Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2026/143

LOCATION OF AFFECTED AREA

104 ELDERSLIE ROAD, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

SINGLE DWELLING

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 **11/11/2026**. 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

PROPOSED SINGLE HOUSE
LOT 1, ELDERSLIE ROAD, BRIGHTON, TAS

SITE INFORMATION

TITLE REF	168186/1
PROPERTY ID	3322179
SITE AREA	1.200 HA

HOUSE AREA 111.78 SQ.M. (INCLUDING EXTERNAL WALL)

ARCHITECTURAL DRAWING

DRG NO.	DRAWING NAME
A00	COVER
A01	SITE PLAN
A02	CROSSOVER DETAIL
A03	PLAN
A04	ELEVATIONS
A05	ELEVATIONS



SITE LOCATION PLAN

ISSUE	REVISION	DRN	CHK / APP	DATE
1	FOR APPROVAL	DA	DA	15/10/2026

MinD. ARCHITECTS

DESIGNER 設計師 DAVID WAI HO AU
PHONE 電話 0410595465
EMAIL 電郵 DAVID@MINDARCHITECTS.COM.AU
WEBSITE 網站 MINDARCHITECTS.COM.AU

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PROPOSED SINGLE HOUSE

PROJECT ADDRESS:
LOT 1_ELDERSLIE ROAD, BRIGHTON

CLIENT:
GURDEEP

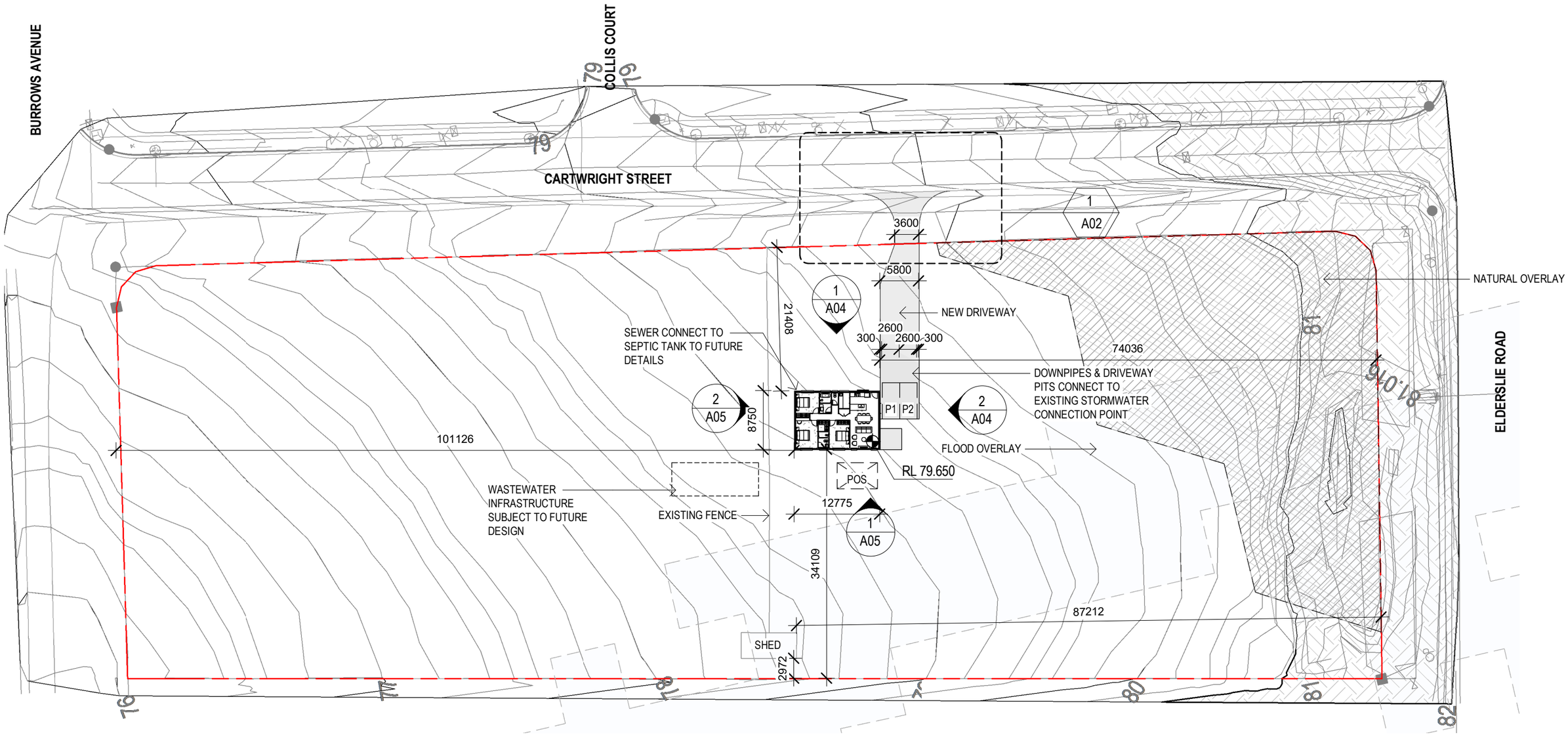
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COVER

PROJECT NO.:
2609

SCALE:
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DRAWING No.:
A00

REVISION:
1



1 / A04 LEVEL GROUND

Scale 1 : 600

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PROJECT:
PROPOSED SINGLE HOUSE

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CLIENT:
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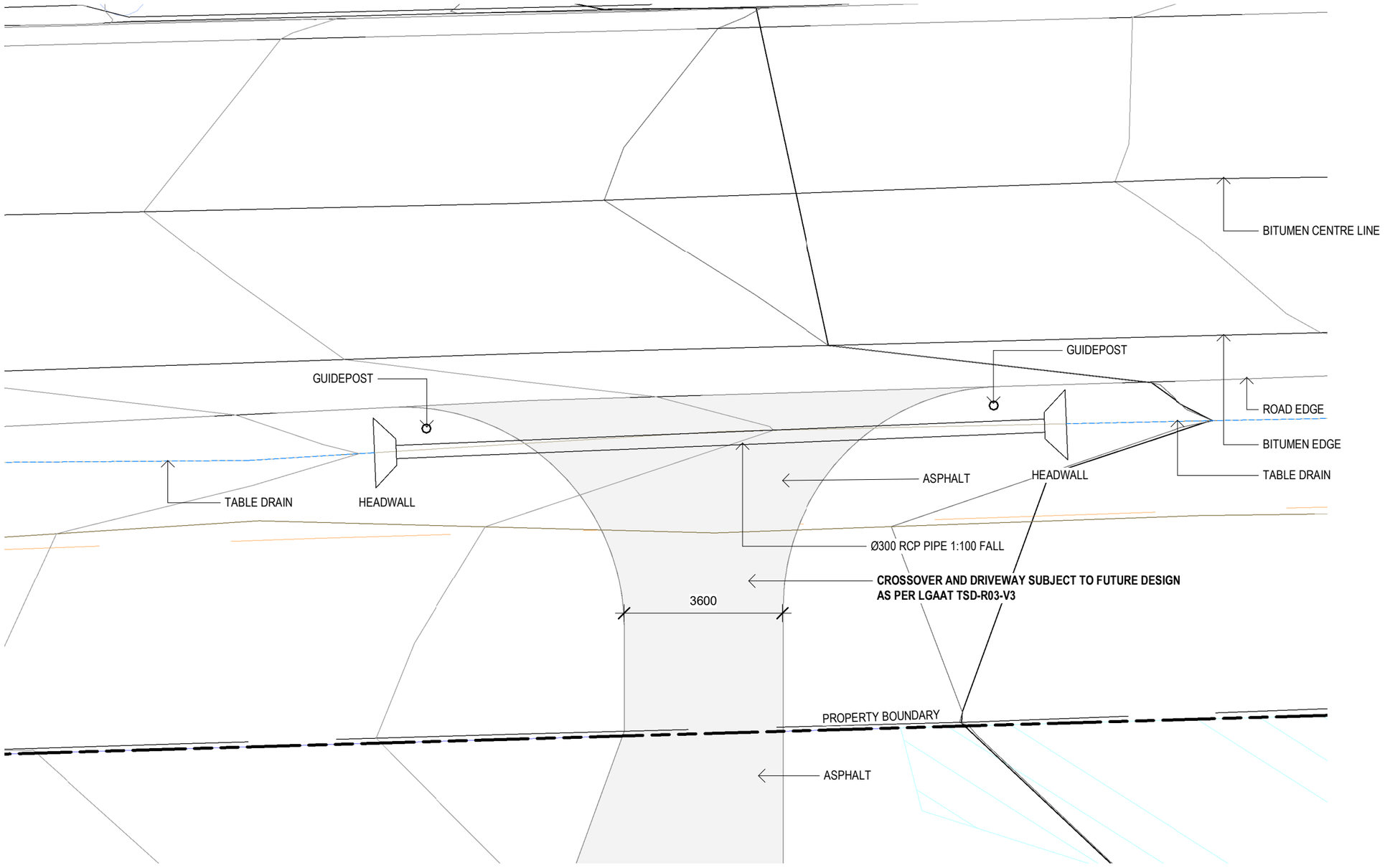
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SITE PLAN

