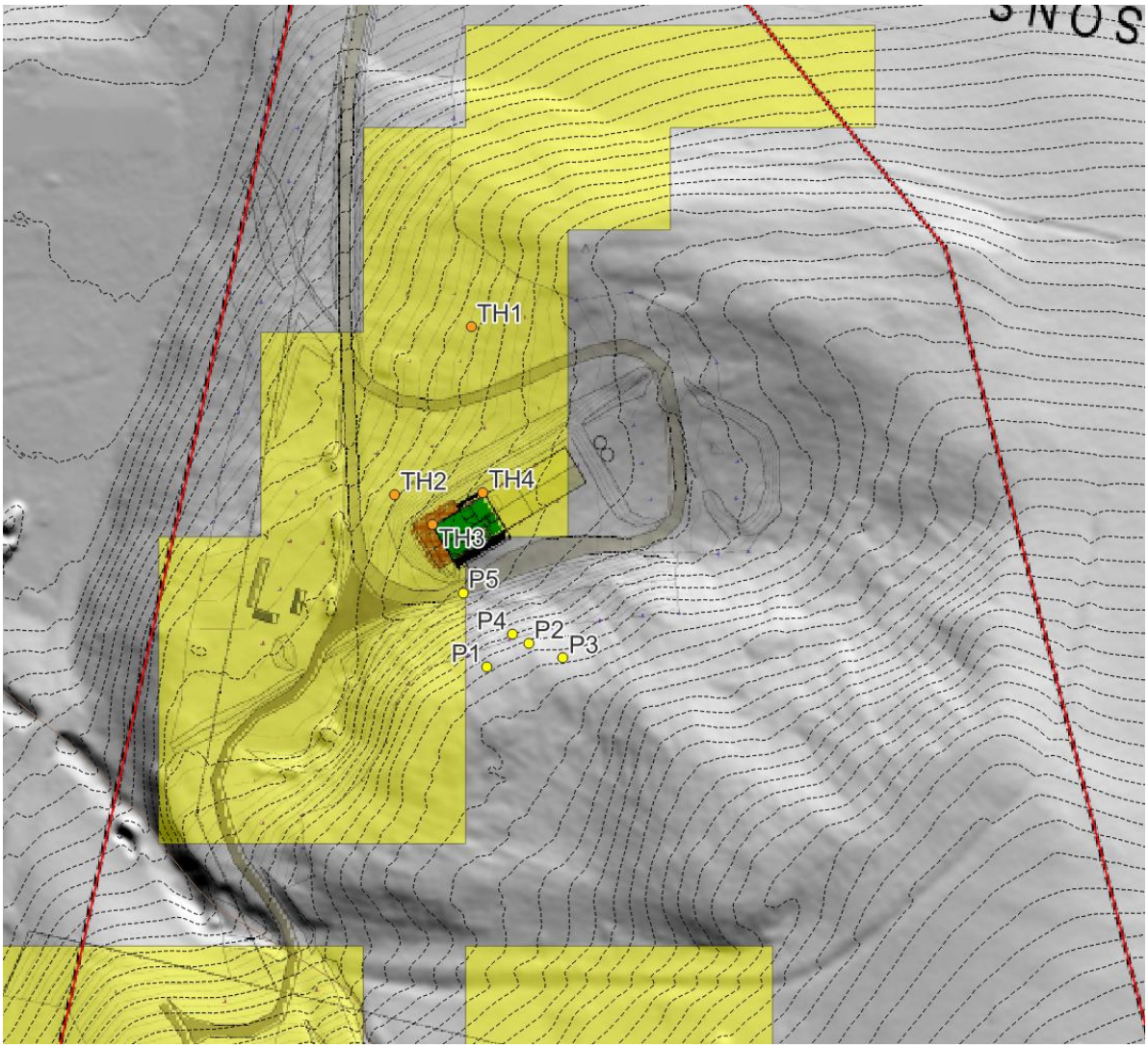


Figure 2: 92 Nelsons Buildings Rd, Brighton with MRT Landslide Hazard overlay (Low hazard band) in yellow. Proposed house site (green). Test hole, DCP and photo locations shown. 1 m contours. Note: Hillshade layer and contours were generated in QGIS with open source DEM data from 2014 which predates the earthworks associated with existing shed which were completed in 2015-16.

Geomorphology, Soils and Geology

The development (dwelling, levelled cut and fill and onsite wastewater management system) are located on the site of a disused dolerite quarry. The steep quarry face and levelled quarry floor are visible in Figures 2 and 3.

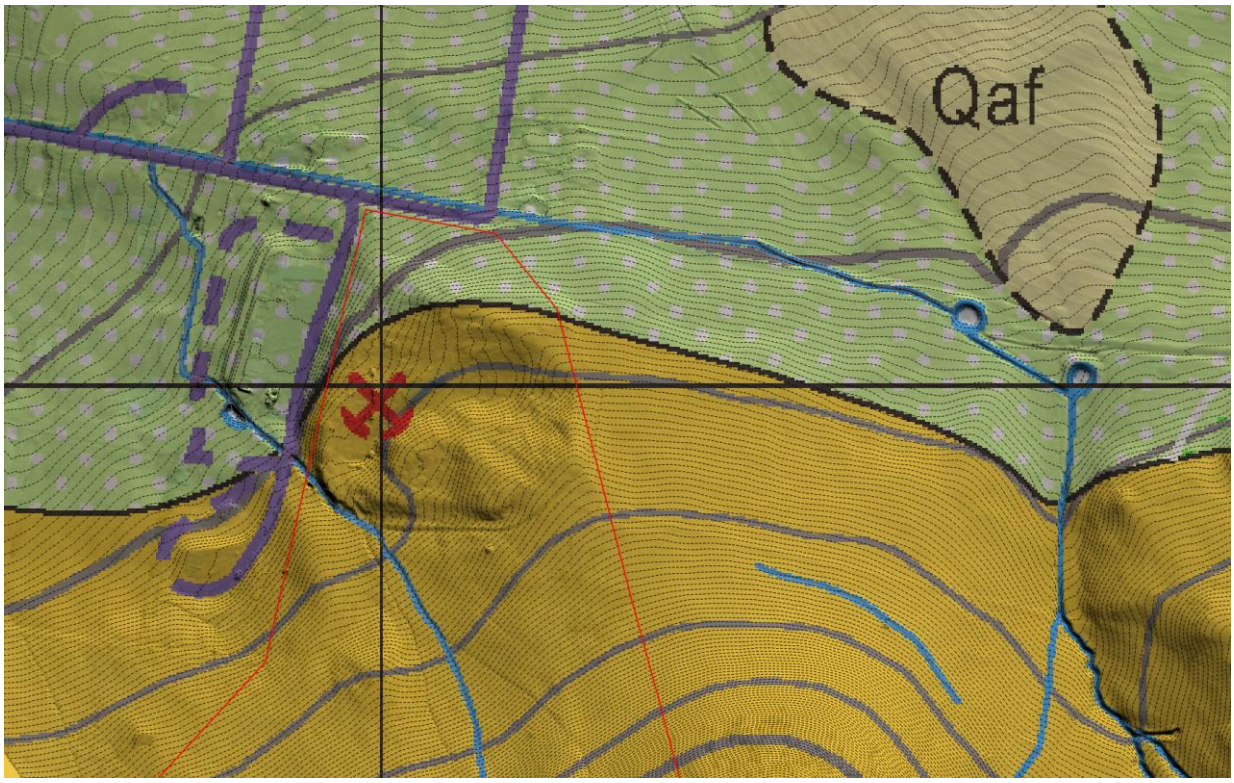


Figure 3: Mapped geology in the environs around 92 Nelsons Buildings Rd, Brighton. From Mineral Resources Tasmania Geology 1:25,000 Tea Tree sheet. Orange = areas mapped as Jurassic Dolerite and green = areas mapped as Triassic sediments.

The quarry face is upslope of the proposed development and slope angles cut in to the dolerite bedrock are approximately 20-25° (1V:2H) (Appendix 4). Jointed dolerite bedrock is exposed at the natural soil surface on the slopes immediately upslope of the shed/proposed dwelling (Appendix 1, P1-P3) and at the base of the driveway cutting behind the shed (Appendix 1, P4).

The batter angle of the fill (see cover photo) is approximately 1V:3H. The fill material is of a mixed, uncontrolled nature with maximum observed depths of up to 1.3 m at TH3.

Thick layers of older (probable quarry spoil) fill are present in the areas down slope of the development area. These are also of a mixed, uncontrolled (but mostly granular) nature, with a maximum observed depth of up to 1.3 m at TH1.

The natural soil profiles are formed from clayey colluvium derived from Jurassic dolerite. They are moderately shallow, in the order of 0 – 0.5 m depth.

The southern side of the existing shed/proposed dwelling is cut into and founded on the dolerite bedrock. The northern side is on fill up to 1.3 m thick. The building's foundations comprise 44-gallon drums filled with concrete, buried 2/3 to 3/4 deep (Figures 3 and 4). Assuming the drum height is approximately 90 cm, the buildings foundations rest on a maximum fill thickness of 0.7 m at the NW corner (TH3).

Figure 3: The footing at the NW corner of the shed/proposed dwelling. TH3 was completed to the side of this and refused at approximately 1.3 m depth on boulder fill/bedrock.

Figure 4: The footing at the centre southern side of the shed/proposed dwelling. DCP2 was conducted to the side of this and refused at approx. 0.1 – 0.2 m on multiple attempts.

Geotechnical Assessment of Landslip Hazard

The proposed development at 92 Nelson's Buildings Rd, Brighton is in a Landslide Hazard Area (Low) overlay. The overlay is produced by:

- Recording observations of land instability in and surrounding the study area (the landslide database).
- Analysis of the processes that control each landslide type.
- Computer-assisted modelling that simulates each of the landslide processes to predict areas that could be affected by future landslides.

The proposed development area falls under the Tasmanian Planning Scheme – Brighton - State Planning Provisions Code C15.0 Landslide Hazard Code.

According to section C15.2, This Code applies to:

a) Use or development of land within a landslip hazard area; or
b) Use or development of land identified in a report, that is lodged with an application, or required in response to a request under section 54 of the Act, as having potential to cause or contribute to a landslip

The site is assessed according C15.6.1 (Building and works within a landslip hazard area). This geotechnical advice on the site considers several important and specific parameters pertinent to the area.

Potential for Mass Movement of Soil and Geological Materials

The proposed development area is on the floor of a disused quarry. The majority of the building's footings are onto the hard dolerite bedrock. Jurassic dolerite bedrock is, typically, a very competent lithology. However, 1 or 2 of buildings footing are likely on layers of fill up to 0.7 m depth.

The steepest slopes are the disused quarry face. These are upslope of the shed/proposed dwelling and have slope angles up to 1V:2H. This is an acceptable (conservative) batter angle for cuts into dolerite bedrock.

The fill material at the building is of a mixed, uncontrolled nature and it is up to 1.3 m thick. The batter angle of the fill is approximately 1V:3H. This is a suitable batter angle.

The site is well drained, with deep surface drains upslope and at the base of the rock cutting (old quarry face). Excess water accumulation around the building/development area is, therefore, unlikely. Most importantly, water accumulation around the layers of fill is avoided.

In its current state, the site appears very stable regarding land sliding, with no evidence of soil/regolith mass movement in the vicinity of the development area.

Measures to Mitigate Against Instability

Any additional cuts < 2.0 m, into unconsolidated soil regolith, should be appropriately drained and use a gentle 1V:2H batter angles. Cuts into hard consolidated dolerite bedrock may utilise a steeper (e.g. 3V:1H) batter angle, unless deep jointing in the rock is revealed when cut. In this case, a moderate (1V:1H) should be used.

Where additional fill is required, it should be granular and placed in lifts of maximum 0.2m in height and adequately compacted (per AS3798-2007).

Vegetation should be retained and maintained where possible as vegetation helps stabilise soils and associated slopes and utilises soil moisture - wet soils are significantly more prone to land sliding.

The risk of land instability within the proposed building envelope can be reduced via use of current best practice for construction on sloping sites (refer to extract: *Good hillside construction practice from the Australian Geomechanics Society (Appendix 3) and CSIRO BTF-18.*

E3.7.3 Major Works

Objective:

To ensure that landslide risk associated with major works in Landslide Hazard Areas, is:

a) acceptable risk; or
b) tolerable risk, having regard to the feasibility and effectiveness of measures required to manage the landslide hazard.

Acceptable Solution A1	**Comments**
No acceptable solution.	

Performance Solution P1	**Comments**
Buildings and works must satisfy all the following: a) no part of the buildings and works is in a High Landslide Hazard Area b) the landslide risk associated with the buildings and works is either: i. acceptable risk; or ii. capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.	 Complies Risk of landsliding is low/acceptable: - the majority of the existing foundations are on/into the weathered dolerite bedrock. 1 – 2 may be on fill material up to 0.7 m thick. - the existing, cut batter angles and fill batter angles are appropriate for the materials retained. - appropriate drainage is installed behind the disused quarry face and at the floor of the quarry face, behind the building and levelled pad.

