



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2026/016

LOCATION OF AFFECTED AREA

126 STONEFIELD ROAD, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

CHANGE OF USE (VISITOR ACCOMMODATION)

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 **19/02/2026**. 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



Brighton
going places

January 2025

General Manager
Brighton Council
Via email – development@brighton.tas.gov.au
Attention: James Dryburgh
1 Tivoli Road, Old Beach

Dear James,

**Application for Planning Approval - CHANGE OF USE VISITOR ACCOMMODATION – 126
STONEFIELD RD BRIGHTON**

This report details the proposed development and provides an assessment against the provisions of the Tasmanian Planning Scheme - Brighton

The application is discretionary under 21.0 Agriculture Zone, including

- 21.2 Use Table
- 21.3.1 Discretionary uses

Site Details

LOCATION OF AFFECTED AREA	126 Stonefield Rd
Property Identification Number	2602013
Certificate of Title Reference (Volume/Folio)	125945/1
Total Area	49436 sqm
Planning Scheme	Tasmanian Planning Scheme
Planning Zone(s)	21 Agriculture
Floor Area	961 m ² (no change)
Development Cost	\$0

1 PROPOSED USE & DEVELOPMENT

The subject site is located at 126 Stonefield Rd Brighton (PID 2602013, CT 125945/1) with a site total area of 4.94 ha and the application seeks to extend the existing use rights to also include **Visitor Accommodation**. There are no other changes as part of this proposal.

Stonefield is a historic rural homestead with a decades long tradition of hosting guests for private functions, celebrations, and community gatherings, with visitors using the homestead, the outbuildings, the gardens and the wider setting as an integrated experience. Brighton Council has confirmed several existing lawful uses on the site, and this proposal seeks to extend the established pattern to include Visitor Accommodation, while continuing the well-known Stonefield name and heritage.

Stonefield's unique heritage, its beautiful gardens and its rural setting are the very reasons people want to stay at the location, and those features cannot be relocated anywhere else. The ability to host small groups of guests helps support the financial sustainability of the homestead and contributes to its ongoing care, ensuring that the building, its setting and its heritage (BRI-C6.1.31)) remain intact for future generations.

The proposal will comply with the Director's Determination – Short or Medium Term Visitor Accommodation, and all required building and safety obligations will be satisfied.

In short, the proposed Visitor Accommodation fits naturally with Stonefield's long history of hosting people, respects the heritage of the homestead, supports the rural economy and preserves all agricultural land. It strengthens the viability of the property while protecting everything that makes Stonefield special, and by encouraging guests to stay overnight in Brighton rather than visiting only for events, it helps drive additional spending at local businesses such as cafes, restaurants, and other services in the area.

2 VISITOR ACCOMMODATION MANAGEMENT STATEMENT OF USE

The proposal is to operate the existing dwelling as visitor accommodation on a short-stay basis. The dwelling will be offered as an entire-house booking only, with one booking group at a time. The accommodation will not be operated as a guesthouse, boarding house, hostel, or room-by-room letting arrangement.

Bookings will be managed through a recognised short-stay booking platform (Airbnb) and may also be managed directly by the owners or their appointed manager. Regardless of booking channel, the operational model is the same:

- Whole-of-house occupancy for a single booking group
- No separate room letting
- No concurrent unrelated guest groups

Guest access will be managed via pre-arrival instructions and either self-check-in via electronic locks in or concierge check in. Guests will be provided with a house information guide outlining:

- property rules
- parking arrangements
- waste disposal
- basic safety information and exit locations
- contact details for management

Parking will be provided within the existing on-site gravel parking area. The visitor accommodation parking area will be clearly marked to guests. Where other lawful uses operate on the site, parking will be managed to ensure spaces remain available for each use. Visitors will be instructed to park only in the designated areas and to drive at low speed within the property.

Guest behaviour will be managed through booking conditions and the house rules, including:

- noise and after-hours expectations
- restrictions on unauthorised events
- waste management requirements

The intent is to ensure the visitor accommodation operates in a manner consistent with a residential dwelling and does not intensify existing impacts on surrounding properties.

Cleaning and linen changeover will typically occur between stays with some servicing during occupancy.

The dwelling will be maintained to domestic safety expectations. Smoke alarms and other safety features will be maintained, and guests will be provided with emergency information appropriate to a rural property.

3 SITE PLAN



Figure: Site plan showing all property boundaries and existing buildings with current uses labelled.



Figure: Enlarged site plan identifying buildings proposed for visitor accommodation (residence)



Figure: Floor plans of the buildings proposed for visitor accommodation.)

4 POLICY ASSESSMENT

The site and all adjacent properties are zoned as Agriculture and all also are subject to bush-fire prone areas code. The below elements of the planning scheme are considered:

- **Planning Zone 21 Agriculture**
- **C2.0 Parking and Sustainable Transport Code**
- **C3.0 Road and Railway Assets Code**
- **C6.0 Local Historic Heritage Code (LPS Reference BRI-C6.1.31+ Heritage ID 638)**
- **C7.0 Natural Assets Code (Waterway and coastal protection area)**
- **C13.0 Bushfire-Prone Areas Code**