PROJECT NO.:
2609

SCALE:
1 : 600 @ A3

DRAWING No.:
A01

REVISION:
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1
A01

CROSSOVER DETAIL

Scale 1 : 100

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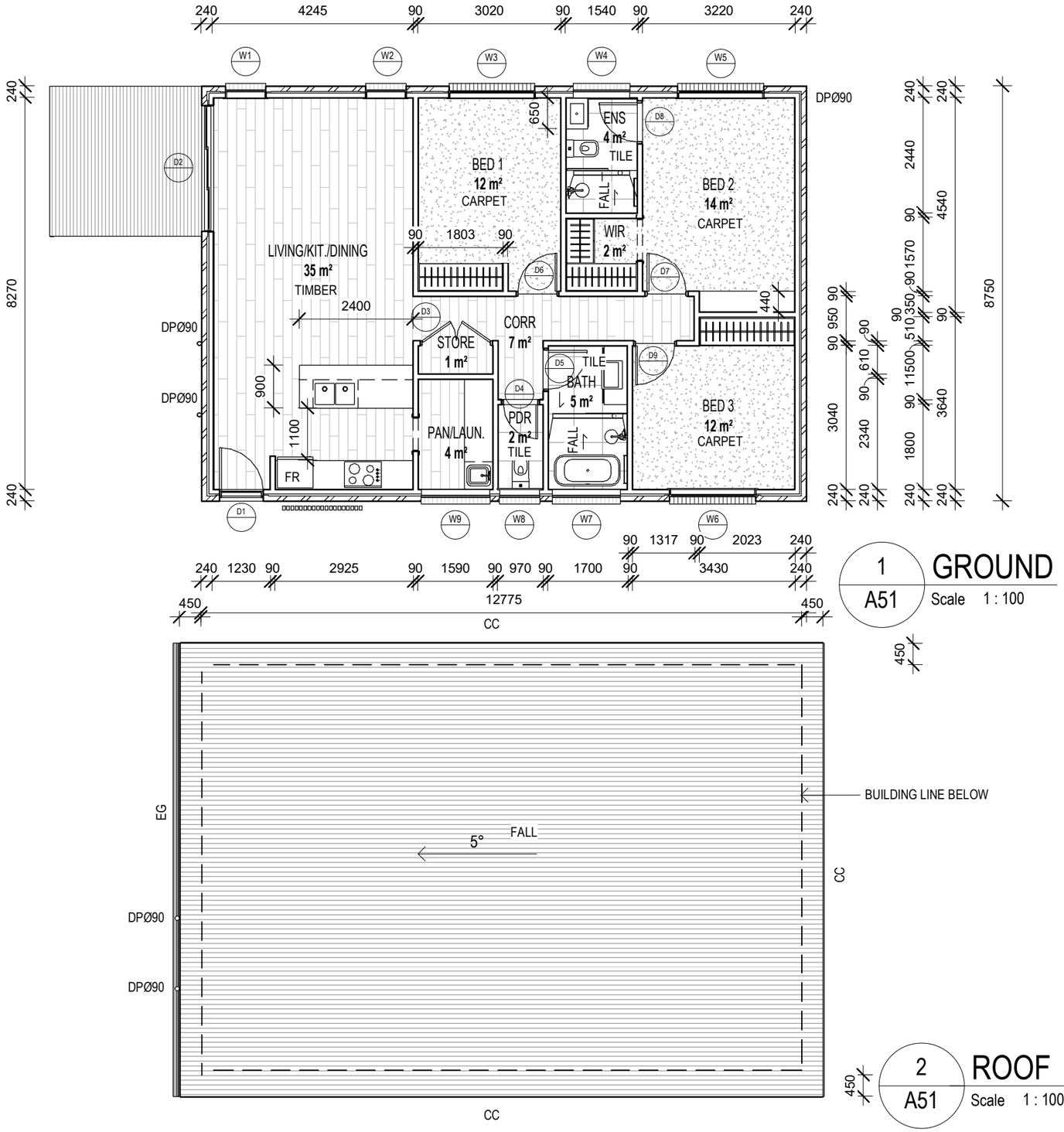
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CROSSOVER DETAIL

PROJECT NO.:
2609

SCALE:
1 : 100 @ A3

DRAWING No.:
A02

REVISION:
1



1 / A51 **GROUND** Scale 1 : 100

2 / A51 **ROOF** Scale 1 : 100

DOOR SCHEDULE

MARK	HEIGHT	WIDTH	FINISH	DESCRIPTION
D1	2040	920	POWDERCOATED	GLAZED HINGED DOOR (TRANSLUCENT GLASS)
D2	2100	2700	POWDERCOATED	3 SASH GLAZED SLIDING DOOR
D3	2040	720/720	PAINT	TIMBER FRAMED INTERNAL DOUBLE DOOR
D4	2040	720	PAINT	TIMBER FRAMED INTERNAL HINGE DOOR
D5	2040	820	PAINT	TIMBER FRAMED INTERNAL HINGE DOOR
D6	2040	820	PAINT	TIMBER FRAMED EXTERNAL HINGE DOOR
D7	2040	820	PAINT	TIMBER FRAMED EXTERNAL HINGE DOOR
D8	2040	820	PAINT	TIMBER FRAMED INTERNAL HINGE DOOR
D9	2040	820	PAINT	TIMBER FRAMED EXTERNAL HINGE DOOR

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	REMARK
1	1457	850	CLEAR GLAZING
2	1457	850	CLEAR GLAZING
3	1457	1810	CLEAR GLAZING
4	600	1210	TRANSLUCENT GLAZING
5	1457	1810	CLEAR GLAZING
6	1457	1810	TRANSLUCENT GLAZING TO BOTTOM TWO PANELS
7	600	1450	TRANSLUCENT GLAZING
8	600	850	TRANSLUCENT GLAZING
9	600	1450	CLEAR GLAZING

NOTE: ALL DOOR & WINDOW GLAZINGS TO BE DOUBLE GLAZED UNLESS OTHER SPECIFIED.