Landslide Risk Analysis

Risk assessment of land sliding relates to a measure of the probability and severity of an adverse effect to health, property, or the environment:

Likelihood of occurrence of any form of mass movement e.g., soil creep, debris flow, slumping, landslide, rock fall etc, including its likely scale (size, area, volume) would be affected by the proposed location and scale of construction (house and driveway).

In this case, the likelihood of land sliding is VERY LOW based on the data and information collected and assessed for this site. This can be maintained to a VERY LOW risk by following the recommendations in this report.

Consequences to life, property and services of such is reduced to LOW if the site is appropriately developed as specifically outlined in this report. Thus, the overall RISK of landsides will be reduced to LOW and remain so if these guidelines and recommendations are followed in full.

Rowan Mason
B.Agr.Sc.(Hons).
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Appendix 1 – Additional Site Photos

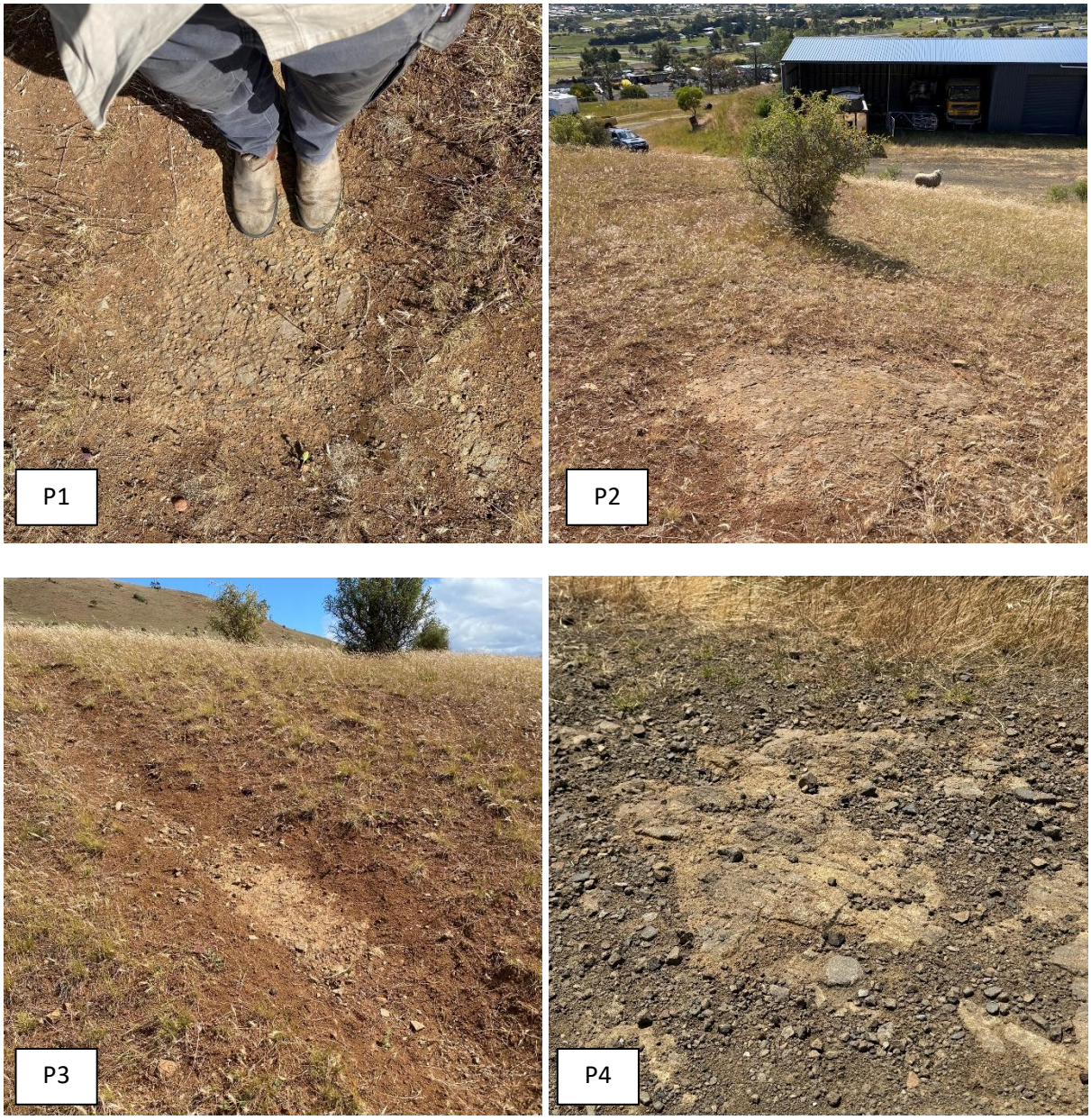


Figure 4: Site photos 1 – 4 showing jointed dolerite bedrock at the surface. See Figure 1 or Appendix 6 for photo locations.

Appendix 2 – Risk tables

Extracted from *Australian Geomechanics Journal Volume 42 No.1 March 2007 - Australian GeoGuide LR7 (Landslide Risk)*.

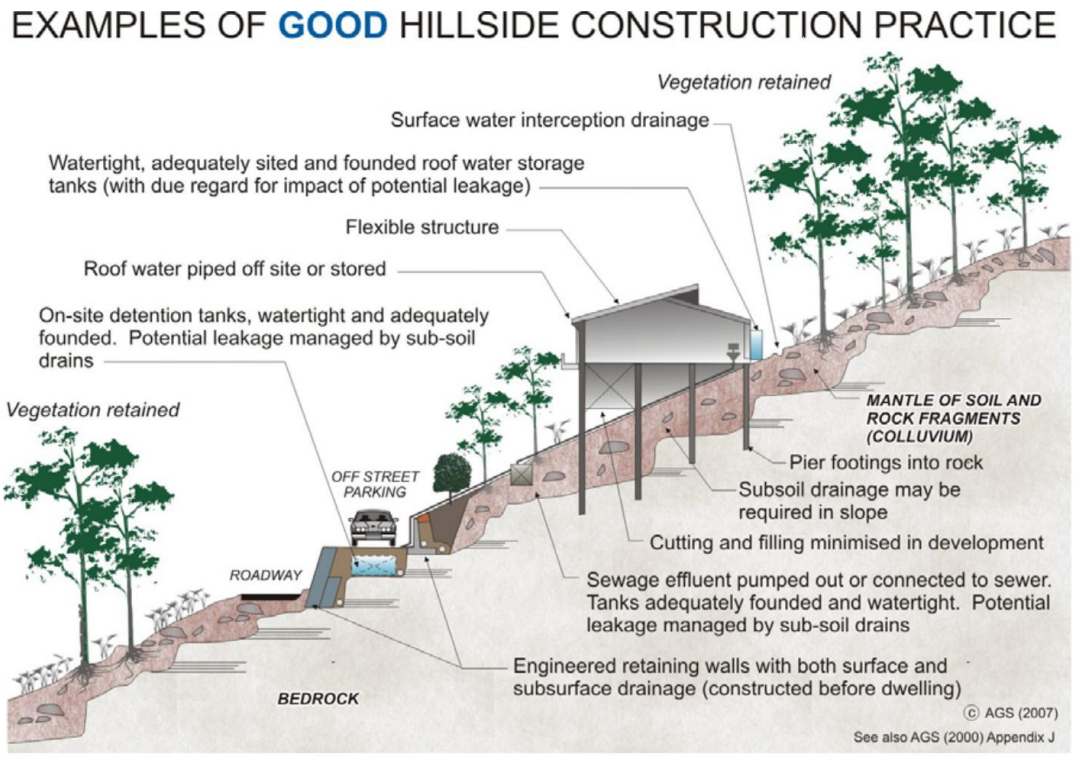
TABLE 1: RISK TO PROPERTY		
Qualitative Risk		**Significance - Geotechnical engineering requirements**
Very high	VH	**Unacceptable** without treatment. Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to Low. May be too expensive and not practical. Work likely to cost more than the value of the property.
High	H	**Unacceptable** without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to acceptable level. Work would cost a substantial sum in relation to the value of the property.
Moderate	M	**May be tolerated** in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce the risk to Low. Treatment options to reduce to Low risk should be implemented as soon as possible.
Low	L	**Usually acceptable** to regulators. Where treatment has been needed to reduce the risk to this level, ongoing maintenance is required.
Very Low	VL	**Acceptable**. Manage by normal slope maintenance procedures.

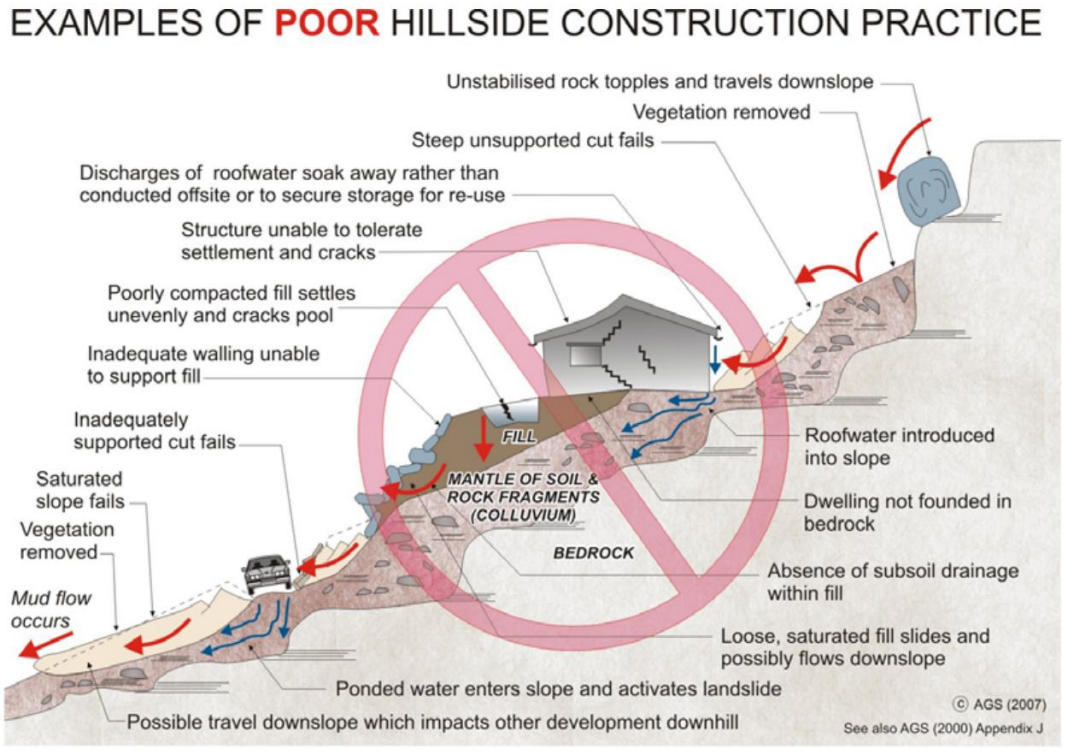
TABLE 2: LIKELIHOOD	
Likelihood	Annual Probability
Almost Certain	1:10
Likely	1:100
Possible	1:1,000
Unlikely	1:10,000
Rare	1:100,000
Barely Credible	1:1,000,000

TABLE 3: RISK TO LIFE	
Risk (deaths per participant per year)	**Activity/Event Leading to Death** (NSW data unless noted)
1:1,000	Deep sea fishing (UK)
1:1,000 to 1:10,000	Motor cycling, horse riding, ultra-light flying (Canada)
1:23,000	Motor vehicle use
1:30,000	Fall
1:70,000	Drowning
1:180,000	Fire/burn
1:660,000	Choking on food
1:1,000,000	Scheduled airlines (Canada)
1:2,300,000	Train travel
1:32,000,000	Lightning strike

Appendix 3 – Guidelines for hillside construction

Extracted from *Australian Geomechanics Journal Volume 42 No.1 March 2007 - Australian GeoGuide LR8 (Construction Practice)*.