5 PLANNING ZONE 21 AGRICULTURE

<p><u>21.1 Zone Purpose</u></p> <p>The purpose of the Agriculture Zone is:</p> <p>21.1.1 To provide for the use or development of land for agricultural use.</p>	<p>The proposal does not inhibit agricultural use of the land. The visitor accommodation is entirely contained within the existing heritage homestead and does not involve new buildings, earthworks, or changes to agricultural paddocks. All agricultural land on the title remains available for current or future agricultural production without restriction. The use maintains the overall capability of the land to support agriculture.</p>
<p>21.1.2 To protect land for the use or development of agricultural use by minimising:</p> <p>(a) conflict with or interference from non-agricultural uses;</p> <p>(b) non-agricultural use or development that precludes the return of the land to agricultural use; and</p> <p>(c) use of land for non-agricultural use in irrigation districts.</p>	<p>The visitor accommodation does not generate conflict with agricultural use because it occupies an existing non-agricultural building that has historically supported higher-intensity non-agricultural uses (weddings, functions, tea rooms, food service activities) that are lawfully established. The proposal introduces only low-impact, single-group occupancy within the homestead and does not interfere with farming operations, machinery use, livestock, or neighbouring agricultural activity. Agricultural operations can continue unrestricted across the remainder of the property.</p> <p>The proposal is a use-only application involving no development. No land is converted from agricultural to non-agricultural use. No structures are added or modified, no paddocks are removed, sealed, or built on, and all agricultural areas remain untouched. The use is fully reversible, and the site could return to agricultural use at any time without remediation.</p> <p>The proposal does not introduce non-agricultural development into irrigated land. The visitor accommodation sits entirely within an existing heritage building envelope and does not occupy or alter any part of the irrigable land on the title. Water supply for the accommodation is provided by TasWater reticulated supply, and the irrigation potential of the remainder of the land is unaffected.</p>
<p>21.1.3 To provide for use or development that supports the use of the land for agricultural use</p>	<p>The proposed visitor accommodation supports agricultural use indirectly by providing a compatible accommodation that complements the existing agricultural landscape and can assist long-term economic viability of the property. By retaining agriculture across the broader landholding and activating the heritage homestead without modifying agricultural areas, the proposal reinforces the ongoing ability of the property to operate agriculturally while enabling an income stream that contributes to maintenance of the heritage asset and rural landscape.</p>

21.2 Use Table

The proposed use is for Visitor Accommodation which is a discretionary use within this zoning.

21.3 Use Standards

That uses listed as Discretionary: (a) support agricultural use; and (b) protect land for agricultural use by minimising the conversion of land to non-agricultural use.

There is no conversion of land to non-agricultural use.

21.3.1 Discretionary uses

That uses listed as Discretionary: (a) support agricultural use; and (b) protect land for agricultural use by minimising the conversion of land to non-agricultural use.

<p>P1 A use listed as Discretionary, excluding Residential or Resource Development, must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to:</p> <ul style="list-style-type: none"> (a) access to a specific naturally occurring resource on the site or on land in the vicinity of the site; (b) access to infrastructure only available on the site or on land in the vicinity of the site; (c) access to a product or material related to an agricultural use; (d) service or support for an agricultural use on the site or on land in the vicinity of the site; (e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and (f) provision of essential Emergency Services or Utilities. 	<p>Assessment: The proposed Visitor Accommodation is required to locate on this site due to the operational characteristics of the existing heritage homestead and associated outbuildings, which form an established cluster of non-agricultural development already approved for Community Meeting & Entertainment Use, Food Services Use and Residential Use. The use relies on the unique physical attributes of the site including the historic sandstone homestead, established gardens and setting, which constitute a <i>site-specific resource</i> not available elsewhere. The use must also be located on the site to contain and minimise operational impacts, as required by P1. The existing driveway, access, parking areas, and building configuration are already designed to accommodate significantly higher intensity activities (including weddings up to 140 guests), meaning traffic movements, noise and visitor activity remain fully contained within the existing operational envelope without additional disturbance to adjoining land. The proposal does not relate to agricultural resource extraction or agricultural infrastructure directly (P1(a)–(c)), but satisfies P1(d)–(e) because the Visitor Accommodation provides a compatible rural activity that supports and value-adds to surrounding agricultural uses by encouraging the consumption of local produce and engagement with local businesses. It strengthens economic activity associated with agriculture in the region through indirect promotion and demand. Criterion P1(f) is not applicable as the proposal does not relate to emergency services or utilities.</p> <p>Conclusion: The use must be located on this site due to the unique heritage buildings and established infrastructure, and the existing clustering of non-agricultural activity that enables impacts to be contained and minimised. Therefore, the proposal satisfies P1.</p>
<p>P2 A use listed as Discretionary, excluding Residential, must minimise the conversion of agricultural land to non-agricultural use, having regard to:</p> <ul style="list-style-type: none"> (a) the area of land being 	<p>Assessment: The Visitor Accommodation is entirely contained within the existing dwelling and the immediate curtilage that has long been used for residential, food service and function activities. No agricultural land is being converted, subdivided, built upon or removed from primary production.</p>

<p>converted to nonagricultural use; (b) whether the use precludes the land from being returned to an agricultural use; (c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.</p>	<p>The proposal introduces no new buildings, no new sealed areas, no earthworks and no expansion of the existing developed footprint.</p> <p>The use does not preclude the land from returning to agricultural use because it is a use-only application and does not introduce any irreversible structures, services or works. The agricultural capability of the site remains completely intact.</p> <p>The proposal does not confine or restrain agricultural activity on adjoining properties. Existing agricultural uses nearby will continue without interference, as the new use introduces no additional sensitivity beyond those already established under existing lawful uses confirmed by Council.</p> <p>Conclusion: The proposal minimises conversion of agricultural land and does not preclude agricultural use now or in future. Therefore, the proposal satisfies P2.</p>
<p>P3 A use listed as Discretionary, excluding Residential, located on prime agricultural land must:</p> <p>(a) be for Extractive Industry, Resource Development or Utilities, provided that:</p> <p>(i) the area of land converted to the use is minimised;</p> <p>(ii) adverse impacts on the surrounding agricultural use are minimised; and</p> <p>(iii) the site is reasonably required for operational efficiency; or</p> <p>(b) be for a use that demonstrates a significant benefit to the region, having regard to the social, environmental and economic costs and benefits of the proposed use.</p>	<p>Assessment The site is not identified as prime agricultural land, accordingly, P3 is not triggered.</p> <p>If the planning authority were to consider any portion of the site as prime agricultural land, the proposal would still satisfy P3(b), as the Visitor Accommodation:</p> <ul style="list-style-type: none"> • Delivers a regional social and economic benefit by strengthening heritage tourism. • Promotes local agricultural products through visitor engagement. • Generates economic activity that supports the long-term stewardship of a State-listed heritage asset. • Does not introduce any environmental impacts or conflict with agriculture. <p>The proposal is therefore consistent with the regional benefit pathway under P3(b).</p> <p>Conclusion: P3 technically does not apply, but if applied, the proposal demonstrates a substantial regional benefit consistent with P3(b).</p>