ROOM SCHEDULE

NAME	AREA
BED 1	12 m²
BED 2	14 m²
PAN/LAUN.	4 m²
CORR	7 m²
BED 3	12 m²
LIVING/KIT./DINING	35 m²
BATH	5 m²
PDR	2 m²
ENS	4 m²
WIR	2 m²
STORE	1 m²

UNIT AREA - 111.78SQ.M. (INC. EXTERNAL WALL)

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PROPOSED SINGLE HOUSE

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LOT 1_ELDERSLIE ROAD, BRIGHTON

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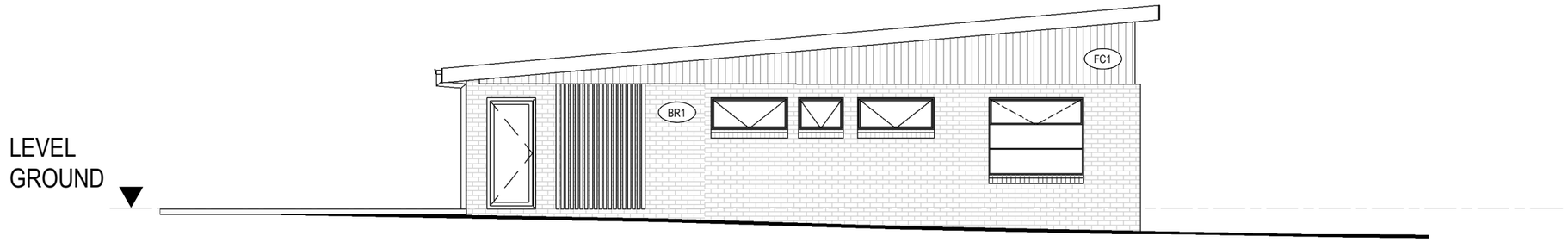
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2609

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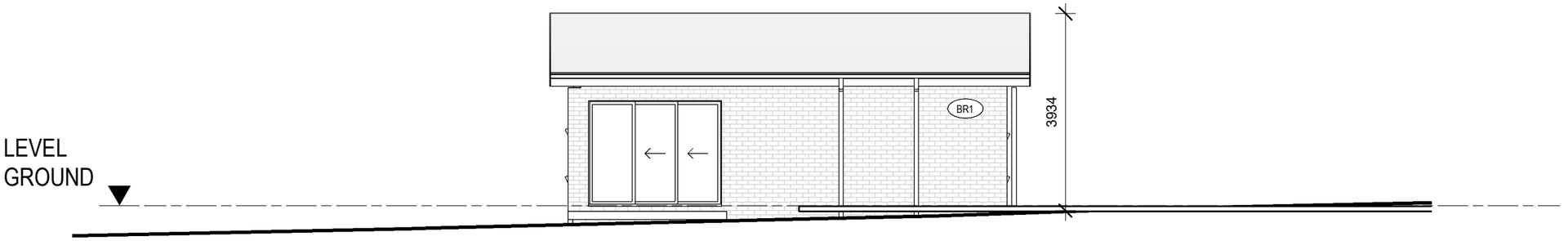
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1 / A01 EAST ELEVATION

Scale 1 : 100



2 / A01 SOUTH ELEVATION

Scale 1 : 100

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DESIGNER 設計師 DAVID WAI HO AU
PHONE 電話 0410595465
EMAIL 電郵 DAVIDAU1989@GMAIL.COM
WEBSITE 網站 MINDARCHITECTS.COM.AU

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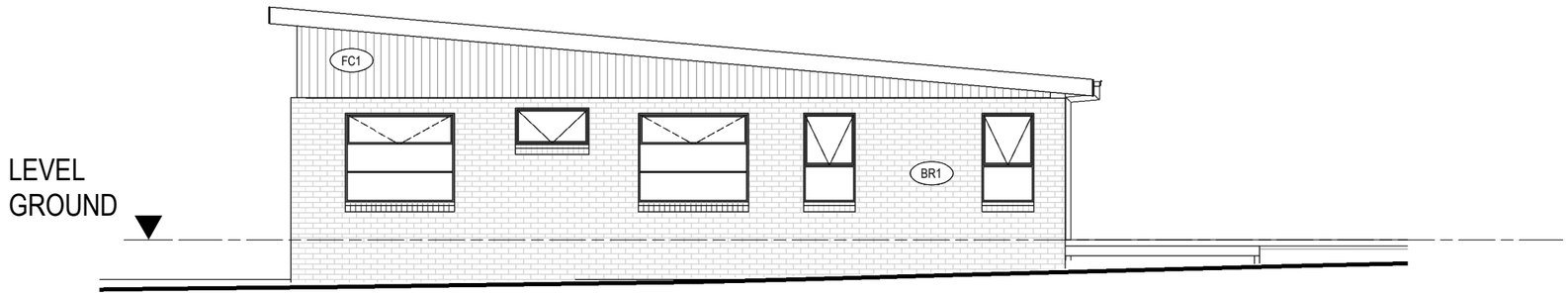
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ELEVATIONS

PROJECT NO.:
2609

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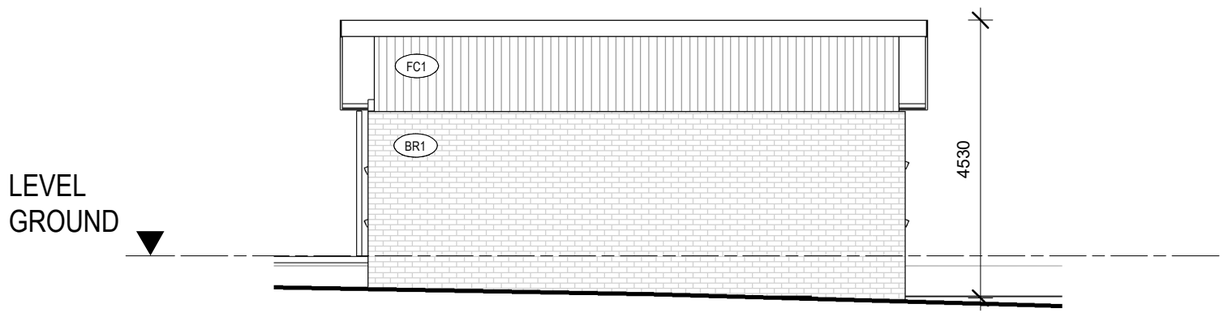
DRAWING No.:
A04

REVISION:
1



1 / A01 WEST ELEVATION

Scale 1 : 100



2 / A01 NORTH ELEVATION

Scale 1 : 100

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PROPOSED SINGLE HOUSE

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LOT 1_ELDERSLIE ROAD, BRIGHTON

CLIENT:
GURDEEP

DRAWING TITLE:
ELEVATIONS

PROJECT NO.:
2609

SCALE:
1 : 100 @ A3

DRAWING No.:
A05

REVISION:
1



AGRICULTURAL ASSESSMENT AND COMPLIANCE REPORT

Assi Brothers Building Pty Ltd

104 Elderslie Road, Brighton

October 2026

pinion
ADVISORY

ABN 87 648 234 975

1300 746 466
hello@pinionadvisory.com
pinionadvisory.com

Office locations

SA	TAS	VIC	QLD	NSW
Adelaide	Devonport	Bendigo	Beenleigh	Barham
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Author
Georgia McCarthy
BAg

Jason Lynch, Principal Agronomist
BAppSci (hort.), CPAg

Document status
Version 1

Date	Status/issue	Reason for revision	Reviewed by	Authorised by
30 September 2026	Draft report	Technical review	Jason Lynch	Georgia McCarthy
12 October 2026	Draft report	QA review following technical review	Georgia McCarthy	
12 October 2026	Final report			

DISCLAIMER
This report has been prepared in accordance with the scope of services described in the contract or agreement between Pinion Advisory and the Client. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Pinion Advisory accepts no responsibility for its use by other parties.