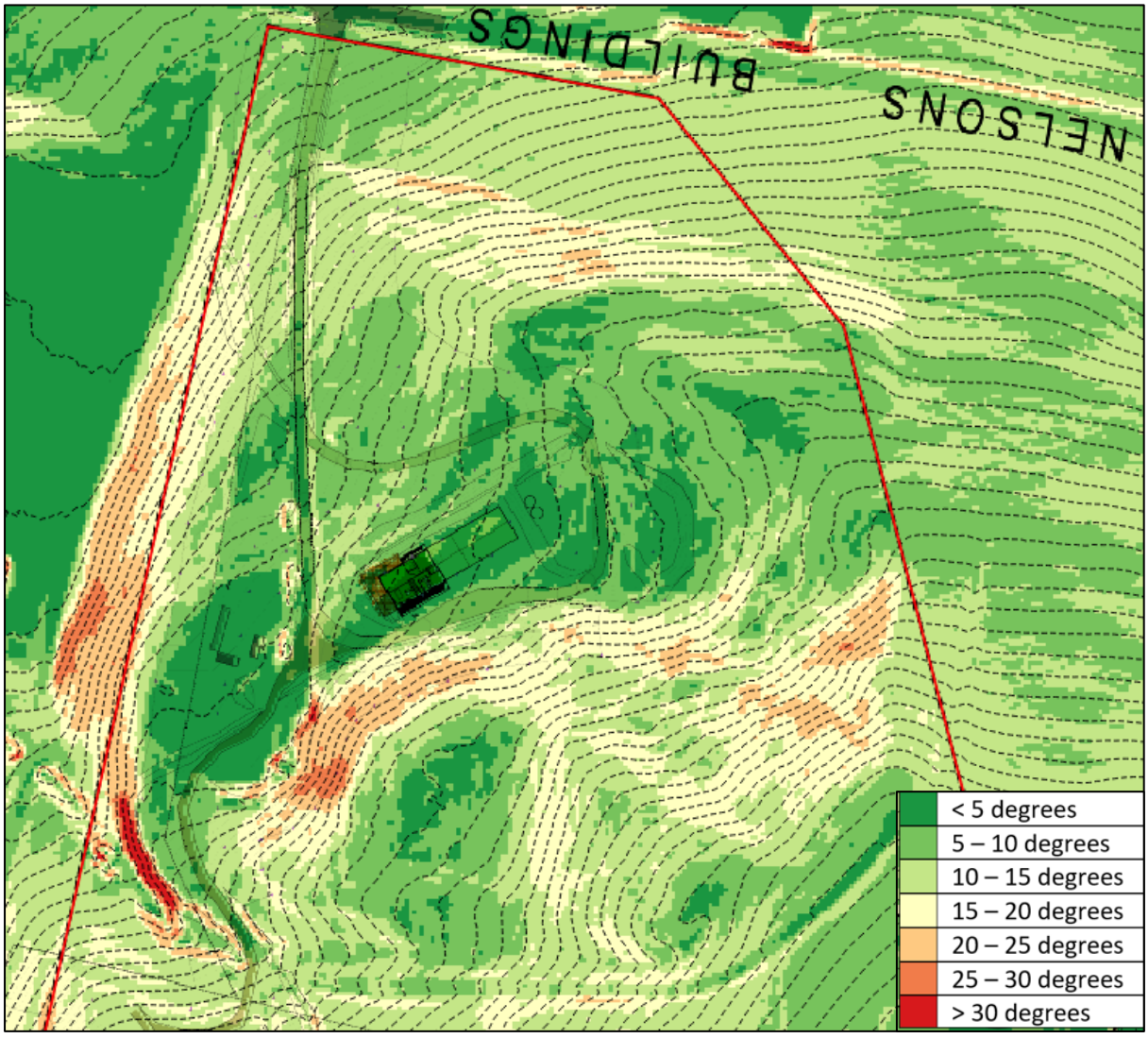




Appendix 4 – Map: Localised slope angle

Generated using QGIS with open source 1m Digital Elevation Model (DEM) data (source: elevation.fsdf.org.au) and cadastre shape data (source: maps.thelist.tas.gov.au/listmap). The DEM data is from 2014, which predates the earthworks associated with the existing unapproved shed which were completed in 2015-16 (Figure 1).

The steepest slopes are the disused quarry face. These are upslope of the shed/proposed dwelling and have slope angles up to 1V:2H. This is an acceptable (conservative) batter angle for cuts into dolerite bedrock.



Appendix 5 – Site Assessment and Sample Testing

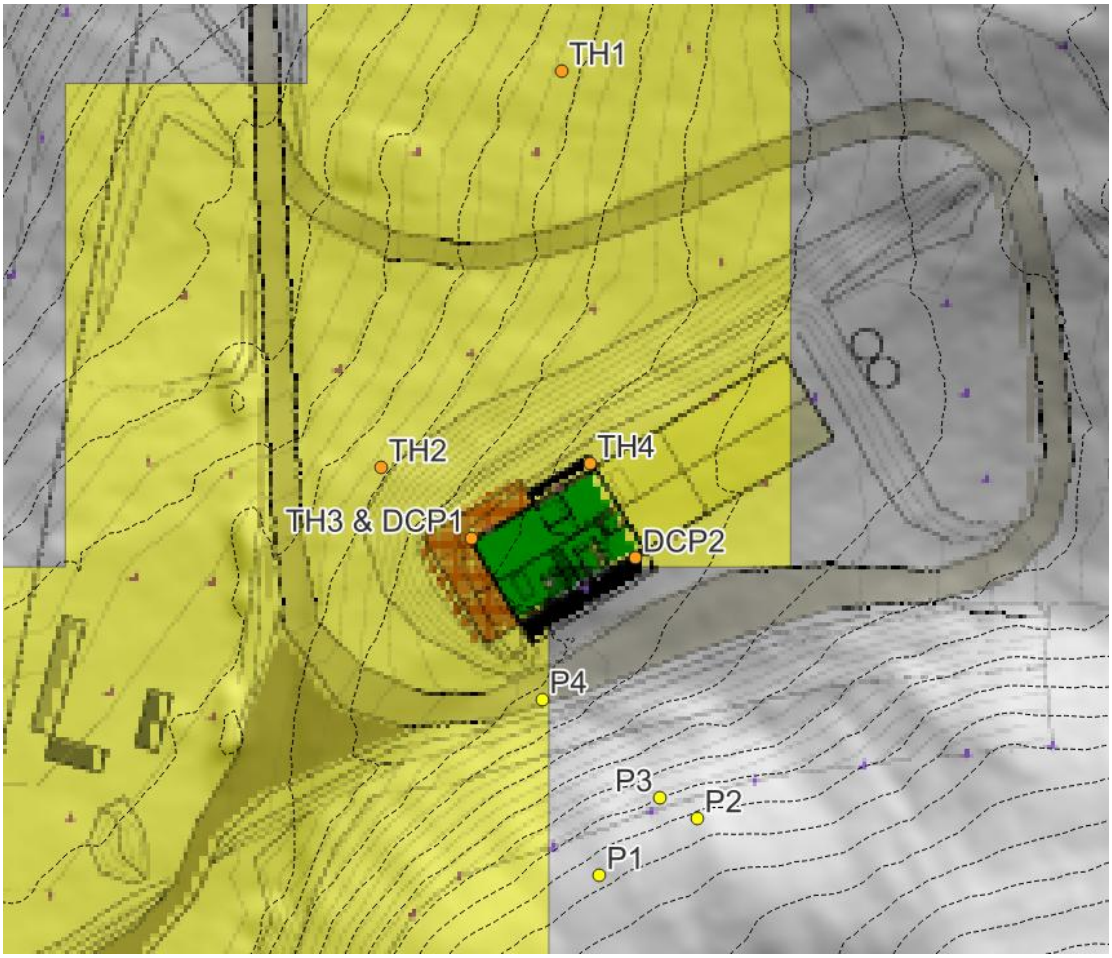
A geotechnical site investigation in accordance with AS1726-2017.

- four test hole (TH) cores:
  - TH1 with refusal at 1.8 m
  - TH2 with refusal at 1.4 m
  - TH3 with refusal at 1.3 m
  - TH4 with refusal at 0.9 m
- Two DCP tests:
  - DCP1 with refusal at 1.1 m
  - DCP2 with refusal at 0.1 – 0.2 m

- Emerson Dispersion test on subsoils and linear shrinkage tests on all likely founding layers

- Test holes dug using a Christie Post Driver Soil Sampling Kit, comprising CHPD78 Christie Post Driver with Soil Sampling Tube (50 mm OD x 1600/2100 mm)

Appendix 6 – TH, DCP and Photo Locations – Near View



Appendix 7 – Soil Profile Descriptions

Test Hole 1

Depth (m)	Horizon	Description and field texture grade	USCS Class
0.– 0.1	Fill	Brown (7.5YR 4/2), **Light Clay,** strong fine angular blocky structure, dry stiff consistency, few fine gravels	**CH**
0.1 – 1.3	Fill	Brown (7.5YR 4/2) **Clayey Gravel,** abundant 2-30mm gravels in a clayey matrix, dry very dense consistency	**GC**
1.3 – 1.6	B2	Strong brown (7.5YR 4/6) **Sandy Medium Clay,** very strong medium angular blocky structure, dry stiff consistency	**CH**
1.6 – 1.8	Cw	Weathered dolerite bedrock: Brown (10YR 5/3), **Clayey Gravel,** abundant rocks and gravels in a clayey matrix **Refusal on dolerite bedrock**	**GC**

Test Hole 2

Depth (m)	Horizon	Description and field texture grade	USCS Class
0 – 0.1	Fill	Uncontrolled likely local sandy light clay **Fill**	**N/A**
0.1 – 0.55	Fill	Uncontrolled fill comprising: Brown (10YR 4/8) **Loam,** single grain, dry loose consistency, few rocks	**N/A**
0.55 – 0.75	Fill	Uncontrolled fill comprising: Light yellowish brown (2.5YR 6/3) **Clayey Sand,** single grain, dry dense consistency, common rocks and gravels	**N/A**
0.75 – 1.4	Cw	Light yellowish brown (10YR 6/4) **Loam,** single grain, dry dense consistency, common dolerite gravels **Refusal on weathered dolerite bedrock**	**ML**

Test Hole 3

Depth (m)	Horizon	Description and field texture grade	USCS Class
0 – 0.1	Fill	Mostly FCR **FILL**	**N/A**
0.1 – 1.0	Fill	**Uncontrolled fill comprising:** Greyish brown (10YR 5/2) Gritty Sandy Light Clay, strong fine angular blocky structure, dry stiff consistency, common rocks and gravels	**N/A**
1.0 – 1.2	Fill	**Uncontrolled fill comprising:** Brown (7.5YR 4/2) Sandy Light Clay, moderate medium platy structure, dry stiff/hard consistency	**N/A**
1.2 – 1.3	Fill	**Uncontrolled fill comprising:** Light yellowish brown (10YR 6/4) Clayey Gravel, single grain, dry dense consistency, **Refusal on boulder fill or possible dolerite bedrock**	**N/A**

Test Hole 4

Depth (m)	Horizon	Description and field texture grade	USCS Class
0 – 0.4	Fill	mostly FCR **FILL**	**GW**
0.4 – 0.5	B2	Brown (7.5YR 4/2) **Sandy Light Clay,** very strong medium platy structure, dry stiff/hard consistency	**CL**
0.5 – 0.9	Cw	Light yellowish brown (10YR 6/4) **Clayey Gravel,** single grain, dry dense consistency, common weathered rocks **Refusal on weathered dolerite bedrock.**	**GC**

Appendix 8 – DCP Testing

See Appendix 8 for DCP test locations.

The data from DCP1 indicate that the bearing capacity of the soil (fill) is at a suitable strength below 1.0 – 1.1 m, i.e., on the weathered dolerite bedrock. This is the recommended foundation material.

DCP 1				
Depth (mm)	**DCP n-number (Blows/100 mm)**	**DCP Penetration Index (mm/Blow)**	**Estimated Allowable Bearing Capacity (kPa = n x 30)**	**Likely Variance (+/-)**
0 - 100	1	100.0	30	10
100 - 200	6	16.7	180	60
200 - 300	5	20.0	150	50
300 - 400	5	20.0	150	50
400 - 500	10	10.0	300	100
500 - 600	10	10.0	300	100
600 - 700	6	16.7	180	60
700 - 800	3	33.3	90	30
800 - 900	5	20.0	150	50
900 - 1000	10	10.0	300	100
1000 - 1100	25	4.0	750	250

Multiple attempts at DCP2 refused at approximately 0.1 – 0.2 m depth on dolerite bedrock.

PDA
SURVEYORS, ENGINEERS & PLANNERS

PDA Planning Report Rev 1

92 Nelsons Buildings Road, Brighton

Single dwelling with attached double garage and two open vehicle storage bays, outbuildings (shipping containers), caravan (studio), and site works.

54985HC | 27 January 2026

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Revision History

Revision	Description	Date
0	First Issue	6 October 2025
1	Response to RFI (landslip)	23 January 2026

Engagement & Costs, Fees, Charges & Invoicing Directions

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PDA Engineers, Surveyors & Planners has been engaged by HFS Spreading Services Pty Ltd (the Permit Holder) to prepare documentation for a planning permit for a Outbuilding (retrospective) located on land known as 92 Nelson Buildings Road, Brighton. Any Permit issued is affixed to land and not to any individual or Agent of the Permit Holder.

The services rendered by the Agent are strictly limited to the preparation of documentation in order to obtain planning permissions only. The Agent is not to be considered as the "Permit Holder" as part of any permit condition issued by any Authority and is not responsible for any costs, fees or charges incurred through a Permit Holder enacting a permit condition. All costs, fees and charges including invoices associated with this use or development is borne of the Permit Holder only and is to be addressed to the Permit Holder only.

In such circumstances where the primary Permit Holder named above sells land or otherwise relinquishes the land; the new permit holder is the party responsible for all costs, fees, charges and invoices incurred by enacting any permit issued that is affixed to the land.

APPLICATION SUMMARY

Property Address	92 Nelson Buildings Road, Brighton
Proposal	Single dwelling with attached double garage and two open vehicle storage bays, plus outbuildings (shipping containers), caravan (studio) and site works.