<p>P4</p> <p>A Residential use listed as Discretionary must:</p> <p>(a) be required as part of an agricultural use, having regard to:</p> <p>(i) the scale of the agricultural use;</p> <p>(ii) the complexity of the agricultural use;</p> <p>(iii) the operational requirements of the agricultural use;</p> <p>(iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and</p> <p>(v) proximity of the dwelling to the agricultural use; or</p> <p>(b) be located on a site that:</p> <p>(i) is not capable of supporting an agricultural use;</p> <p>(ii) is not capable of being included with other agricultural land (regardless of ownership) for agricultural use; and</p> <p>(iii) does not confine or restrain agricultural use on adjoining properties.</p>	<p>Assessment:</p> <p>P4 applies only to Residential uses listed as Discretionary. Visitor Accommodation is not a Residential use, and no residential dwelling is being introduced or intensified by this proposal.</p> <p>Accordingly, P4 does not apply.</p> <p>Conclusion:</p> <p>Not applicable.</p>
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21.4 Development Standards for Buildings and Works

There is no proposed development or works, as such clause 21.4 and all subclauses are not applicable to this application.

21.5 Development Standards for Subdivision

There is no proposed development or works, as such clause 21.5 and all subclauses are not applicable to this application.

6 C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

The proposal requires consideration under the Parking and Sustainable Transport Code. The existing parking area substantially exceeds the minimum requirement. This DA does not seek change the existing Community Meeting & Entertainment Use.

C2.5.1 Car Parking numbers

The current parking supports spaces for the existing use for Community Meeting & Entertainment and the new Visitor Accommodation, with the proposed number of spaces shown on the map below.

C2.5.2 Bicycle parking numbers

Visitor accommodation has no requirement for bicycle parking under table C2.1. As such the proposal complies.

C2.5.3 Motorcycle parking numbers

The Visitor Accommodation use has less than 20 car parks as such there is no requirement for motorcycle parking for this change of use under table C2.4. As such the proposal complies with clause C2.5.3 (A1).

C2.5.4 Loading bays

There is no requirement based on area, and so no loading bays are included in this proposal, as such clause C2.5.4 is not applicable.

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone

The site is not within either the general residential or inner residential zoning as such clause C2.5.5 is not applicable.

C2.6 Development standards for buildings and works

There are no proposed development or works, the proposal is for a change of use on the site which is already facilitates residential access and circulation for residential use via an existing access, parking and turning circles. As such this clause and all related clauses are not applicable.

Despite this, the proposal complies with the parking and access criteria on its merits. The existing gravel parking area has functioned successfully for the house and wedding venue for decades, demonstrating it is durable, visible, and useable in all weather. The ground is essentially flat and well-drained; runoff soaks into the ground, and no waterlogging has occurred. The additional traffic from a single-house rental is very low, especially compared to prior events. Therefore the existing layout easily meets C2.6.1's tests without full sealing.

For C2.6.2, the parking design is safe and efficient. We will show 2.4×5.4m bays with 6.4m+ aisles (meeting AS/NZS 2890.1 standards). Sightlines are clear and speeds will be low (signage optional), so vehicle manoeuvres are convenient. Importantly, AS2890 classifies this use as residential/domestic. The dwelling is rented as a whole, to one group at a time, not as individual motel rooms, so guests park once and stay – exactly like residents. Disabled access is addressed by the flat layout (and an accessible bay can be marked by the house if needed). The existing car park markings shall be maintained to provide for a clear delineation.

In summary, the existing arrangement provides well-identified parking areas and circulation. It exceeds likely demand (visitor accommodation adds only a few cars) and already meets AS2890 geometry for domestic use. No new works are required. Thus the performance criteria are satisfied in a proportionate, "as existing" manner consistent with the rural context

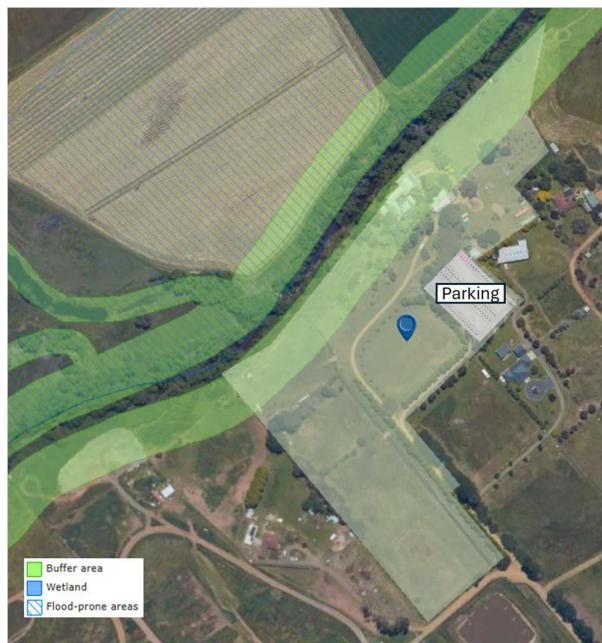


Figure: Position of Car Parking on site overall



Figure: Detailed car park layout.