Executive Summary

This report has been undertaken on behalf of Assi Building Brothers Pty Ltd (the proponent) to support an application for a residential dwelling development on the property at 104 Elderslie Road, Brighton, Tasmania.

The subject property consists of 1.2 hectares of Rural Zoned land and is not currently utilised for agricultural activity. A land capability assessment has determined the property is consistent with Class 4 land.

The subject property is best considered a lifestyle block and is highly restricted in terms of the scale, type and intensity of agricultural land use activity that could be undertaken. The limitations associated with the agricultural use of the property are predominantly due to the lower land capability of the title, limited area of the available land and complete lack of access to irrigation water. The subject property is not suitable for cropping or perennial horticulture activity but could support small scale, low intensity pastoral activity with a total potential sustainable carrying capacity of 10DSE per annum (equating to approximately 4 single bearing ewes).

The proposed development is for a residential dwelling to be built in the centre of the subject property. The residential dwelling would cover approximately 118m2, which represents approximately 0.94% of the total available land.

Land use activity on adjacent properties is predominantly general residential and small holdings considered rural lifestyle blocks with no agricultural activity undertaken. Two adjacent titles to the west and north of the subject property are used for low intensity pastoral activity (livestock grazing by horses) only. Adjacent and neighbouring land is zoned General Residential, Rural Living and Rural under the Tasmanian Planning Scheme.

Due to a combination of setback distances, existing rural and residential roads acting as buffers and the nature and scale of adjacent land use activity, in conjunction with the residential nature of the proposed development, it is expected that there would be negligible impact on the current or future agricultural activity on adjacent land titles, caused by the proposed development on the subject property.

This report supports the proposed development as it considered consistent with and sensitive to land use activity of adjacent titles and the wider Brighton locale and is not anticipated to negatively impact on the function of or residential amenity of neighbouring properties.

The proposed development is considered compliant with the relevant provisions and clauses of the Tasmanian Planning Scheme – Rural Zone, as per 20.1, 20.3.1, 20.4.1, 20.4.2 and 20.4.3.

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Purpose

This report has been undertaken on behalf of Assi Building Brothers Pty Ltd (the proponent) to support an application for a residential dwelling development on the property at 104 Elderslie Road, Brighton, Tasmania.

The document provides an agricultural assessment of the property in question and reports on how the proposal complies with provisions of the Tasmanian Planning Scheme. This report reviews the current agricultural usage of the property and the surrounding area in relation to the land capability and land classification. This includes soils, aspect, topography, water resource, economic feasibility, and impact of the development in relation to agricultural activities.

The currently recognised reference for identifying land capability is based on the class definitions and methodology described in the Land Classification Handbook, Second Edition, C.J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

Most agricultural land in Tasmania has been classified by the Department of Primary Industries and Water at a scale of 1:100,000, according to its ability to withstand degradation. A scale of 1 to 7 has been developed with class 1 being the most productive for agriculture and resilient to degradation and class 7 the least suitable to agriculture. Class 1, 2 and 3 are collectively termed "prime agricultural land". For planning purposes, a scale of 1:100,000 is often unsuitable and a re-assessment is required at a scale of 1:25,000 or 1:10,000. Factors influencing capability include elevation, slope, climate, soil type, rooting depth, salinity, rockiness and susceptibility to wind, water erosion and flooding.

1 General overview

1.1 LAND CAPABILITY

The currently recognised reference for identifying land capability is based on the class definitions and methodology described in the Land Classification Handbook, Second Edition, C.J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

Most agricultural land in Tasmania has been classified by the Department of Primary Industries and Water at a scale of 1:100,000, according to its ability to withstand degradation. A scale of 1 to 7 has been developed with class 1 being the most productive for agriculture and resilient to degradation and class 7 the least suitable to agriculture. Class 1, 2 and 3 are collectively termed "prime agricultural land". For planning purposes, a scale of 1:100,000 is often unsuitable and a re-assessment is required at a scale of 1:25,000 or 1:10,000. Factors influencing capability include elevation, slope, climate, soil type, rooting depth, salinity, rockiness and susceptibility to wind, water erosion and flooding.

1.2 REPORT AUTHORS

Georgia McCarthy holds a Bachelor of Agriculture degree and a Post Graduate Certificate in Agricultural Consulting. She has over nine years' experience in agribusiness and agricultural consulting in Tasmania. Georgia is qualified and skilled to undertake agricultural and development assessments as well as land capability studies.

This report has been co-authored and reviewed by Principal Agronomist, Jason Lynch. Jason Lynch possesses a Bachelor of Applied Science (horticulture) and is a certified practising agriculturalist (CPAg) with over 25 years' experience in the agricultural industry in Tasmania. He has previously been engaged by property owners, independent planners, and surveyors to undertake evaluations and studies across various council based interim planning schemes. This work involves the assessment of land for development purposes and potential conflict.

1.3 TASMANIAN PLANNING SCHEME – BRIGHTON

The Tasmanian Planning Scheme establishes the requirements for use and development of land in the Brighton municipality in accordance with the *Land Use Planning and Approvals Act 1993.*

2 Property details

2.1 LOCATION

The subject property is owned by the proponents and is located at Lot 1, 104 Elderslie Road, Brighton, Tasmania, 7030 (Figure 1).

Table 1 Property identification details

Address	Property ID	Title reference	Hectares (approx.)
Lot 1, 104 Elderslie Road, Brighton, Tasmania, 7030	3322179	168186/1	1.2

The property at 104 Elderslie Road, Brighton consists of flat open ground with unimproved pastures and some established vegetation along the southern and eastern boundaries. A simple shelter structure is present at the centre of the western boundary of the subject property.

The subject property and all adjacent properties are held in tenure as private freehold (Figure 4). Under the Tasmanian Planning Scheme, the subject property is zoned Rural. Adjacent titles are zoned Rural, Rural Living and General Residential (Figure 5). The subject property is not located within a declared irrigation district.



Figure 1: Subject property location (blue) (Source: The LISTmap).