Title reference	141529/1
PID	2756303
Planning Ordinance	Tasmanian Planning Scheme - Brighton
Land Zoning	22.0 Landscape Conservation
Specific Areas Plans	Not applicable to this application
Code Overlays	C2.0 – Parking and Sustainable Transport C7.0 – Natural Assets (priority vegetation and waterway and coastal protection areas) – overlay not at the development site C13.0 Bushfire-Prone Areas – not applicable to single dwelling C15.0 – Landslip Hazard (low at the development site)

THE SUBJECT SITE

The subject site is a 47.95 hectare property with the street address 92 Nelsons Buildings Road, Brighton. HFS Spreading Services Pty Ltd owns the property, PID 2756303.

The land is located at the northwestern end of the Meehan Range, and around 2.4 km (as the crow flies) southeast of the Brighton town centre.

The lot is legally described as Lot 1 on Sealed Plan 141529. The title documents are submitted with the application. The title includes a Schedule of Easements (also included). The schedule provides that Lot 1 benefits from rights of way over what was Lot 2 on the Plan, which now has been vested in the Crown for road purposes.

The lot recently gained planning approval under SA 2025/00017 for subdivision into 1 lot plus balance (27.9 ha and 20.0 ha respectively). The development proposed under this application is on what will be the Balance Lot (20.0 ha), which is the northern lot, with road frontage.

The development site is in the northernmost tip of the land.

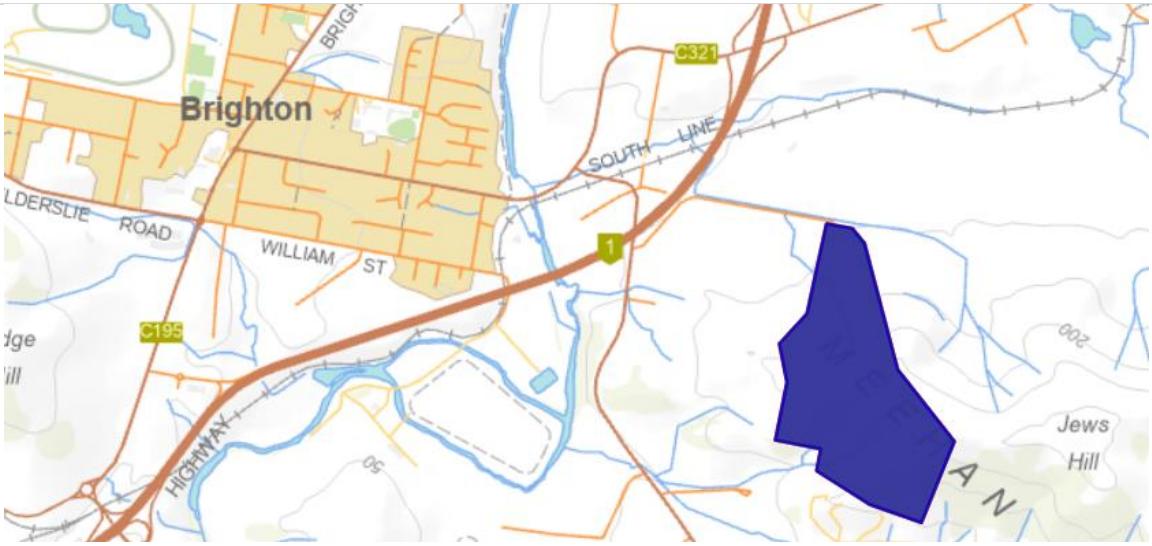

Figure 1 – Location of land 92 Nelson Buildings Road, Brighton (blue fill).

Figure 2: The development site (circled). The land is cleared agricultural land in the northern half (north facing) with Lowland grassland complex and Eucalyptus viminalis grassy forest and woodland in the southern half (south facing).

EXISTING USE AND DEVELOPMENT

The northern half of the site (north facing slope) is modified land described as 'Agricultural land' (TASVEG 4.0). During the 1990s and 2000s, the site was used by Boral (construction materials company) as a red gravel quarry, over an area of around 3.8 hectares. The access at the time may have been through what is now the neighbouring lot at 88 Nelsons Buildings Rad.

A rural road crossover is constructed off Nelsons Buildings Road and a gravel driveway leads into the lot from there. These appear in aerial imagery from around June 2011 (Google Earth historic imagery).

Development includes a large outbuilding, three shipping containers and a caravan. Stormwater is collected from the outbuilding via two water tanks at its northeastern end. Works include the creation of a building pad and extension of the driveway so that it loops around the outbuilding. Approval for the development is sought under this application.

Figure 3: The site was used by Boral as a red gravel quarry during the 1990s and 2000s. This image was taken in 1995 and the broad area of the quarry can be seen (TASMAP on LISTmap Aerial Photo Frames – Analogue (1990-1999)).

Figure 4: The area of disturbance when used as a gravel quarry outlined in yellow with the current development site and area of further works outlined in blue (Hillshade view based on 2014 imagery LISTmap).

Figure 5: The same information as above with State Aerial Photo 2023-24 season basemap (LISTmap)

Figure 6: The development site.

Figure 7: the access from Nelsons Buildings Road and driveway leading into the lot. A glimpse of the grey roof of the outbuilding can been seen over the rise, just right of centre.

Drainage

The site does not contain any formed drainage system and currently utilises natural absorption.

Reticulated Services

- Water reticulation is available to the subject site
- Sewer reticulation is not available to the subject site
- Stormwater reticulation is not available to the subject site
- Telephone services are available within the subject area
- Overhead electricity reticulation is available within the subject area
- NBN services are available in the area, but may require additional work to be completed first.
- Gas reticulation is not available to the subject site.

PROPOSAL

To comply with enforcement notice EN 2021/00057, approval is sought for the existing development and to include in the application a single dwelling, which is a discretionary use in the zone.

The western end of the outbuilding will be converted to a double-storey dwelling with two bedrooms, office, ensuite, bathroom, kitchen, living and dining area upstairs and a rumpus room with laundry and powder room downstairs. Floor area will be 150m^2 both upstairs and downstairs. There will be a covered deck and open deck upstairs and covered porch and covered veranda downstairs. The next section of the building will provide a two-car garage, and the remainder will be open-bay vehicle storage (two bays).

The metal-clad building is 38 x 10m (380m^2), and 6.4m from natural ground level. External colour is currently Colorbond 'Deep Ocean' (LRV 10) but it is proposed to change the colour to Colorbond 'Monument' (LRV 8). It has a gabled roof with 12.5° pitch to ridgeline. Two water tanks are located at the eastern end.

Approval is also sought for three shipping containers (one 40' and two 20') located to the southwest of the main building, as well as a caravan with annexe located nearby, used as a

studio. The caravan is not used for human habitation and is not connected to water or sewerage. The shipping containers are used for residential storage (car parts and other useful items). A 40′ shipping container is around 28m^2. A 20′ shipping container is around 14m^2.

The driveway has been extended to encircle the main building and fill has been placed to provide the building pad. Approval is also sought for those works.

PDA, on behalf of the clients, is applying to the Council as the Planning Authority, to utilise its discretion and approve the development in accordance with the provisions of Section 57 of the *Land Use Planning and Approvals Act 1993*.

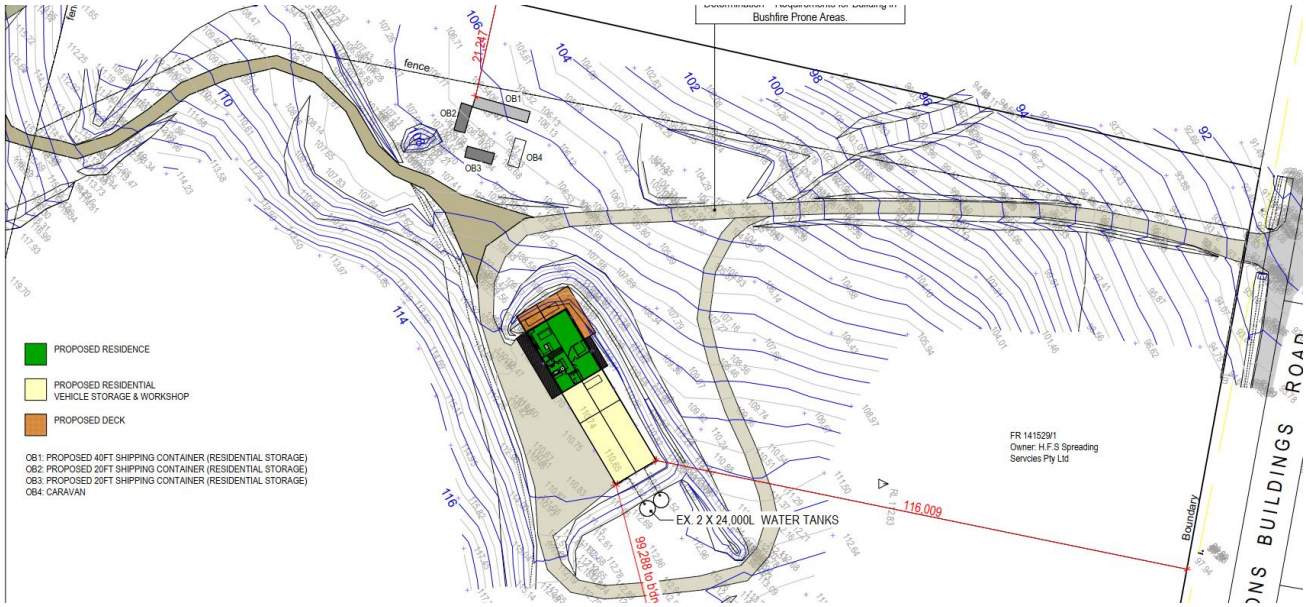

Figure 8: Site Plan

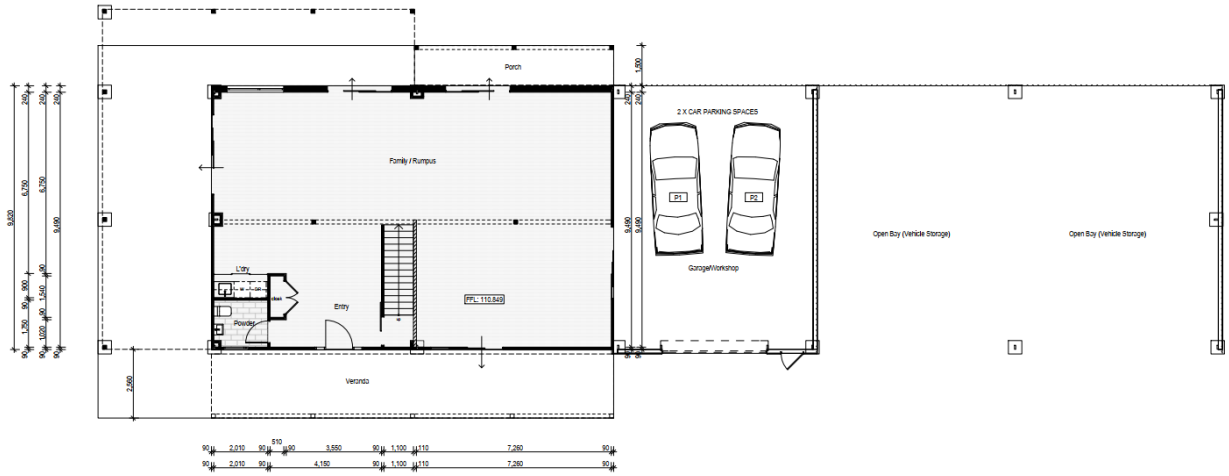

Figure 9: Dwelling ground level floor plan showing the family/rumpus room, the two-car garage and open bays to the right.

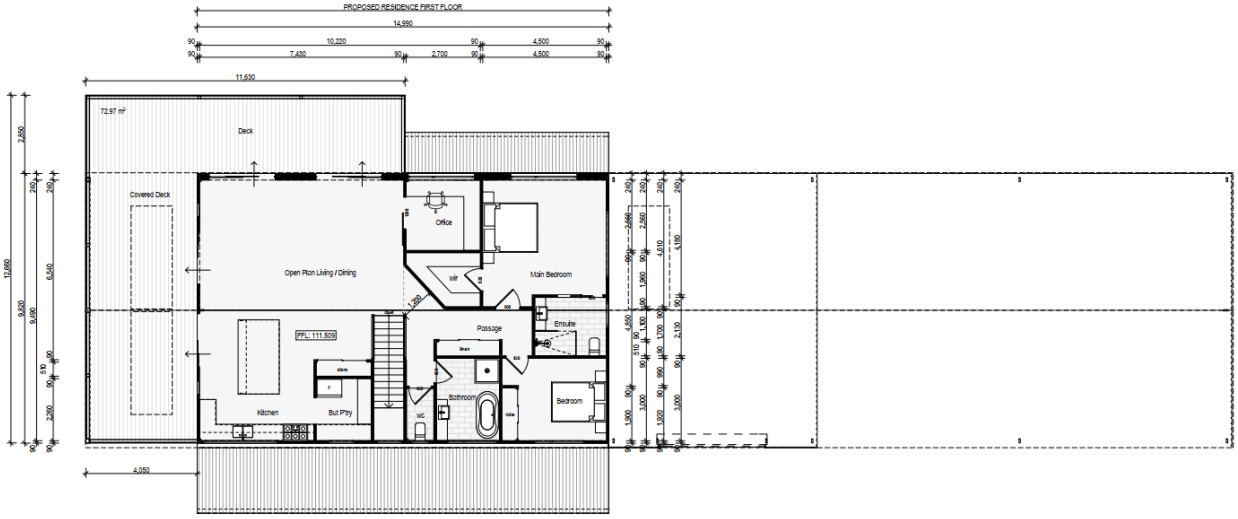

Figure 10: Upper level floor plan

Figure 11: Southeast elevation

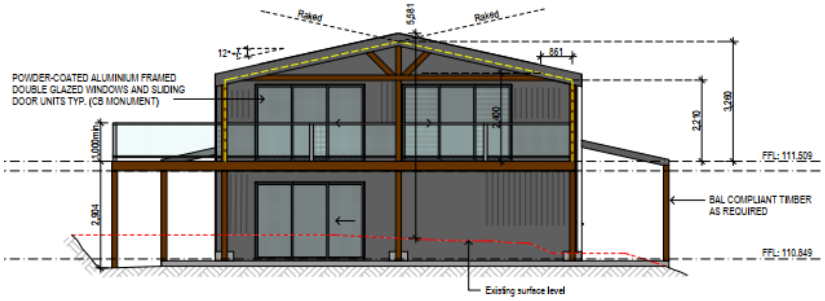

Figure 12: Southwest elevation

SITE ANALYSIS

Zone and Overlays

The land is zoned **Landscape Conservation** and contains Priority Vegetation, Bushfire Prone, Waterway and Coastal Protection, and low and medium Landslip Hazard areas. Of these, only the Bushfire Prone and low Landslip Hazard areas occur at the development site. The proposal is not subject to the Bushfire Prone Areas Code (not a subdivision or a vulnerable or hazardous use).