Note, only the car spaces for visitor accommodation are relevant this change of use

Visitor car parks as marked, and distinct from the existing Community Meeting & Entertainment Use.
Parking Bays are all 90 degree 2.6m wide bays with greater than 6.4m access aisle widths.

7 C3.0 ROAD AND RAILWAY ASSETS CODE

There are no exemptions from Road and Railway Assets Code, therefore provisions under C3.0 need to be considered

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

The proposed change of use complies with the acceptable solution for clause C3.5.1.

A1.1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require: (a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing.	Stonefield Road is not a category 1 road or limited access road
A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.	No new vehicle crossing is proposed
A1.3 For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.	No new rail crossing is proposed
A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.	The Visitor Accommodation use will generate fewer daily traffic movements than the existing approved event use and will not exceed the thresholds in Table C3.1. Traffic activity will remain within existing operating levels - change of use will not increase the amount of vehicle traffic by more than 20% of the current vehicle traffic at site.
A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.	Vehicle traffic can enter and exit in a forward direction

C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area

Clause C3.6.1 is not applicable.

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

Clause C3.7.1 is not applicable.

8 C6.0 LOCAL HISTORIC HERITAGE CODE

LPS Reference BRI-C6.1.31+ Heritage ID 638

C6.1 Code Purpose

The purpose of the Local Historic Heritage Code is:

C6.1.1 To recognise and protect:

- (a) the local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential; and
- (b) significant trees.

The proposal does not trigger assessment under the Local Historic Heritage Code (C6) because the code does not apply to changes of use and no development, demolition, or works are proposed. The site is a State-listed heritage place, and the application is strictly for use only.

Under C6.2.3, the Local Historic Heritage Code does not apply to places on the Tasmanian Heritage Register unless works are proposed. As the proposal is use-only, the Code is not triggered.

9 C7.0 NATURAL ASSETS CODE

Waterway and coastal protection area

C7.6 Development Standard for buildings and works

There are no proposed buildings or works, as such this clause and all related subclauses are not applicable.

C7.7 Development Standard Subdivision

There is no proposed subdivision, as such this clause and all related subclauses are not applicable.



10 C13.0 BUSHFIRE-PRONE AREAS CODE

C13.5.1 Vulnerable uses

The use is not considered vulnerable as such this clause is not applicable.

C13.5.2 Hazardous Uses

The use is not considered hazardous as such this clause is not applicable Page 8

C13.6 Development standards for subdivision

The proposal is not for subdivision as such this clause and all related subclauses are not applicable.

11 CONCLUSION

This proposal seeks approval for a change of use to Visitor Accommodation for the existing residence at 126 Stonefield Road, Brighton.

The report describes the proposed use and provides an assessment against the relevant provisions of the Tasmanian Planning Scheme Brighton, including the Agriculture Zone clause 21.0, the Use Table at 21.2 and the Discretionary Use standards at 21.3.1. The proposal has been assessed against all applicable standards and is considered to either comply with the Acceptable Solutions or satisfy the relevant Performance Criteria.

No works, intensification or additional built form are proposed. The Visitor Accommodation use will operate within the capacity of the existing buildings, services, access and extensive on site parking, and will sit comfortably alongside the established lawful uses of the property.

On this basis, the application is considered acceptable with respect to the Planning Scheme requirements and should be supported by the Planning Authority.

If Council requires any further information or clarification concerning this application, please contact us at hello@stonefieldestate.com.au or 0427796592.

Best Regards,
Matthew Jackson

ATTACHMENTS

1. 126 Stonefield Rd - Title & Schedule of Easements (3)
2. 126 Stonefield Rd - Floor Plan (1)
3. Brighton LPS - Stonefield Extract (1)
4. 126 Stonefield Rd - Property Report (7)
5. Letter from Brighton Council on Existing Use (2)
6. 126 Stonefield Rd - Datasheet Tasmanian Heritage Register (2)
7. Existing Stonefield Website - <https://stonefield.net.au/> (1)

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
125945	1
EDITION	DATE OF ISSUE
8	07-Jan-2009

SEARCH DATE : 22-May-2025

SEARCH TIME : 09.32 AM

DESCRIPTION OF LAND

Parish of MELVILLE, Land District of MONMOUTH

Lot 1 on Plan 125945

Derivation : Part of Lot 30544 Granted to M.Kay and M.Hope &
Part of 150 Acres Granted to J.Ferguson

Prior CTs 103422/4 and 64063/1

SCHEDULE 1C114287 ERICH SCHMUL and MARGARET SCHMUL Registered
10-May-1999 at noon**SCHEDULE 2**

Reservations and conditions in the Crown Grant if any

SP103422 BENEFITING EASEMENT: right of carriageway

(appurtenant to the land formerly comprised in Lot 4
on Sealed Plan No.103422) over the Road 10.06 wide
shown on Plan No.125945.