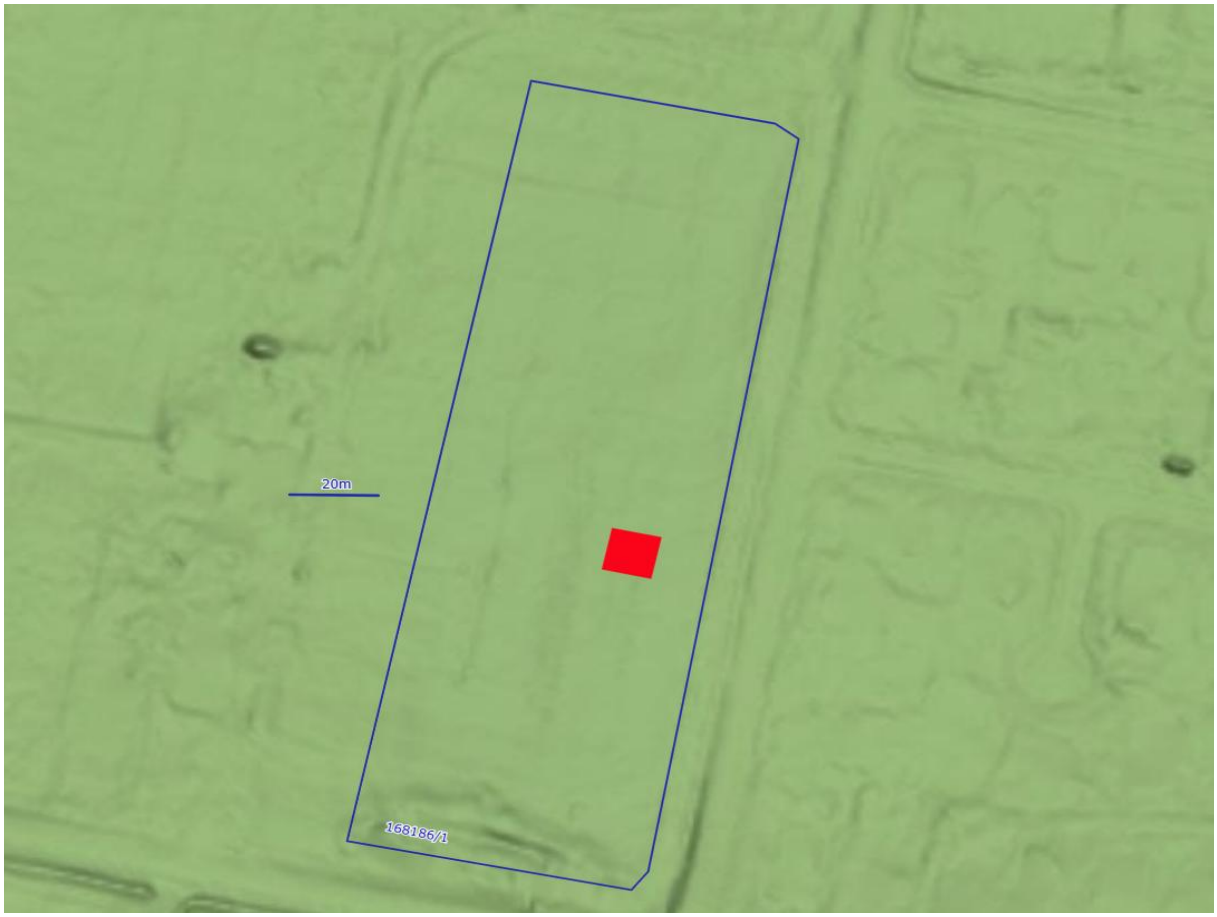


Figure 2: Topographic map of the subject property (blue outline) (Source: The LISTmap).



Figure 3: Aerial imagery of the subject property (blue outline) and proposed development location (marked red) (Source: The LISTmap).

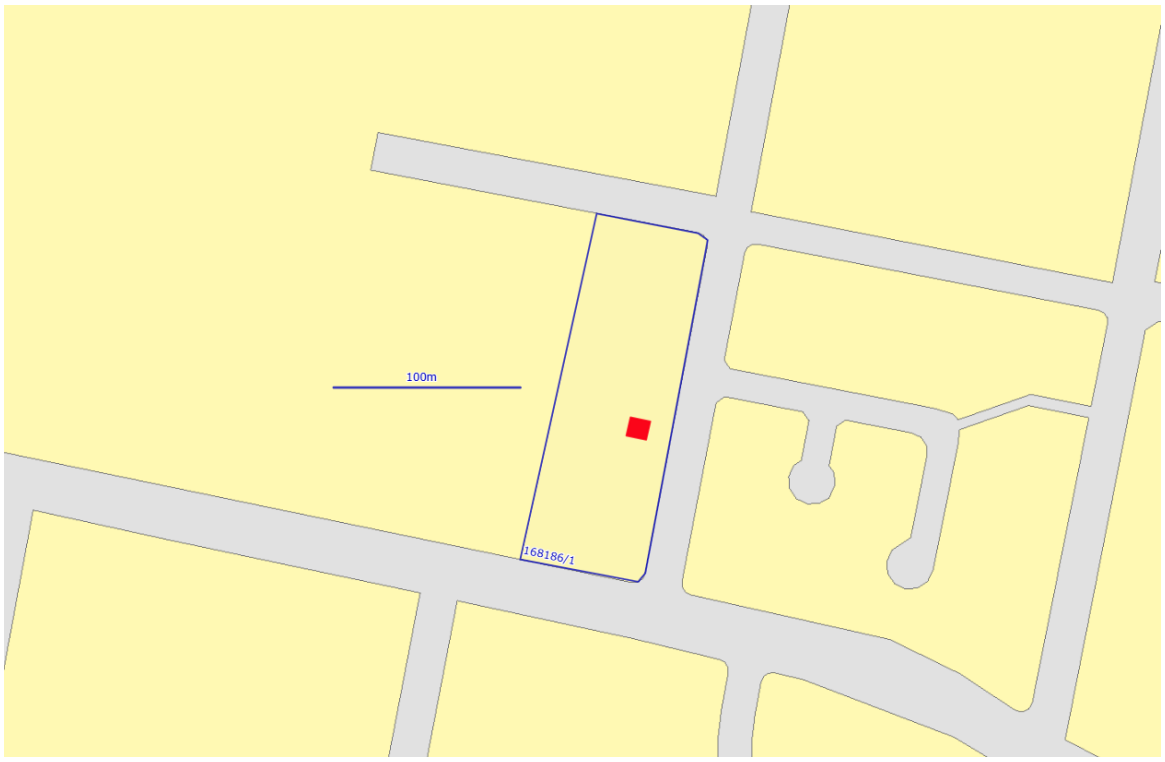


Figure 4: Land tenure of the subject property (blue outline) and surrounding land is private freehold (yellow). Surrounding roads are held by Crown Land (grey) (Source: The LISTmap).