Figure 13 – Zoning – the subject site is Landscape Conservation (green). Source: www.thelist.tas.gov.au

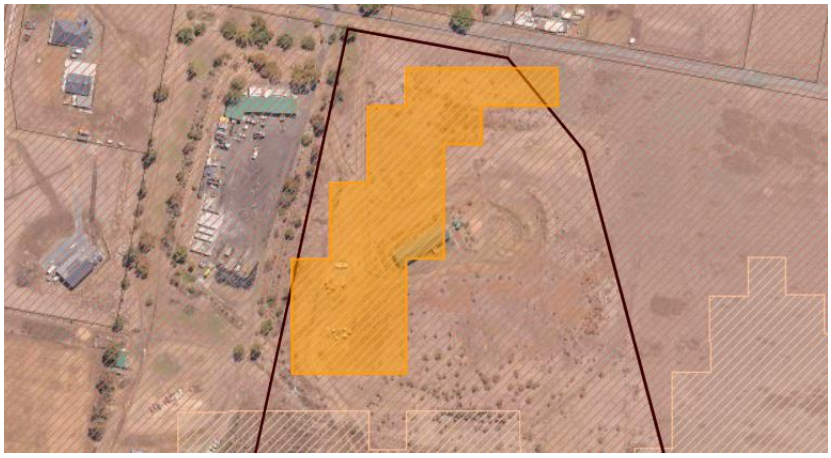

Figure 14: The entire site is Bushfire Prone. The Low Landslip Hazard Area is highlighted.

Surrounding Zones and Uses

- Northeast: zoned Agriculture and used for agricultural purposes.
- Northwest: Rural Living (Zone A) used for residential (single dwelling) purposes on relatively large lots.
- East: similarly zoned Landscape Conservation and vacant.
- South: Rural Living (Zone A) used for residential (single dwelling) purposes on smaller lots.
- West: Rural Living (Zone A) while supporting a couple dwellings remains unsubdivided.

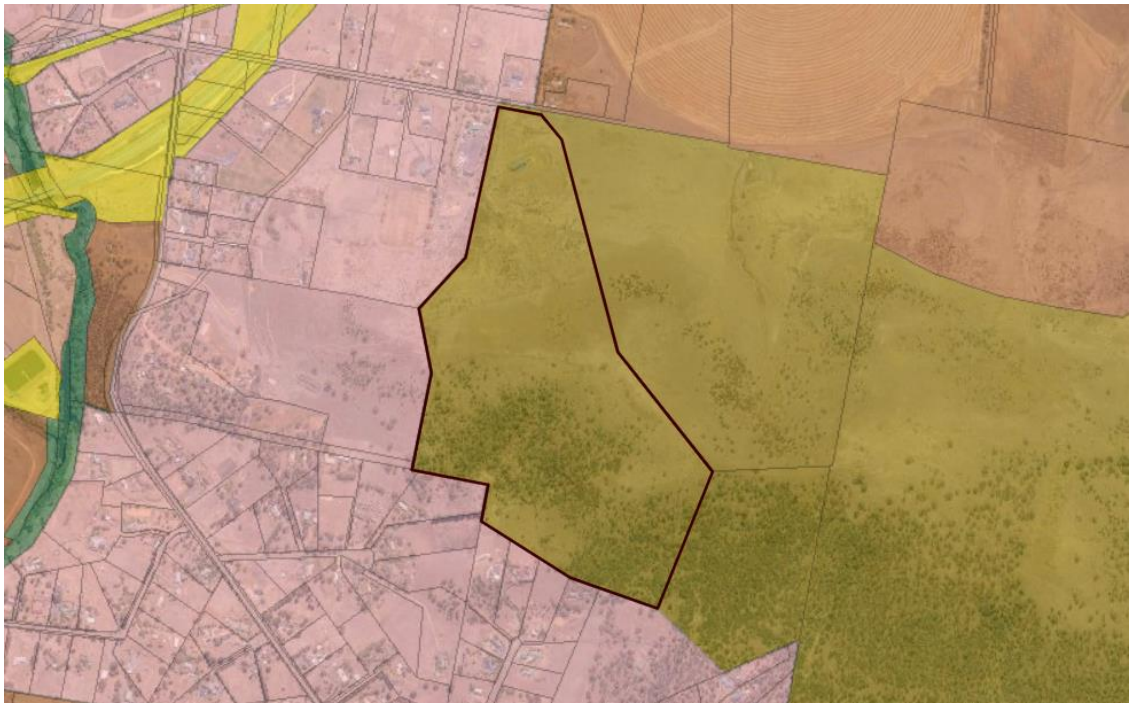

Figure 15: Surrounding zones: Landscape Conservation (green), Rural Living (pink), Agriculture (brown)

Topography

The subject site is at the northwestern end of the Meehan Range. It slopes from the ridgeline in its southeastern corner from around the 280m contour down to the southwest, west and northwest. The outbuilding is located on the 120m contour on the northwest slope. Two watercourses flow from below the ridge to the southwest. One watercourse slopes to the northwest. None impact the development site.

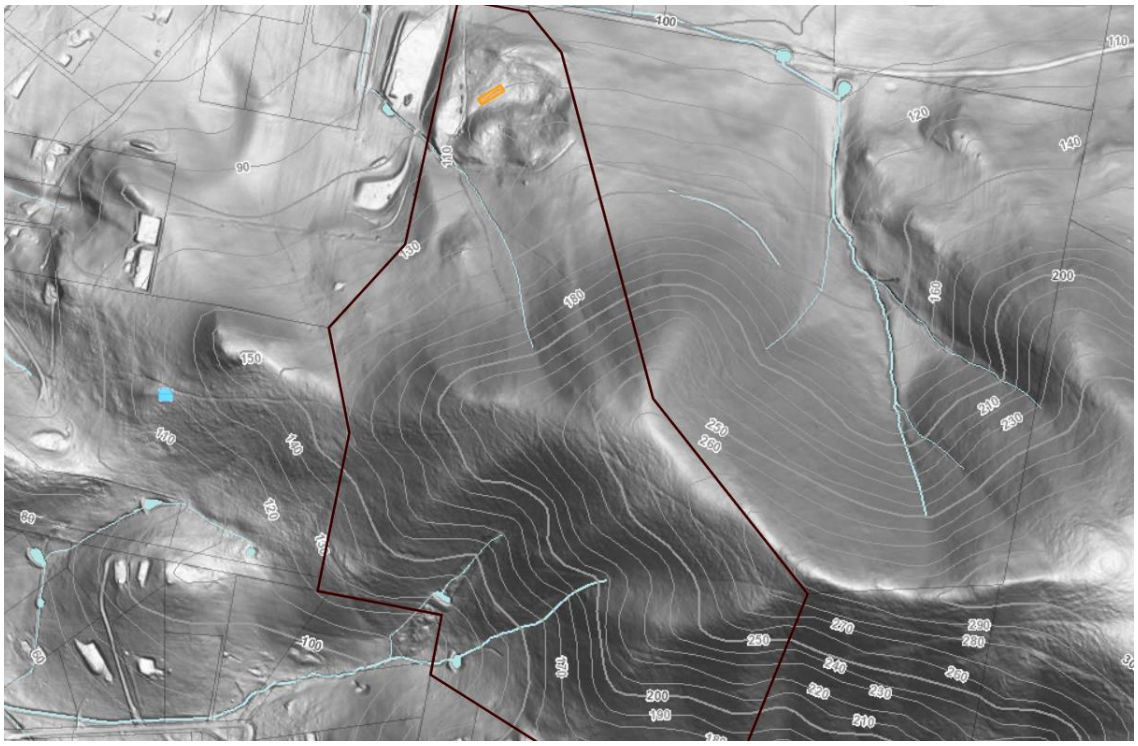

Figure 16: Image showing contours and watercourses (one Tributary and two Minor Tributaries). Source: LISTmap Hillshade Grey basemap with Contours (10 metres) and Hydrology – All layers.

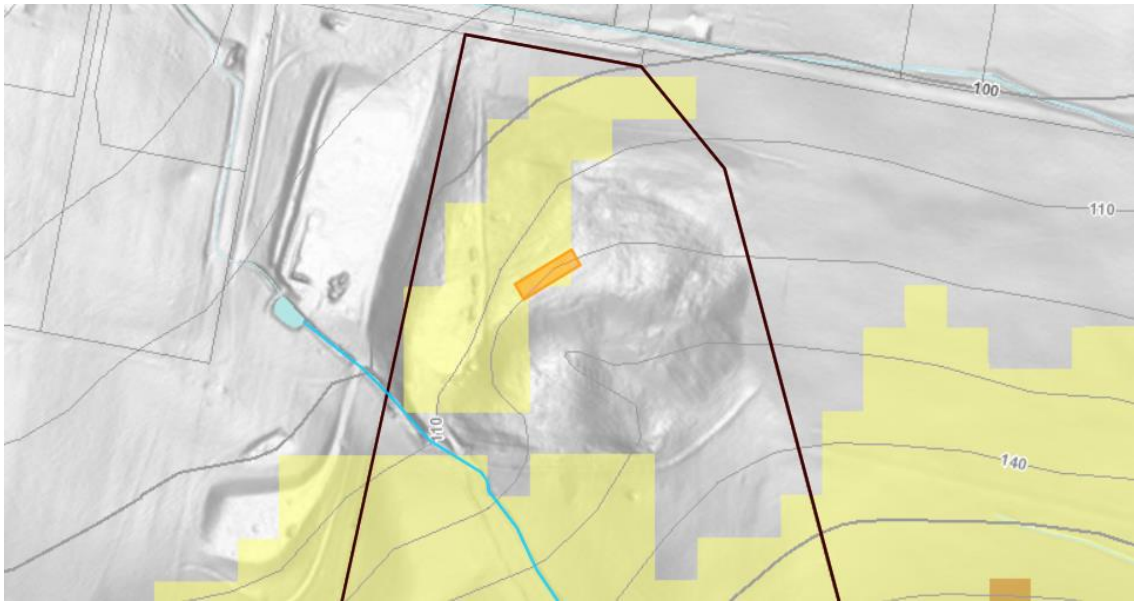

Figure 17: The dwelling/outbuilding (orange rectangle) sits on the 120m contour in the northern tip of the land. A Minor Tributary (aqua line) passes to the southwest. The yellow shading is the low Landslip Hazard Area. Source: LISTmap Landslide Planning Map Hazard Bands 20131022 layer and 10m contours.

Vegetation

The northern slope of the land is listed in TASVEG 4.0 as modified Agricultural land. In the more recent past, it has been a quarry. Currently it only supports grasses and African boxthorn. The southern slopes (which will mostly be on Lot 1 of the approved subdivision) support Lowland grassland complex and *Eucalyptus viminalis* grassy forest and woodland.