SP 103422 BURDENING EASEMENT: Right of Carriageway

[appurtenant to Lot 3 on Sealed Plan No. 13084] over
Right of Way & Pipeline Easement 3.60 wide shown on
Plan No. 125945SP 103422 BURDENING EASEMENT: Pipeline Easement (appurtenant
to Lots 2 and 3 on Sealed Plan No. 13084) over Right
of Way and Pipeline Easement 3.60 wide shown on Plan
No. 125945SP11260 SP13084 SP 103422 COUNCIL NOTIFICATION under Section
468(12) of the Local Government Act 1962

SP11260 FENCING COVENANT in Schedule of Easements

A676415 FENCING PROVISION in Transfer

B980983 ADHESION ORDER under Section 110 of the Local
Government (Building and Miscellaneous Provisions)
Act 1993 Registered 17-Feb-1997 at noonC710818 MORTGAGE to National Australia Bank Limited
Registered 09-May-2006 at 12.02 PM**UNREGISTERED DEALINGS AND NOTATIONS**



Explanation of Terms

Property ID - A unique number used for Valuation purposes.

Date Inspected - The date the property was inspected for the valuation.

Levels At - Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.

Land Value - Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.

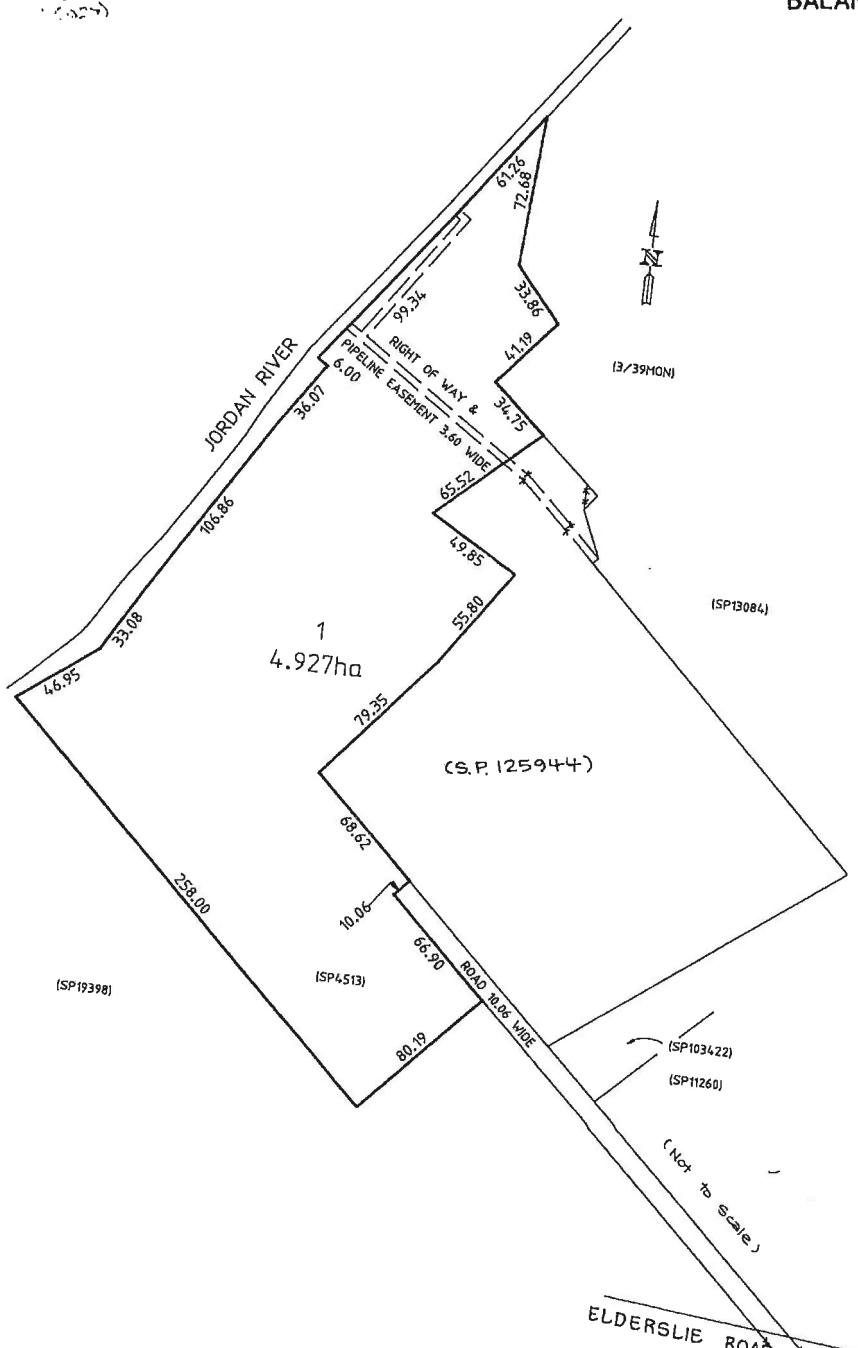
Capital Value - Capital Value is the total value of the property (including the land value), excluding plant and machinery.

AAV - Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.

Interested Parties - This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).

Postal Address - This is the last advised postal address for the interested parties.

Multiple Tenancies - Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.

OWNER E & M SCHMUL & STONEFIELD P/L FOLIO REFERENCE CS/T 103422/4 & 64063/1 GRANTEE Part of 150 Acres Granted to Joshua FERGUSON & Part of Lot 30544 Granted to Milton Kaye Hope TAYLOR		PLAN OF TITLE LOCATION LAND DISTRICT OF MONMOUTH PARISH OF MELVILLE FIRST SURVEY PLAN No. SP 4513 COMPILED BY P. Binny SCALE 1: 2000 LENGTHS IN METRES		REGISTERED NUMBER P 125945 APPROVED 17 FEB 1997  Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 102		LAST UPI No. 1200941 LAST PLAN No. SP 103422	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	
BALANCE PLAN				
				



All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.
Produced by Open2view.com

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	165052/1	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.