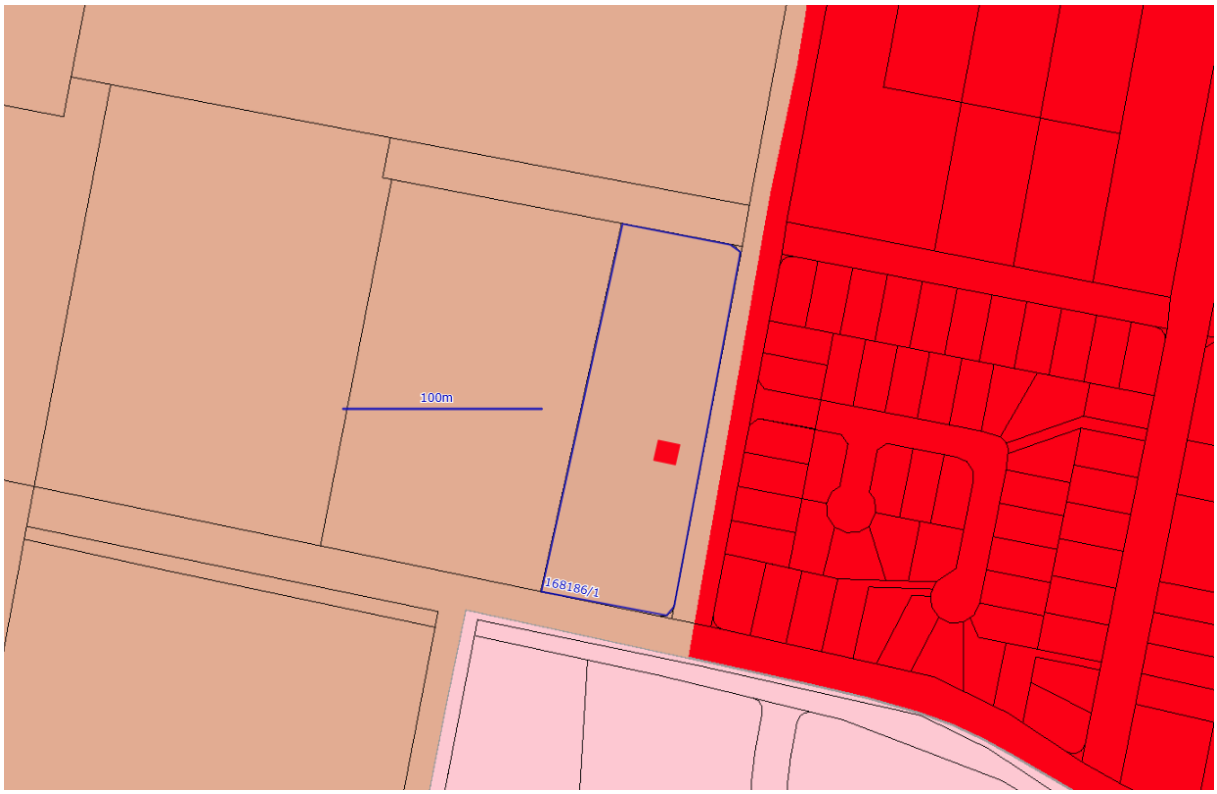


Figure 5: Under the Tasmanian Planning Scheme, the subject property (blue outline) is zoned Rural (beige). Adjacent properties are zoned General Residential (red) and Rural Living (pale pink) (Source: The LISTmap).

3 Land capability

Land capability of the property was assessed according to the Tasmanian land capability classification system (Grose, 1999). Land is graded according to its ability to sustain a range of agricultural activities considering the chances of degradation of the land resource. Class 1 land is prime agricultural and Class 7 land is unsuitable for agriculture due to severe limitations. A wide range of limitations are considered, and the most significant limitation determines the final classification. For example, limitations can be in relation to soils and could include stoniness, topsoil depth, drainage and erosion hazard. Limitations to topography could include slope angle and associated erosion hazard.

3.1 SITE VISIT

Desktop research was conducted to review available data associated with geology, topography, presence of threatened native vegetation, land capability, soil information and climatic data of the property and surrounding area. Pinion Advisory consultant, Georgia McCarthy conducted a site visit on 25 August 2026 to ground-truth the information. The site assessment included inspection of the soil profile (to spade depth), an evaluation of the topography and vegetation as well as examination of land use on the subject property and neighbouring properties. These assessments consider the planned setbacks and potential impacts of the proposed development on agricultural activities.

3.1.1 Land capability assessment

The land capability assessment found the property consistent with land Class 4. A definition of the land class is provided in Table 2. Land capability assessment details can be found in Table 3. Supporting images are listed in the report Appendix.

The key land capability limitation associated with this property is:

- Soils (s): due to challenging growing conditions for pasture and/or crops associated with limitations such as topsoil depth and texture contrast frequency.
- Climate (c): due to challenging growing conditions for pasture, associated with extended periods of low and uneven distribution of rainfall consistent with the local region.

Table 2 Land capability class definitions for the property according to Grose, 1999

Class	Definition
4	Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation.



Figure 6: Land capability of the subject property is consistent with Class 4sc land (Source: The LISTmap).

Table 3 Land capability assessment

Land capability class	Land characteristics							
	Geology & soils	**Slope (%)**	**Topography & elevation**	**Erosion type & severity**	**Soil qualities**	**Agricultural versatility**	**Main land management requirements**	**Climatic limitations**
4sc (1.2ha)	Grey-brown sandy clay loam topsoil transitioning to heavy brown clay subsoil.	0-3%	Flat land, 70-80m ASL	Low to moderate risk of wind erosion on bare and exposed soils.	Moderately well-draining soils, with slow permeability. Low to moderate risk of waterlogging.	Suitable for occasional cropping (2-in-10-year rotation) and a severely restricted range of suitable crops. Land suitable for grazing, with moderate limitations, which includes reduced grazing pressure when soils are waterlogged and/or when soil moisture is limiting and when pasture covers are reduced.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of compaction in winter from soil cultivation, machinery and stock movements increases significantly during periods of soil waterlogging.	Moderate/high climatic limitations. This region experiences cool winter and warm summer conditions. The area receives an average of 480mm annual rainfall, can experience up to 12 frost days annually, 1070 growing degree days (October to April) and 990 chill hours (May-August).

4 Proposed development

4.1 RESIDENTIAL DWELLING

The proposed development is a single story, 3-bedroom residential dwelling with a total development footprint of approximately 118 m^2. The proposed area utilised for the residential dwelling (approximately 0.011 hectares) represents approximately 0.94% of the total property area (Figure 7).

Access to the proposed dwelling will be via proposed frontage access to the subject property from Cartwright Street. Current frontage access to the subject property is from Burrows Avenue.

The proposed dwelling would be located in a central position on the subject property, on flat, open ground on Class 4 land. The subject property is significantly limited in terms of the current and potential agricultural land use activity which could be undertaken and is best considered a lifestyle block, incapable of supporting meaningful agricultural productivity.

A combination of factors severely limit the subject property for agricultural activity, including the small size of the land parcel (1.2ha), lack of access to irrigation water, low-moderate land capability. The property is further constrained for agricultural activity due it's bound state (surrounded by existing rural and residential roads on three boundaries) and the zoning of adjacent land titles (General Residential and Rural Living).

The subject property is representative of similar lifestyle properties adjacent to and nearby in the Brighton municipality and greater Hobart area.

4.2 SETBACK DISTANCES

The boundary setbacks of the proposed development are outlined in Table 4 and Figure 7.

Table 4 Proposed development setback distances

Boundary direction	Map identifier (refer to Figure 8)	Distance (m)
N	A	101
E	B	21
S	C	74
W	D	34

**Setback distances could be subject to minor change.*



Figure 7: Proposed development (marked red) in the centre of the subject property (blue outline), with proposed setbacks shown (white lines) (Source: The LISTmap).

5 Land use activity

5.1 CURRENT AGRICULTURAL ACTIVITIES CONDUCTED

The subject property is currently not utilised for agricultural activity, although there is evidence that it has been utilised in the past for small scale, low intensity dryland grazing (horses).

POTENTIAL AGRICULTURAL ACTIVITIES CONDUCTED

5.1.1 Pastoral use

The subject property consists of 1.2 hectares of Class 4 land, and under this land classification can support pastoral activity with severe limitations on type, scale and intensity. Considering the property size and land capability, in conjunction with the growing season duration and rainfall, it would be reasonable to suggest a theoretical sustainable carrying capacity of approximately 8 DSE/ha (total potential carrying capacity of 10 DSE/annum).

For sheep, a 50kg ewe with a single lamb at foot assumes an average carrying capacity rating of 2.2 DSE per ewe/lamb unit (Agriculture Victoria). Therefore, it is reasonable to consider this property has the potential to sustainably run approximately 4 single bearing ewes per annum. Selling lambs as 35kg stores, this would generate a potential annual gross margin return of approximately $452.

The ability to support this carrying capacity is dependent on the subject property being further developed for agricultural use, including pasture renovation to convert the current unimproved pastures to improved pastures for livestock grazing, upgrading current fencing to support a sheep enterprise and to reduce the impact of browsing wildlife, and undertaking a soil amelioration program to address any soil fertility and pH limitations.

Realistically, due to the limitations outlined above and based on the potential financial return that could be expected, further developing the property to support pastoral land use activity (which would be undertaken at significant cost) would not be justified nor economically sustainable.

5.1.2 Cropping use

Based on land classification, the subject property could theoretically support cropping with severe limitations on crop types and cropping rotation lengths (see Section 3 Land Capability for further justification). In reality, the subject property is incapable of supporting cropping activity, due to the small size of the land parcel (1.2ha) which does not offer enough land to establish a sustainable cropping rotation and the complete lack of access to available irrigation water.