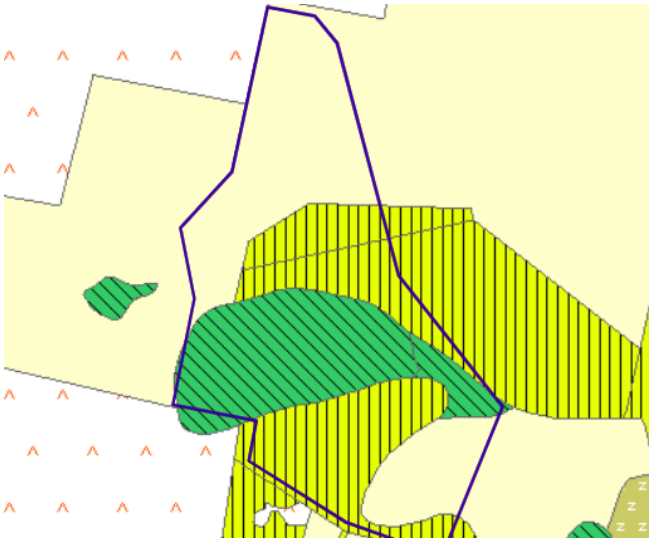

Figure 18: Vegetation types: Agricultural Land (cream) in the northern section, with Lowland grassland complex (bright yellow with vertical stripes, and Eucalyptus viminalis grassy forest and woodland (green with diagonal stripes) in the southern half (LISTmap TASVEG 4.0 layer)

PLANNING SCHEME ASSESSMENT

The applicable planning instrument is the Tasmanian Planning Scheme. The subject land is zoned Landscape Conservation. Applicable codes are Parking and Sustainable Transport and Landslip Hazard.

The relevant sections of the Planning Scheme are listed below for discussion. The item identifiers are provided and it is stated whether the proposal meets the Acceptable Solutions (AS) or the Performance Criteria (PC) for each relevant section.

The clauses not applicable to the proposal have not been discussed.

22.0 Landscape Conservation Zone

22.1 Zone Purpose

22.1.1 *To provide for the protection, conservation and management of landscape values.*

22.1.2 *To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.*

22.2 Use Table

The Use Class for the proposal is Residential (single dwelling), which is a Discretionary Use in Table 22.2.

22.3 Use Standards

22.3.1 Community Meeting and Entertainment, Food Services, and General Retail and Hire uses – N/a

22.3.2 Visitor Accommodation – N/a

22.3.3 Discretionary use

Objective:	
That the location, scale and extent of a use listed as Discretionary is compatible with landscape values.	
Acceptable Solution	Performance Criteria
A1 No Acceptable Solution.	P1 *Use listed as Discretionary must be compatible with landscape values, having regard to:* *(a) the nature, scale and extent of the use;* *(b) the characteristics and type of the use;* *(c) the landscape values of the site;* *(d) the landscape value of the surrounding area; and* *(e) measures to minimise or mitigate impacts.*
Response **P1 is considered satisfied.**	

The key test is that the proposed discretionary use must be *compatible with landscape values.*

The proposed use is residential (single dwelling). It is considered that this use is compatible with the landscape values on the site, largely because the development site is already cleared and has been used extensively as a quarry in the past. There is very little vegetation on, near or around the development.

Having said that, the hill and skyline behind the site does form a prominent part of the landscape. The residential use is well below the skyline and in addition, tucked in behind a rise in the land. It is compatible with the landscape.

In considering this, regard has been had to:

(a) The nature, scale and extent of the use: the proposed use is a single dwelling with outbuildings located close by. It is not spread across the site and is confined to the development site itself.

(b) Characteristics and type of use: a single dwelling is a small-scale use that is not 'open to the public' and caters only for the persons using the single dwelling and occasional visitors.

(c) Landscape values of the site: The development site has been extensively cleared over many decades and now supports only pasture grass and African boxthorn, which the owner has been attempting to manage.

Landscape values of the site include the hill forming the end of the Meehan Ranges and associated skyline in the background, and the sense of 'open-ness' created by a lack of buildings in the immediate vicinity. This proposal does not impact the skyline of the Meehan Ranges. It impacts the sense of open-ness only minimally as the residential use is behind a rise in the land, shielding it from public view.

(d) Landscape values of the surrounding area: the area leading to the subject site contains many single dwellings on rural/residential type lots that are clearly visible from the road leading to the subject site. This landscape is probably best described as a 'rural/residential' type landscape. The subject site forms the point where the landscape changes to a 'rural' landscape. It is compatible with this change as the residential use is only partly visible behind a rise in the land.

(e) Measures to minimise or mitigate impacts: the main building will be clad in Colorbond 'Monument', which is a charcoal grey with an LRV of only 8. This low LRV will make the structure 'recede' into the background. In addition, the building has been sited behind the rise in the land making only a small part of it visible.

22.4 Development Standards for Buildings and Works

22.4.1 Site coverage

Objective:

That the site coverage is compatible with the protection, conservation and management of the landscape values of the site and surrounding area.

Acceptable Solution	Performance Criteria
A1 *Site coverage must be not more than 400m2.*	P1 *Site coverage must be compatible with the landscape values of the site and surrounding area, having regard to:* *(a) the topography of the site;* *(b) the capacity of the site to absorb run-off;* *(c) the size and shape of the site;*

	(d) the existing buildings and any constraints imposed by existing development; *(e) the need to remove vegetation;* *(f) the location of development in relation to cleared areas; and* *(g) the location of development in relation to natural hazards.*

Response

The dwelling/outbuilding coverage is 380m^2. The shipping containers are approx. 28m^2, and 14m^2 (x2) each, totalling 56m^2. Caravan is approx. 21m^2. There are no other structures on the site.

Total site coverage is approx. 457m^2. P1 is addressed here.

P1 is considered satisfied.

The key test is that the site coverage must be *compatible with the landscape values of the site and surrounding area.*

The development is compatible with the landscape values of the site and surrounding area, and this is described in the section above and sections below. Specifically in regard to this standard, regard is had to:

(a) Topography: the building is situated behind a rise in the land so it is barely visible from the road. To place it closer to the road would make it fully visible in the landscape. To place if further back would move it up the hill and make it fully visible in the landscape.

(b) Capacity of the site to absorb runoff: the site, after subdivision, will be 20ha, of which around 1.7ha will be downhill of the development. It is considered this is adequate to absorb runoff from the buildings.

(c) Size and shape of site: The site is large and could provide several other development sites. However, all alternative sites would be fully visible in the landscape, unlike the chosen one.

(d) Existing buildings and constraints by existing development: there are no existing lawfully constructed buildings on the site. However, the site was a quarry previously and the development site is within that old quarry area.

(e) Vegetation removal: nil

(f) Location of development in relation to cleared areas: the site is fully cleared.

(g) Location of development in relation to natural hazards: part of the development site is in a low landslide hazard area. However the site has been chosen because it is an already disturbed site (ex-quarry) and is not visible from the road. A landslide hazard report will be submitted with the application.

22.4.2 Building height, siting and exterior finishes

Objective:

That building height, siting and exterior finishes:

(a) protects the amenity of adjoining properties;

(b) minimises the impact on the landscape values of the area; and

(c) minimises the impact on adjoining agricultural uses.

Acceptable Solution	Performance Criteria
A1 *Building height must be not more than 6m.*	P1 *Building height must be compatible with the landscape values of the site, having regard to:* *(a) the height, bulk and form of proposed buildings;* *(b) the height, bulk and form of existing buildings;* *(c) the topography of the site;* *(d) the visual impact of the buildings when viewed from roads and public places; and* *(e) the landscape values of the surrounding area.*

Response

The building is 6.4m maximum height. P1 is addressed here.

P1 is considered satisfied.

The key test is that the building height must be *compatible with the landscape values of the site.*

It is considered the building is compatible with the landscape values of the site and the surrounding area, as will be discussed in other items further below. In considering this, regard has been had to:

(a) Height, bulk and form of the building: the building measures 10x25m, or 250m^2 in site coverage with a double storey height of 6.4m. This is a large building. However, it is dark in colour and set behind a rise in the land. It is mostly hidden from view with only a glimpse to be seen from a couple of points along Nelsons Buildings Road. Figures 21 and 22 below demonstrate this. The site itself has been denuded of vegetation having been a quarry for some decades. No native vegetation exists at the development site. The landscape values of the site are considered to be the foothills of the Meehan Ranges to the south. This landscape is not impacted by the development.

(b) Height, form and bulk of existing buildings: there are no approved buildings on the site.

(c) Topography of the site: the development site is just behind a rise in the land, which makes it almost invisible from the road. To push it further back, up the hill, or to bring it forward toward the road would make it more visible in the landscape.

(d) Visual impact of the buildings when viewed from roads and public spaces: only a couple of glimpses of the building can be seen (a) from directly in front on Nelsons Buildings Road, and (b) when passing 62 Nelsons Buildings Road (as shown in Figures 21 and 22 below).

(e) Landscape values of the surrounding area: It could be said that the landscape values of the surrounding area are rural/residential in nature, apart from the Meehan Ranges in the distance. The property is surrounded by single dwellings with large

outbuildings, as shown in Figures 23-30 below. The landscape is actually characterised by large rural outbuildings – these form a large part of the rural landscape. The building is compatible with that landscape and does not impact on the distant views of the Meehan Ranges.	
A2 *Buildings must have a setback from a frontage not less than 10m.*	P2 *Building setback from a frontage must be compatible with the landscape values of the surrounding area, having regard to:* *(a) the topography of the site;* *(b) the frontage setbacks of adjacent buildings;* *(c) the height, bulk and form of existing and proposed buildings;* *(d) the appearance when viewed from roads and public places;* *(e) the safety of road users; and* *(f) the retention of vegetation.*
Response **A1 is met:** Frontage setback is 114m.	
A3 *Buildings must have a setback from side and rear boundaries not less than 20m.*	P3 *Buildings must be sited to not cause an unreasonable loss of amenity, or impact on landscape values of the site, having regard to:* *(a) the topography of the site;* *(b) the size, shape and orientation of the site;* *(c) the side and rear setbacks of adjacent buildings;* *(d) the height, bulk and form of existing and proposed buildings;* *(e) the need to remove vegetation as part of the development;* *(f) the appearance when viewed from roads and public places; and* *(g) the landscape values of the surrounding area.*
Response **A1 is met:** Side setback is 21.2m (one of the outbuildings).	
A4 *Buildings for a sensitive use must be separated from the boundary of an adjoining Rural Zone or Agriculture Zone a distance of:* *(a) not less than 200m; or* *(b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.*	P4 *Buildings for a sensitive use must be sited to not conflict or interfere with uses in the Rural Zone or Agriculture Zone, having regard to:* *(a) the size, shape and topography of the site;* *(b) the separation from those zones of any existing buildings for sensitive uses on adjoining properties;*

	(c) the existing and potential use of land in the adjoining zones; *(d) any buffers created by natural or other features; and* *(e) any proposed attenuation measures.*

Response

The outbuilding is around 128m from land zoned Agriculture. There is no existing sensitive use building on the subject site. P1 is addressed here.

P1 is considered satisfied.

The key test is that the proposed use will not *conflict with or interfere with the agricultural use*.

It is considered the proposal will successfully co-exist with the agricultural use on the land zoned Agriculture. In assessing this, regard is had to:

(a) Size, shape and topography: the subject site (after the approved subdivision has been completed) will be around 20ha in size. The proposed development could be pushed further away from the land zoned Agriculture. However, to push the development further away, up the hill to 200m from the Agriculture zone boundary, would a) not reduce any existing impact on the agricultural activity because there are dwellings already closer than this (see below), and b) cause the proposed development to be more visible in the landscape.

(b) Existing sensitive-use buildings: two dwellings are located closer than the proposed single dwelling to the Agriculture zone, and are actually within that zone. These two dwellings are at 99 and 97 Nelsons Buildings Road. Given they are located within the Agriculture zone, it is pertinent to note the location of the actual agricultural activity. The dwelling on 99 Nelsons Buildings Road is 185m from the actual cropping activity. The dwelling on 97 Nelsons Buildings Road is around 160m from the cropping activity, as shown below:

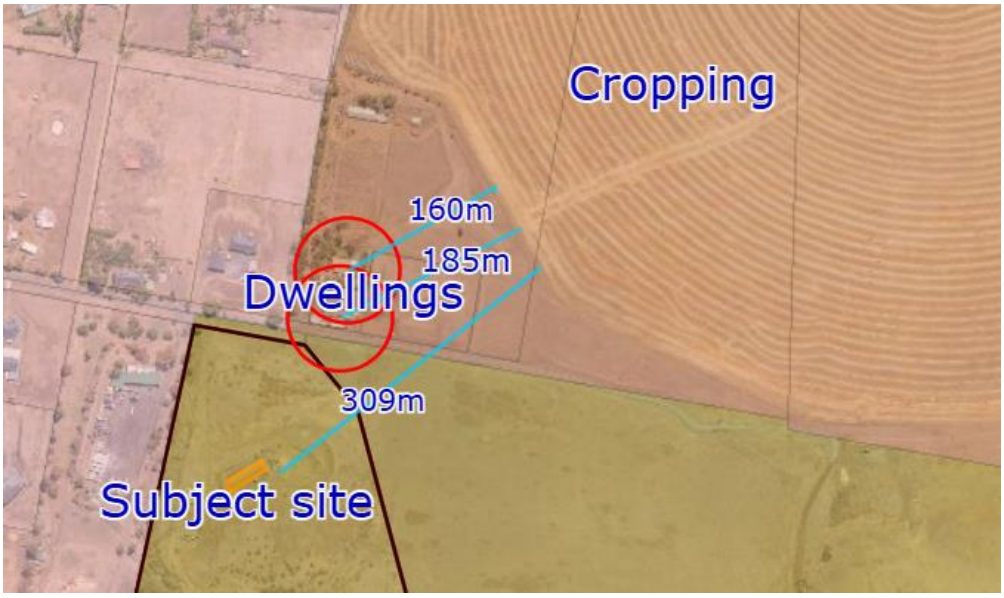

Figure 19: Image showing the two dwellings on land zoned Agriculture between the development site and the agricultural activity.