Property report for 126 STONEFIELD RD BRIGHTON TAS 7030

**Property Identification****Number**

2602013

Locality

Brighton

Planning Zones

Agriculture

Certificate of Title Reference**(Volume/Folio)**

125945/1

Municipality

Brighton

Planning Codes**Overlay**

Waterway and coastal protection area, Local heritage place, Bushfire-prone areas

Planning**Scheme**

Tasmanian Planning Scheme

This property is in the **Agriculture** planning zone under the Tasmanian Planning Scheme.

The Tasmanian Planning Scheme consists of state wide provisions to ensure consistency across Tasmania, and local provisions which spatially apply those through zoning maps along with specific provisions for unique places in each municipality to address local issues.

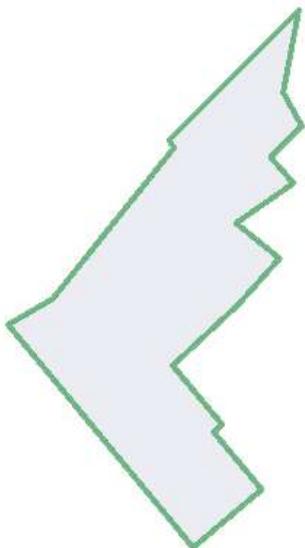
Location Information

Planning Zone



Tasmanian Planning Zone

Zone Number	21
Zone	Agriculture



Tasmanian Heritage Register

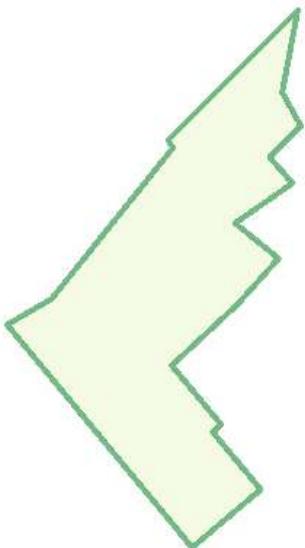
The Tasmanian Heritage Register lists places that are recognised as being of historic cultural heritage significance to the whole of Tasmania. The Register is maintained by the Tasmanian Heritage Council under the Historic Cultural Heritage Act 1995.

Tasmanian Heritage Register - Unique ID Number 638

Tasmanian Heritage Register - Site Name Stonefield (formerly Braeside)

Title Reference 125945/1

Registration Status Permanently Registered



Local heritage place

The Local heritage place overlay applies to recognise and protect local historic heritage significance of local heritage places by regulating development that may impact on their values, features and characteristics.

Description	Stonefield (formerly Braeside) - 126 Elderslie Road
Overlay Name	Local heritage place
LPS Reference	BRI-C6.1.31

Waterway and Coastal Protection Area

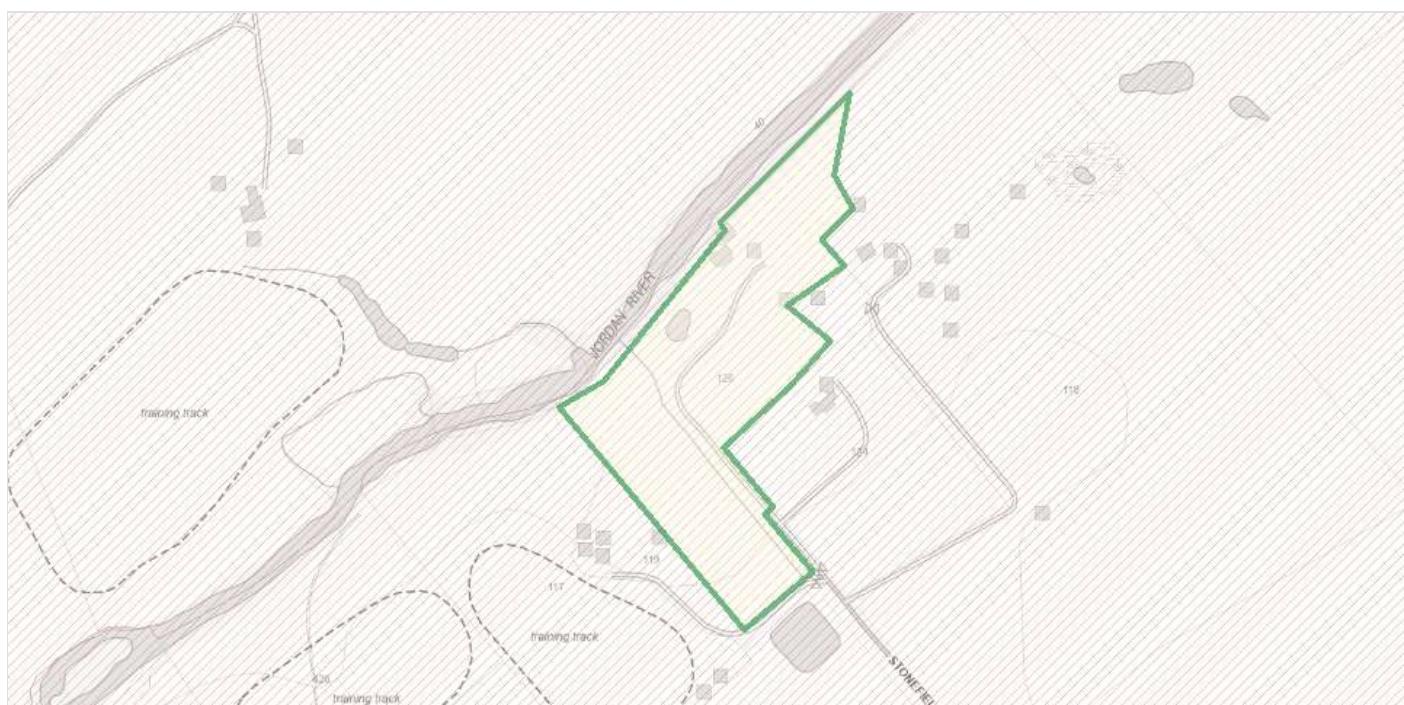


Waterway and coastal protection area

The waterway and coastal protection area overlay includes land within a specified buffer distance from Class 1 to 4 watercourses and wetlands, including Ramsar wetlands. Class 1 watercourses include lakes and tidal waters.