The suitability of the subject property for cropping activity is further constrained by the land zoning and use of adjacent titles (General Residential and Rural Living), and residential roads bordering the subject property on three boundaries, factors which also restrict the subject property from being incorporated into other land parcels for potential cropping activity.

5.1.3 Perennial horticulture

Horticultural crops listed as *'well suited (with soil management)'* for the Class 4 land of the subject property according to the ESM – Versatility Index (The LISTmap) consisted of blueberries only. Major limitations of the property being suitable for perennial horticulture activity relate to climate (growing degree days, frost and chill hours) and soil qualities (depth and drainage) and the lack of access to available water for irrigation. Due to these limitations, in addition to the significant capital investment in infrastructure required, a horticultural enterprise on the property would not be economically justified, and due to the lack of access to irrigation water not operationally possible.

5.2 ADJACENT LAND USE ACTIVITY

The land use activity on directly adjacent land titles is outlined in Table 5.

Table 5 Land use activity of adjacent titles

Boundary direction	Title reference	Approximate size (ha)	Zoning	Land use activity
North	121055/1	5.1	Rural	Consisting of semi-improved pastures and utilised for low intensity racehorse agistment and grazing. No residential dwelling is present on the property. This title is separated from the subject property by the 20m wide Burrows Avenue.
West	178245/1	2.1		Consisting of semi-improved pastures and utilised for low intensity horse agistment and grazing. A residential dwelling is present on the property.
South	146749/2	0.8	Rural Living	Considered a rural lifestyle block with no agricultural activity undertaken. A residential dwelling is located on the title. Separated from the subject property by the 30m wide Elderslie Road (includes the land associated with the acquired road as per property title 9745/2).
	146749/1	0.86		Consisting of unimproved pastures with no apparent land use activity. No residential dwelling or structures are present on the property. This title is separated from the subject property by the 30m wide Elderslie Road (includes the land associated with the acquired road as per property title 9745/2).
East	156411/22	0.058	General Residential	General residential blocks with single storey residential dwellings located on the title. Separated from the subject property by the 20m wide Cartwright Street.
	156411/24	0.054		
	156411/25	0.057		
	156411/26	0.057		
	156411/27	0.056		
	156411/28	0.057		
	156411/29	0.055		
	156411/30	0.075		

5.3 IMPACT OF AGRICULTURAL ACTIVITY ON NEIGHBOURING LAND TO THE PROPOSED DEVELOPMENT

Agricultural land use on adjacent land titles is limited to low intensity livestock grazing (horses) on two titles only (adjacent to the west and north of the subject property). Of these two titles, only the western adjacent property has a residential dwelling present. There are eight titles adjacent to the east of the subject property which are all considered general residential use (consistent with General Residential zoning) and approximately 500-700m^2 in size. One title to the south is consistent with a rural lifestyle block with no agricultural activity and a residential dwelling present, while the other title is an empty block with no land use identified (both titles approximately 800m^2 in size).

The proposed residential dwelling development on the subject property is consistent with land use of adjacent and neighbouring titles and the wider Brighton municipality. Considering this consistency with adjacent land use and setbacks, and the nature of the agricultural activity on adjacent titles (livestock grazing by horses only), the proposed development is not expected to have any interaction with or be negatively impacted by the current or future agricultural activity on adjacent land titles to the subject property.

An assessment of the key risks is summarised in Table 6.

Table 6 Potential risk from agricultural land use activities on neighbouring land

Potential risk from neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
1. Spray drift and dust	Risk = low. Agricultural land use activity is only present on adjacent land titles to the west and north of the property, as per livestock grazing. This land use activity would typically use a minimal amount of agricultural chemicals at a limited frequency of application. The existing buffer distances are considered sufficient to mitigate the impact of sprays and dust if applied under normal recommended conditions. Spraying events should be communicated in a timely manner to the inhabitants of the dwelling. The application of all agricultural chemicals must abide by the Tasmanian Code of practice for ground and aerial spraying 2014 and any applicable agricultural chemical label requirements.
2. Noise from machinery, livestock and dogs	Risk = low. The subject property is located rapidly growing municipality and is bordered by a combination of general residential, rural and rural living zones and it is accepted that some noise emission will be created from normal residential and lifestyle activities. Due to the small scale of the livestock grazing activity on two adjacent titles, noise generated from routine activities related to this use is expected to be limited. It could be argued that noise produced from vehicles travelling along Elderslie Road or traffic and activity associated with the general residential nature of the adjacent land titles to the east of the subject property would be greater than that produced by the agricultural land use activity in question.
3. Irrigation water over boundary	Risk = low. Irrigation is not practiced on any directly adjoining land.

Potential risk from neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
4. Stock escaping and causing damage	Risk = low. Provided boundary fences are maintained in sound condition and livestock are checked regularly.
5. Electric fences	Risk = low. Mitigated by the proponent attaching appropriate warning signs on boundary fencing if required.

5.4 IMPACT OF PROPOSED DEVELOPMENT ON AGRICULTURAL ACTIVITY OF NEIGHBOURING LAND

The proposed development, in consideration with the setback distances and agricultural land use activity on adjacent titles, has been assessed as low-risk impact to agricultural activity on neighbouring land. These potential impacts are usually manifested as complaints which could be made by residents of nearby dwellings. Other risks to neighbouring agricultural activity are outlined in Table 7. Some of these risks rely on an element of criminal intent.

Table 7: Potential risk from proposed development on neighbouring agricultural land use and activity

Potential risk to neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
1. Trespass	Risk = low. Mitigation measures include installation and maintenance of sound boundary fencing, lockable gates and appropriate signage to warn visitors about entry onto private land, report unauthorised entry to police.
2. Theft	Risk = low. Ensure there is good quality boundary fencing on neighbouring properties and appropriate signage to deter inadvertent entry to property, limit vehicle movements, report thefts to police.
3. Damage to property	Risk = low. As for theft.
4. Weed infestation	Risk = low. Risks are expected to be low with weed management undertaken and ongoing with routine weed control activities performed. The proponent is committed to proactive management of weed control.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of burn-offs, outside barbeques and disposal of rubbish. In summer, mowing/grazing of long dry grass and vegetation is important. Observe all fire restrictions imposed by the Brighton Council and State Government.
6. Dog menace to neighbouring livestock	Risk = low. Mitigated by ensuring good communication is maintained between the proponent and residents of the neighbouring properties. Dogs would be managed as per the guidelines determined by the Brighton council.

5.5 IMPACT OF PROPOSED DEVELOPMENT ON AMENITY OF DWELLINGS ON NEARBY LAND

The Brighton municipality is densely populated and rapidly growing. There are more than 100 residential dwellings present within a 500m radius of the centre of the proposed development on the subject property and this will increase as nearby general residential blocks are purchased and dwellings constructed. The closest dwelling, as present on eastern adjacent title reference 156411/27, is approximately 45m from the proposed development on the subject property and zoned General Residential (Figure 8).

Based on the nature of the proposed development (residential only), and the setback distances being consistent with adjacent and neighbouring land titles, it is reasonable to expect that the residential amenity of adjacent and neighbouring properties would be preserved and not diminished nor constrained.



Figure 8 More than 100 residential dwellings are present on titles within a 500m radius (pink ring) of the proposed development on the subject property (marked red). The closest dwelling (marked orange) is located on an eastern adjacent title and would be located approximately 45m from the proposed development (setback shown as 'A') (Source: The LISTmap).