Whilst only 128m from the Agriculture zone boundary, the development site for this application is around 310m from the cropping activity . The two dwellings noted

above are much closer to the cropping activity and will continue to be used for residential rather than agricultural purposes.

It is considered very unlikely this proposal will not conflict with or interfere with the agricultural use because of the already existing interference caused by dwellings being located much closer to that activity and the fact that the cropping activity cannot come any closer due to the dwellings being there.

(c) Land to the immediate west is zoned and developed for residential use. Land to the east is zoned Landscape Conservation, which precludes further agricultural development.

(d) There is a buffer in the form of the rise behind which the building is located, which may shield the development from the agricultural activity.

(e) There are no further attenuation measures proposed.

A5 *Exterior building finishes must have a light reflectance value not more than 40%, in dark natural tones of grey, green or brown.*	*P5* *Exterior building finishes must not cause an unreasonable loss of amenity to occupiers of adjoining properties or detract from the landscape values of the site or surrounding area, having regard to:* *(a) the appearance of the building when viewed from roads or public places in the surrounding area;* *(b) any screening vegetation; and* *(c) the nature of the exterior finishes.*

Response

A1 is met: The outbuilding is clad in Colorbond 'Monument', which is a dark charcoal with an LRV of 8:

Figure 20: Colorbond 'Monument'. LRV 8 percent.

22.4.3 Access to a road

Objective:

That new dwellings have appropriate vehicular access to a road maintained by a road authority.

Acceptable Solution	Performance Criteria
A1 *New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.*	P1 *New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority that is sufficient for the intended use, having regard to:* *(a) the number of users of the access;* *(b) the length of the access;*

	(c) the suitability of the access for use by the occupants of the dwelling; *(d) the suitability of the access for emergency services vehicles;* *(e) the topography of the site;* *(f) the construction and maintenance of the access; and* *(g) the construction, maintenance and usage of the road.*

Response

A1 is met: The site has approx. 107m frontage to the public road.

22.4.4 Landscape protection

Objective:

That the landscape values of the site and surrounding area are protected or managed to minimise adverse impacts.

Acceptable Solution	Performance Criteria
A1 *Building and works must be located within a building area, if shown on a sealed plan.*	P1 *Building and works must be located to minimise native vegetation removal and the impact on landscape values, having regard to:* *(a) the extent of the area from which vegetation has been removed;* *(b) the extent of native vegetation to be removed;* *(c) any remedial or mitigation measures or revegetation requirements;* *(d) provision for native habitat for native fauna;* *(e) the management and treatment of the balance of the site or native vegetation areas;* *(f) the type, size, and design of development; and* *(g) the landscape values of the site and surrounding area.*

Response

There is no building area on the title. The application relies on the Performance Criterion.

P1 is considered satisfied.

The key test is that the development is *located to minimise native vegetation removal and the impact on landscape values*.

It is considered this is the case; the development will have no impact on native vegetation. No native vegetation will be removed.

It will have minimal impact on landscape values. The buildings are not visible from Nelsons Buildings Road other than that the roof of the main building can be seen briefly from a)

directly in front where a small section of the roof can be seen, and b) partly seen behind another outbuilding when passing 62 Nelsons Road after which it disappears again.

In considering this, regard has been had to:

(a) Extent of native vegetation removal: The land has been cleared and converted land for a long time.

(b) Extent of native vegetation to be removed: No native vegetation needs to be removed.

(c) Remedial measures: not required as no native vegetation has been or will be removed.

(d) Provision of habitat for native fauna: the development site does not provide habitat for native fauna having been a quarry for at least a decade, possibly two.

(e) Management of treatment of the balance of the site or native vegetation areas: the owner is trying to manage the African boxthorn that has invaded the disturbed part of the site (the northern half). The southern half of the site continues to support what is listed in TASVEG 4.0 as Lowland grassland complex (field checked 2011) and *Eucalyptus viminalis* grassy forest and woodland on the south facing slopes. These areas are in the main contained on Lot 1 of the approved subdivision and do not form part of this development.

(f) Type, size and design of development: a single dwelling with outbuildings; a small scale development not visible from the surrounding area.

(g) Landscape values of the site and the surrounding area: the development site contains no natural values. Landscape values however include the hill behind (the end of the Meehan Range) and the associated skyline. These will not be impacted. The sense of open-ness of the rural landscape will not be impacted as the development is barely visible in the landscape.

There are many similar outbuildings and shipping containers in the immediate area as shown in several images below. In fact it would be fair to say that outbuildings and shipping containers form an integral part of the rural landscape. If the development were visible, it would fit with this rural landscape.

Figure 21: Part of the roof of the outbuilding glimpsed from directly outside on Nelsons Buildings Road.

Figure 22: The outbuilding glimpsed in the distance from outside 62 Nelsons Buildings Road, behind another green outbuilding.

Figure 23: Two similar outbuildings a couple of doors down at 70 and 74 Nelsons Buildings Road

Figure 24: Two more outbuildings - on 68 and 62 Nelsons Buildings Road.

Figure 25: Two outbuildings and several shipping containers on 56 Nelsons Buildings Road.

Figure 26: Outbuilding (foreground) and shipping container on 48 Nelsons Buildings Road

Figure 27: Outbuilding (left) and shipping containers (right front) opposite on 93 Nelsons Buildings Road

Figure 28: Outbuilding and shipping container on 85 Nelsons Buildings Road

Figure 29: Outbuildings on 65 Nelsons Buildings Road

Figure 30: Outbuildings on 53 Nelsons Buildings Road

A2	P2.1
Buildings and works must: *(a) be located within a building area, if shown on a sealed plan; or* *(b) be an alteration or extension to an existing building providing it is not more than the existing building height; and* *(c) not include cut and fill greater than 1m; and* *(d) be not less than 10m in elevation below a skyline or ridgeline.*	*Buildings and works must be located to minimise impacts on landscape values, having regard to:* *(a) the topography of the site;* *(b) the size and shape of the site;* *(c) the proposed building height, size and bulk;* *(d) any constraints imposed by existing development;* *(e) visual impact when viewed from roads and public places; and* *(f) any screening vegetation, and* P2.2 *If the building and works are less than 10m in elevation below a skyline or ridgeline, there are no other suitable building areas.*

Response

Maximum cut is 1.08m and maximum depth of fill is 2.05m (see Figure 31 below). P2 is addressed here.

P2.1 is considered satisfied.

The key test is that buildings and works *must be located to minimise impacts on landscape values.*

It is considered this is the case. The building has been located to have minimal impact on landscape values.

In considering this, regard has been had to:

(a) Topography: the building is 116m from the frontage and located behind a rise in the land. It is barely visible in the landscape.

(b) Size and shape of the site: the site is large enough to provide for the building to be further away from the frontage. However this would push it up the hill and make it more visible.

(c) Building height, size, and bulk: the building is quite large and double storey. Notwithstanding that, it remains hidden behind the rise in the land and what can be seen is dark in colour, causing it to recede into the landscape.

(d) Constraints posed by existing development: the site chosen for the building is in the centre of a previous quarry. It makes use of this already denuded and excavated land.

(e) Visual impact from roads and other public spaces: the building is barely visible from the road, as demonstrated further above. There are no other public spaces in the area.

(f) Screening vegetation: there is no existing screening vegetation and none proposed under this application. Nonetheless, as the building becomes a residence it is highly likely that vegetation will be planted around it.

P2.2 is not applicable to this application – the development is not less than 10m in elevation from a skyline or ridgeline.

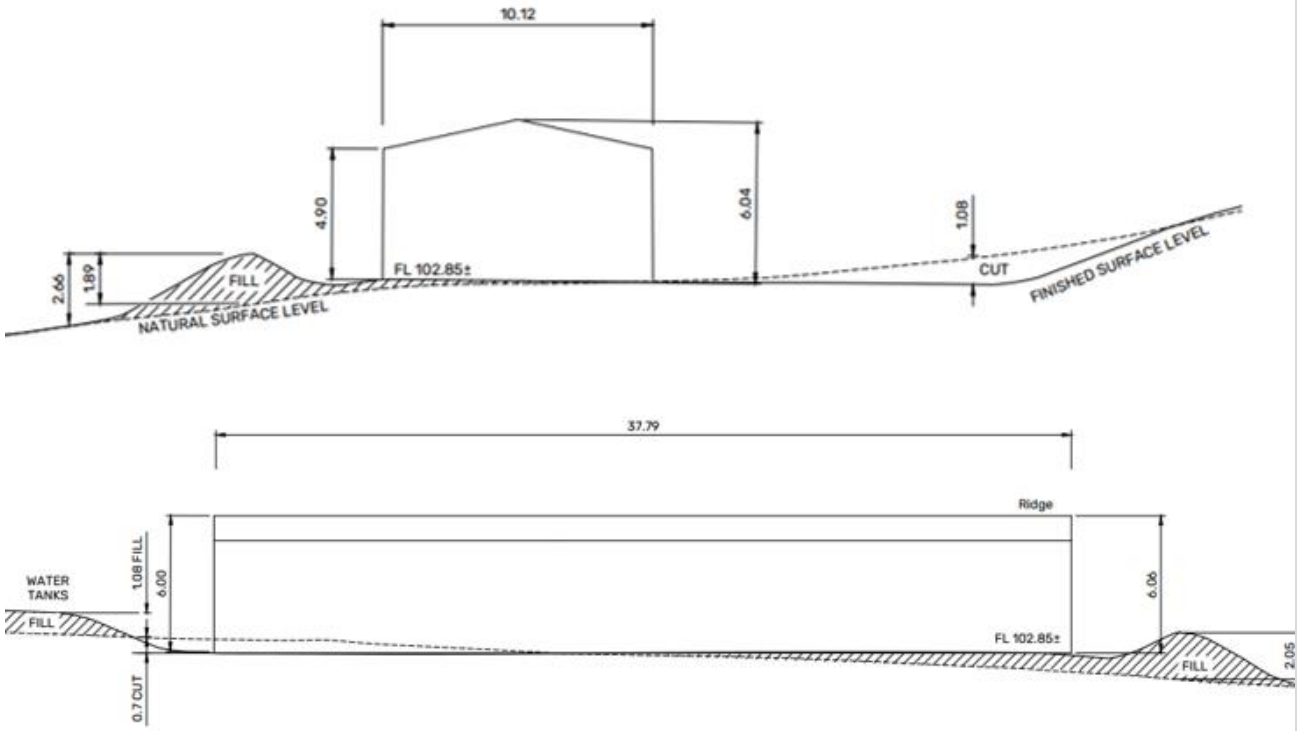

Figure 31: Sections showing depths of cut and fill (from the application documents).

22.5 Development Standards for Subdivision - Not applicable to this application

SPECIFIC AREAS PLANS

Brighton - Not applicable to this application

CODES

C2.0 Parking and Sustainable Transport Code

C2.1 Code Purpose

C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.

C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.

C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.

C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.

C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.

C2.1.6 To provide for parking precincts and pedestrian priority streets.

C2.5 Use Standards

C2.5.1 Car parking numbers

Objective:

That an appropriate level of car parking spaces are provided to meet the needs of the use.

Acceptable Solution	Performance Criteria
A1 *The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:* *(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;* *(b) the site is contained within a parking precinct plan and subject to Clause C2.7;* *(c) the site is subject to Clause C2.5.5; or* *(d) it relates to an intensification of an existing use or development or a change of use where:* *(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or* *(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:* *N = A + (C- B)* *N = Number of on-site car parking spaces required* *A = Number of existing on site car parking spaces* *B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1* *C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.*	P1.1 *The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:* *(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;* *(b) the ability of multiple users to share spaces because of:* *(i) variations in car parking demand over time; or* *(ii) efficiencies gained by consolidation of car parking spaces;* *(c) the availability and frequency of public transport within reasonable walking distance of the site;* *(d) the availability and frequency of other transport alternatives;* *(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;* *(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;* *(g) the effect on streetscape; and* *(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development, or* P1.2 *The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:* *(a) the nature and intensity of the use and car parking required;* *(b) the size of the dwelling and the number of bedrooms; and* *(c) the pattern of parking in the surrounding area.*

Response **A1 is met:** Two carparking spaces are provided in the garage, with more provided in the open bays and on the hardstand.	

C2.5.2 Bicycle parking numbers - Not applicable to this application
C2.5.3 Motorcycle parking numbers - Not applicable to this application
C2.5.4 Loading Bays - Not applicable to this application
C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone – N/a

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Objective:

That parking areas are constructed to an appropriate standard.

Acceptable Solution	Performance Criteria
A1 *All parking, access ways, manoeuvring and circulation spaces must:* *(a) be constructed with a durable all weather pavement;* *(b) be drained to the public stormwater system, or contain stormwater on the site; and* *(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.*	P1 *All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:* *(a) the nature of the use;* *(b) the topography of the land;* *(c) the drainage system available;* *(d) the likelihood of transporting sediment or debris from the site onto a road or public place;* *(e) the likelihood of generating dust; and* *(f) the nature of the proposed surfacing.*

Response

P1 is considered satisfied.