Description	Alterations of electronic planning map made under s.80O of LUPAA
Overlay Name	Waterway and coastal protection area

Bushfire Prone Area



Bushfire-prone areas

The bushfire-prone area overlay applies in accordance with any overlay map approved by the Tasmania Fire Service for the relevant municipal area. The purpose of the bushfire prone code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

Overlay Name	Bushfire-prone areas
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**TasWater - Customer Connection Point**

The Water Customer Connection Point represents the location where the customer's water infrastructure connects to, or can connect to TasWater's reticulated water supply network. The property has a Customer Connection Point, which typically is the location of the stop tap and water meter at the end of a lateral pipe from the main. This is represented on the map by a square, often containing "WC".

Location ID	L336184
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Water Connection Size	Unknown
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Crown or Council Land on or adjoining the property



Crown or Council Land on or adjoining the property

Crown Land Authority includes land owned, vested or managed by a Commonwealth, State or Local Government Authority or Government Business Enterprise. Categories include Housing Tasmania, Hydro Tasmania, Councils, Education, Forestry Tasmania, TAS Water and more. This may include properties adjoining land owned by the Crown or the Council.

Tenure Type	Crown Land
Authority Type	NRE Tas (Property Services)

Council Details

The local council where your property is located can provide advice on a proposed project.

Consult **Brighton Council**
Mailing address **Work:** (03) 6268 7000
1 Tivoli Road
Old Beach Tasmania 7017

Disclaimer

This enquiry tool is a guide only and is not a substitute for professional advice.

This enquiry tool only provides information for common developments undertaken individually, for example, building a deck.

The Tasmanian Planning Commission, a court, council or other relevant authority may have an interpretation of the law that is different from the information provided as part of this enquiry tool.

You should always confirm that you are permitted to commence a development by contacting a relevant authority who may be:

- the local council; or
- an independent Licensed Professional



Officer: Dang Van
Direct  (03) 6268 7041

Date: 25 November 2025

Damian Schmul
126 Stonefield Road
Brighton TAS 7030

Dear Damian,

CONFIRMATION OF EXISTING USE RIGHTS – 126 STONEFIELD ROAD, BRIGHTON

Council has reviewed your request for confirmation of existing use rights under Section 12 of the *Land Use Planning and Approvals Act 1993* (LUPAA) for the property located at 126 Stonefield Road, Brighton (CT 125945/1).

Based on the information available in Council's records and supporting documentation, we confirm the following uses are the existing legal use rights for the purpose of Section 12 of LUPAA:

1. Residential Use

- a. The property has an established residential use

2. Food Services Use (Tea Rooms / Restaurant)

- a. Certificates of Occupancy and Completion were issued for a tea room and associated facilities (BA 1994/188), and for a reception centre (BA 1997/079).
- b. Council records indicate ongoing food licensing for tea rooms and function-related activities since at least 2015.

3. Community Meeting and Entertainment Use (Wedding venue)

- a. Building approvals and historical food licences support the use of the property for functions and wedding receptions.

Important note:

- Council does **not** hold evidence confirming existing lawful use for **visitor accommodation, community centre/public hall, or agricultural resource development or processing**. If these uses are intended, a separate planning approval may be required.
- This confirmation is provided in accordance with Section 12 of LUPAA and is based on the best available information in Council's records. It does not exempt the property owner from compliance with other applicable legislation, including the *Building Act 2016* and the *Historic Cultural Heritage Act 1995*.
- All activities must comply with the *Building Act 2016* and associated certification requirements. Please check with a licensed building surveyor to understand the requirements.

If you have any queries regarding this matter, please contact the above officer or development@brighton.tas.gov.au.

Yours sincerely,



Jo Blackwell
Manager Planning

Tasmanian Heritage Register Datasheet



Tasmanian Heritage Council

134 Macquarie Street (GPO Box 618)
Hobart Tasmania 7001
Phone: 1300 850 332 (local call cost)
Email: enquiries@heritage.tas.gov.au
Web: www.heritage.tas.gov.au

Name: Stonefield (formerly Braeside)

Status: Permanently Registered

Tier: State

THR ID Number: 638

Municipality: Brighton Council

Boundary: Whole of Title

Location Addresses

126 STONEFIELD RD, BRIGHTON 7030 TAS

Title References

125945/1

Property Id

2602013



Untitled

No copyright on file



Untitled

No copyright on file

Statement of Significance: (non-statutory summary)

No Statement is provided for places listed prior to 2007

Why is it significant?:

The Heritage Council may enter a place in the Heritage Register if it meets one or more of the following criteria from the Historic Cultural Heritage Act 1995:

- a) The place is important to the course or pattern of Tasmania's history.**
- b) The place possesses uncommon or rare aspects of Tasmania's history.**
- c) The place has the potential to yield information that will contribute to an understanding of Tasmania's history.**
- d) The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history.**
- e) The place is important in demonstrating a high degree of creative or technical achievement.**

Stonefield is of historic heritage significance because of its ability to demonstrate the principal characteristics of a two storey sandstone Old Colonial Georgian domestic building.

e) The place is important in demonstrating a high degree of creative or technical achievement.

- f) The place has a strong or special association with a particular community or cultural group for social or spiritual reasons.
This building is of historic heritage significance because its townscape associations are regarded as important to the community's sense of place.
- g) The place has a special association with the life or works of a person, or group of persons, of importance in Tasmania's history.
- h) The place is important in exhibiting particular aesthetic characteristics.

Heritage approval is required for work that will result in changes to the nature or appearance of the fabric of a Heritage place, both internal and external.

Please refer to the Heritage Council's Works Guidelines (www.heritage.tas.gov.au) for information about the level of approval required and appropriate outcomes.

Heritage Advisors are also available to answer questions and provide guidance on enquiries@heritage.tas.gov.au or Tel 1300850332

This data sheet is intended to provide sufficient information and justification for listing the place on the Heritage Register. Under the legislation, only one of the criteria needs to be met. The data sheet is not intended to be a comprehensive inventory of the heritage values of the place, there may be other heritage values of interest to the Heritage Council not currently acknowledged.

Setting:

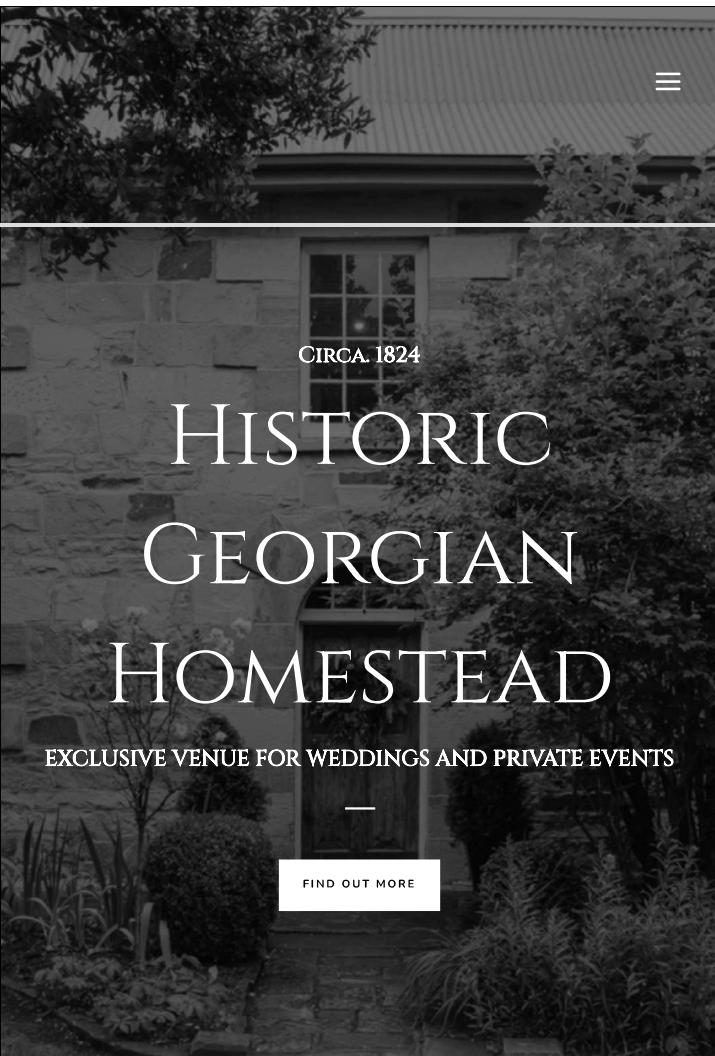
This building is a significant element in the rural landscape.

Description:

This is a two storey sandstone building of three bays wide with a central door featuring a semi circular fan light. The windows are twelve paned double hung. There are some stone buildings to the rear.

History:

No Data Recorded



CIRCA 1824

HISTORIC GEORGIAN HOMESTEAD

EXCLUSIVE VENUE FOR WEDDINGS AND PRIVATE EVENTS

[FIND OUT MORE](#)

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SET AMONGST ESTABLISHED GARDENS ON THE BANKS OF THE JORDAN RIVER

PRIVATE, EXCLUSIVE AND
INTIMATE

—
A PERSONAL TOUCH AND UNRIVALLED CHARACTER FOR YOUR SPECIAL DAY.

Stonefield Estate is an intimate wedding and function venue located in Brighton, Tasmania.

Located just 25 minutes north of Hobart and set amongst established gardens on the bank of the Jordan River, we offer convenience, privacy and character for your special day.

Our family owned and operated venue has over 25 years of experience providing privacy, intimacy and character in a relaxing environment for your special day.

Set on the banks of the Jordan River with absolute privacy and exclusivity, Stonefield Estate is the perfect historic setting for your wedding or private event.



PLANNING REF: DA 2026-016
THC WORKS REF: 8808
REGISTERED PLACE NO: 638
APPLICANT: Matthew Jackson
DATE THC RECEIVED: 23 January 2026
DATE OF THIS NOTICE: 23 January 2026

NOTICE OF INTEREST

(Historic Cultural Heritage Act 1995)

The Place: 'Stonefield (formerly Braeside)', 126 Stonefield Road, Brighton
Proposed Works: Change of use

Under s36(3)(a) of the *Historic Cultural Heritage Act 1995* the Tasmanian Heritage Council provides notice that it has no interest in the discretionary permit application because what is applied for is not 'heritage works' as defined in s32 of the Act

Please contact Erin Rockliffe on 1300 850 332 if you would like to discuss any matters relating to this application or this notice.

A handwritten signature in black ink that reads 'Erin Rockliffe'.

Erin Rockliffe
Heritage Advisor – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council