The key test is that the parking and access ways must be *readily identifiable and constructed so they are useable in all weather conditions.*

The access to the property is clearly identifiable when travelling along Nelsons Buildings Road and is not screened, obstructed or otherwise not identifiable. It is constructed to a rural access standard with a culvert and used in all weather conditions.

In considering this, regard is had to:

(a) The nature of the use: the proposed use is for a single dwelling, which on average generates only 7-9 vehicle movements per day.

(b) The topography: the land slopes up from the access at around 1 in 8, which is a gentle slope:

Figure 32: the gentle slope up from the access point

(c) The drainage system available: the driveway drains to each side.

(d) Transportation of sediment onto the public road: Nelsons Buildings Road is a sealed public road maintained by the council. The access is sealed for the first couple of metres.

(e) Generation of dust: as it is a gravel driveway it is possible it will generate dust in a dry summer. However, it is gravelled, and dwellings are far enough away to not be impacted by the amount of dust that may be generated by a residential use.

(f) Nature of proposed surfacing: the driveway has a gravel surface.

C2.6.2 Design and layout of parking areas

Objective:

That parking areas are designed and laid out to provide convenient, safe and efficient parking.

Acceptable Solution	Performance Criteria
A1.1 *Parking, access ways, manoeuvring and circulation spaces must either:* *(a) comply with the following:* *(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;* *(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;* *(iii) have an access width not less than the requirements in Table C2.2;* *(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;*	P1 *All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:* *(a) the characteristics of the site;* *(b) the proposed slope, dimensions and layout;* *(c) useability in all weather conditions;* *(d) vehicle and pedestrian traffic safety;* *(e) the nature and use of the development;* *(f) the expected number and type of vehicles;* *(g) the likely use of the parking areas by persons with a disability;*

(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;

(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and

(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or

(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.

A1.2

Parking spaces provided for use by persons with a disability must satisfy the following:

(a) be located as close as practicable to the main entry point to the building;

(b) be incorporated into the overall car park design; and

(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.1

(i) the proposed means of parking delineation; and

(j) the provisions of Australian Standard AS 2890.1:2004 Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.

(h) the nature of traffic in the surrounding area;

Response

A1(a) is met. A1.2 does not apply to this application.

(i) the gradient of the driveway is around 1 in 7, less than the maximum provided by AS 2890 (1 in 4).

(ii) vehicles can exit and enter in a forward direction.

(iii) while the driveway is slightly less than 3m wide in parts as it currently is, it is proposed to be widened to 4m in accordance with the Directors Determination – Bushfire Hazard Areas.

(iv) Two carparking spaces are provided in the garage, which is 10m long and 5m wide. Additional parking is provided in the open bays and on the hardstand.

(v) A very large gravel hardstand provides for adequate manoeuvering.

(vi) Vertical clearance to the garage is 4m.

(vii) Line marking not required for a dwelling.

C2.6.3 Number of accesses for vehicles

Objective:

That:

(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;

(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and

(c) the number of accesses minimise impacts on the streetscape.

Acceptable Solution	Performance Criteria
A1 *The number of accesses provided for each frontage must:* *(a) be no more than 1; or* *(b) no more than the existing number of accesses,* *whichever is the greater.*	P1 *The number of accesses for each frontage must be minimised, having regard to:* *(a) any loss of on-street parking; and* *(b) pedestrian safety and amenity;* *(c) traffic safety;* *(d) residential amenity on adjoining land; and* *(e) the impact on the streetscape.*
Response **A1 is met** – no new access is proposed.	
A2 *Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.*	P2 *Within the Central Business Zone or in a pedestrian priority street, any new accesses must:* *(a) not have an adverse impact on:* *(i) pedestrian safety and amenity; or* *(ii) traffic safety; and* *(b) be compatible with the streetscape.*
Response **Not applicable** – the zone is Landscape Conservation.	

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone – N/a

C2.6.5 Pedestrian access – N/a

C2.6.6 Loading bays – N/a

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone – N/a

C2.6.8 Siting of parking and turning areas – N/a

C2.7 Parking Precinct Plan – N/a

C7.0 Natural Assets Code

Not applicable: whilst the land is subject to Priority Vegetation and Waterway and Coastal Protection Areas, neither occur at the development site.

C13.0 Bushfire-Prone Areas Code

Not applicable: the proposal is not a subvision, hazardous use or vulnerable use and as such does not require assessment under the Bushfire Code.

C15.0 Landslip Hazard Code

Part of the development site is in a low Landslip Hazard Area:

Figure 33: The low landslip hazard area (yellow fill). Source: LISTmap.

Exemptions:

The residential (single dwelling) use is exempt from assessment under C15.4.1(a). It is located in a low landslip hazard area and is not a critical, hazardous or vulnerable use.

The dwelling and outbuildings are exempt from assessment under C15.4.1(d)(i)a – they are in a low landslip hazard area and constitute building and plumbing work as defined in the *Building Act 2016*.

Not exempt:

The caravan is not exempt from assessment as it does not constitute building and plumbing work as defined in the *Building Act 2016*.

Works that have been undertaken include cut and fill over an area of around 3,000m^2 to a depth of 1.08m and a height of 2.05m. Cut volume is around 821m^3 and fill volume is around 1,119m^3. This is shown in the Cut and Fill Plan submitted, and replicated in Fig. 33 below.

Because excavation is more than 1m in depth, and volume of cut and fill is more than 100m^3 the works are considered 'significant works' under the code and the exemption provided by C15.4.1(d)(b) cannot apply.

A Landslip Hazard Assessment (Richard Doyle for Doyle Soil Consulting, January 2026) is submitted addressing the relevant standards of the code.

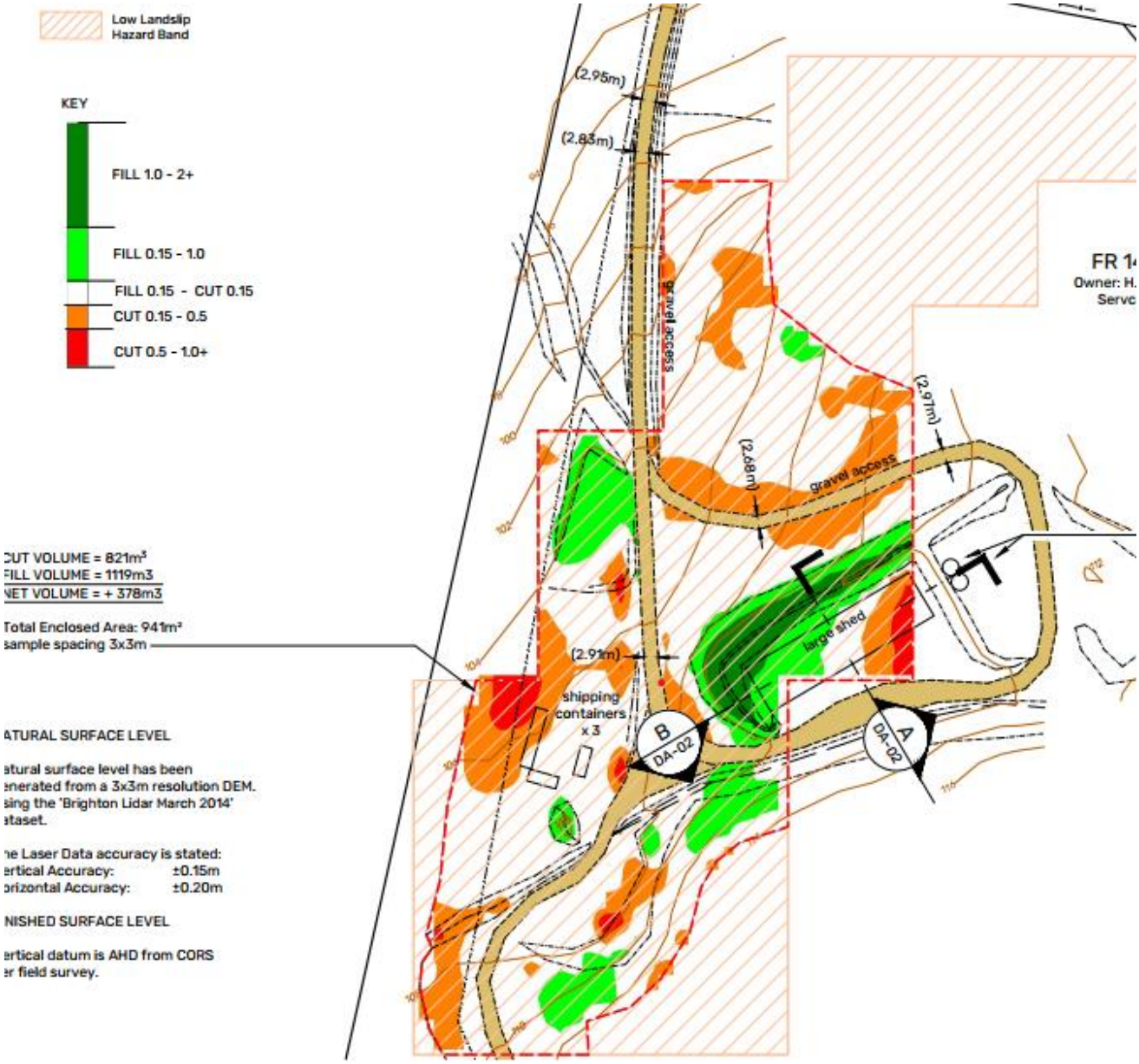

Figure 34: Cut/Fill Plan showing the landslip hazard area with orange diagonal lines (from the application documents).

Objective:	
That building and works on land within a landslip hazard area can: *(a) minimise the likelihood of triggering a landslip event; and* *(b) achieve and maintain a tolerable risk from a landslip.*	
Acceptable Solution	**Performance Criteria**
A1 No Acceptable Solution.	P1.1 *Building and works within a landslip hazard area must minimise the likelihood of triggering a landslip event and achieve and maintain a tolerable risk from landslip, having regard to:* *(a) the type, form, scale and intended duration of the development;*

	(b) whether any increase in the level of risk from a landslip requires any specific hazard reduction or protection measures; *(c) any advice from a State authority, regulated entity or a council; and* *(d) the advice contained in a landslip hazard report.* P1.2 *A landslip hazard report also demonstrates that the buildings and works do not cause or contribute to landslip on the site, on adjacent land or public infrastructure.* P1.3 *If landslip reduction or protection measures are required beyond the boundary of the site the consent in writing of the owner of that land must be provided for that land to be managed in accordance with the specific hazard reduction or protection measures.*

Response

It is considered that P1.1 and P1.2 are satisfied.

P1.3 is not applicable (no measures required beyond the boundary of the site).

The key test is that works in the landslip hazard area must *minimise the likelihood of triggering a landslip event and achieve and maintain a tolerable risk from landslip.*

The Landslip Hazard Assessment submitted (Richard Doyle, January 2026) identifies that the steepest slopes are the disused quarry face, upslope of the building. These have slopes of 1V:2H, which is an acceptable (conservative) batter angle for cuts into bedrock. The batter angle of the fill, which is on the downslope side of the building is approximately 1V:3H, which is a suitable batter angle for this type of mixed, granular, uncontrolled fill. It found the site is well drained, with deep surface drains upslope and at the base of the old quarry face, excess water accumulation around the building/development area is unlikely and, importantly, water accumulation around the layers of fill is avoided.

The Landslip Hazard Assessment (Assessment) states that in its current state, the site appears very stable regarding land sliding, with no evidence of soil/regolith[1] mass movement in the vicinity. It recommends the following measures to mitigate against instability, including:

- Any additional cuts up to 2m deep into unconsolidated soil regolith should be appropriately drained and use a gentle 1V:2H batter angle.
- Cuts into hard consolidated dolerite bedrock may utilise a steeper (e.g. 3V:1H) batter angle, unless deep jointing in the rock is revealed when cut.
- Where additional fill is required, it should be granular and placed in lifts of maximum 0.2m in height and adequately compacted per AS3798-2007.

[1] A blanket of unconsolidated, loose, heterogeneous superficial deposits covering solid rock, including dust, broken rocks and other related materials (Wikipedia).

The Assessment concludes that:

(a) the likelihood of any form of land sliding is VERY LOW and can be maintained at this level by following the recommendations of the report.

(b) Consequences to life, property and services is reduced to LOW if the site is appropriately developed as outlined in the report.

It is thus concluded here that risk from the works, including the placement of the caravan on site, is acceptable. The batters and drainage in place minimise the likelihood of a landslip event occurring, and following the recommendations of the report and the Guidelines for hillside construction provided in Appendix 3 of the *Australian Geomechanics Journal Volume 42 No. 1 March 2007 – Australian GeoGuide LR8 (Construction Practice),* this low level of risk can be maintained.

CONCLUSION

This supporting documentation outlines the proposal - a single dwelling with outbuildings - identifies the relevant provisions of the Tasmanian Planning Scheme – Brighton and addresses those (other than the Landslip Hazard Code). A Landslip Hazard Report is being completed to address that code and will be submitted once finalised.

Please advise if further information is required to address any other elements of the scheme.

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