5.6 WATER STORAGE AND RESOURCES

The subject property is fully serviced by TasWater for the provision of potable water and sewerage services (The LISTmap).

The property is not located within a declared irrigation district. No groundwater bores, dams or waterways are present on the subject property.

6 Planning compliance report – Brighton provisions

6.1 CLAUSE 20.0 RURAL ZONE

6.1.1 Clause 20.1 Zone purpose

Zone purpose statements
The purpose of the Rural Zone is: 20.1.1 To provide for a range of use or development in a rural location: (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics; (b) that requires a rural location for operational reasons; (c) is compatible with agricultural use if occurring on agricultural land; and (d) minimises adverse impacts on surrounding uses. 20.1.2 To minimise conversion of agricultural land for non-agricultural use. 20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.
Response
20.1.1 (a) The subject property is a small land parcel (1.2 hectares) with a lower land capability (as per land Class 4) and has no access to irrigation water. The property is incapable of being used for cropping and/or perennial horticulture activity and is best considered a lifestyle block, only capable of supporting small scale non-commercial livestock grazing (approximately 4 single bearing ewes). (b) The proposed residential dwelling development is consistent with the land use of adjacent and neighbouring titles in the immediate locale and the wider Brighton municipality. (c) The subject property is not considered capable of agricultural activity beyond a lifestyle block which could support a small number of grazing animals. The proposed residential dwelling development would cover approximately 118m^2, representing approximately 0.94% (0.011ha) of the subject property. The balance of the subject property would remain available for livestock grazing. (d) Land use activity on adjacent land titles to the subject property consists predominantly of general residential land use (eight titles, approximately 500-700m^2) to the east. Two titles to the north (title reference 121055/1) and west (title reference 178245/1) of the subject property are used for low intensity livestock grazing (horse agistment) with a residential dwelling present on the western adjacent title. Two adjacent land titles to the south of the subject property are considered lifestyle blocks (approximately 800m^2) with no agricultural land use activity undertaken and a residential dwelling present on one title only (title reference 146749/2). The subject property is separated from all adjacent land titles to the north (20m wide Burrows Avenue), east (20m wide Cartwright Street) and south (30m wide Elderslie Road and the asscoiated acquired road). Title reference 178245/1 which adjoins the subject property on the western boundary and is used for residential purposes and livestock grazing (horses) will have a setback of approximately 34m from the nearest boundary to the proposed dwelling. As outlined in Section 5.4 of the agricultural report, the proposed development is consistent with the land use of the local area and is not expected to negatively impact and/or diminish the current or future agricultural activity on nearby properties. 20.1.2 The subject property is not considered suitable for agricultural land use activity beyond what is consistent with a lifestyle block, and as such could be used to support small scale, non-commercial livestock grazing activity. The proposed development is approximately 118m^2, which represents approximately 0.94% of the subject property. The balance of the subject property would still be available for pastoral activity. 20.1.3 The Brighton municipality is highly populated and a fast-growing area of greater Hobart. Land use activity in the suburb of Brighton, where the subject property is located, consists predominantly of general residential and rural lifestyle blocks. The proposed development on the subject property (residential only) is consistent with the land use and function of the adjacent land titles and the wider surrounding settlements. The proposed development will be sufficiently setback from all adjacent residential dwellings and due to the residential nature of the dwelling, is not expected to compromise the function or amenity of neighbouring titles.

6.2 CLAUSE 20.3 USE STANDARDS

6.2.1 Clause 20.3.1 Discretionary use

Objective
That the location, scale and intensity of a use listed as Discretionary: (a) is required for operational reasons; (b) does not unreasonably confine or restrain the operation of uses on adjoining properties; (c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and (d) is appropriate for a rural location and does not compromise the function of surrounding settlements.
Response
The proposed development is a residential dwelling and hence performance criteria 2 and 3 will be addressed below.
Performance criteria
P2 A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to: (a) the location of the proposed use; (b) the nature, scale and intensity of the use; (c) the likelihood and nature of any adverse impacts on adjoining uses; (d) whether the proposed use is required to support a use for security or operational reasons; and (e) any off-site impacts from adjoining uses. **P3** A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to: (a) the nature, scale and intensity of the use; (b) the local or regional significance of the agricultural land; and (c) whether agricultural use on adjoining properties will be confined or restrained.
Response
P2 (a) The proposed residential dwelling would be located in the central area of the subject property. This position allows for sufficient setbacks from all property boundaries and ensures the optimal level of privacy and minimal risk of interaction with adjacent land titles. (b) The proposed development is for a single storey residential dwelling of approximately 118m^2. This represents approximately 0.94% (0.011 hectares) of the subject property, which is best considered a lifestyle block only capable of being used for small scale, low-intensity livestock grazing activity. (c) It is expected that the proposed development will pose negligible risk of confining or restraining the agricultural land use of adjoining properties (livestock grazing on two adjacent titles only). Sections 5.4, 5.5 and 5.6 of the agricultural report provide further information on the proposed development's expected interaction with adjacent land titles, with respect to the potential for negative impacts on the land use activity and residential amenity of these adjoining titles. (d) The proposed development is for a residential dwelling and as such this sub-clause does not apply. (e) The Brighton municipality is highly populated and a fast-growing area of greater Hobart. Land use activity in the suburb of Brighton, where the subject property is located, consists predominantly of general residential and rural lifestyle blocks. The proposed development on the subject property (residential only) is consistent with the land use and function of adjacent land titles and the wider surrounding settlements. Low intensity agricultural activity is undertaken on two adjacent titles only (Rural Zone). Title reference 121055/1, located to the north is separated from the subject property by Burrows Avenue and is used for pastoral activity (horse agistment and grazing) with no residential dwelling present on the property. Title reference 178245/1, located to the west of the subject property is used for pastoral activity (horse agistment and grazing) with a residential dwelling present in the centre of the property. Considering the nature of the agricultural activity (low intensity livestock grazing only), the existing separation and proposed setbacks, there is no expectation of any off-site impacts from adjoining land uses negatively impacting the subject property and proposed residential dwelling. **P3** (a) The subject property is a small land parcel (1.2 hectares) with low-moderate land capability (as per land Class 4) and no access to irrigation water. The property is incapable of being used for cropping and/or perennial horticulture activity and is best considered a lifestyle block, only capable of supporting small scale, low-intensity livestock grazing. The proposed development is for a single storey residential dwelling

of approximately 118m^2. This represents approximately 0.094% (0.011 hectares) of the subject property. The balance of the subject property would still be available for pastoral activity.

(b) The subject property does not have features which are consistent with the characteristics of a land holding which has local or regional significance for agriculture. The subject property is zoned Rural, which provides a level of recognition under the Tasmanian Planning Scheme that the subject property's agricultural use is limited and constrained. Based on land capability and average annual rainfall, the subject property has a total potential sustainable carrying capacity of 10 DSE/annum, which equates to running 4 single bearing ewes. This carrying capacity does not constitute meaningful scale of agricultural productivity. The subject property is bound by a combination of roads, smaller land holdings and General Residential and Rural Living zoned adjacent land titles which constrain the ability for the subject property to form a larger area of agricultural land.

(c) Low intensity agricultural activity is undertaken on two adjacent titles only (Rural Zone). Title reference 121055/1, located to the north is separated from the subject property by Burrows Avenue and is used for pastoral activity (horse agistment and grazing) with no residential dwelling present on the property. Title reference 178245/1, located to the west of the subject property is used for pastoral activity (horse agistment and grazing) with a residential dwelling present in the centre of the property. Considering the nature of the agricultural activity (low intensity livestock grazing only), the existing separation and proposed setbacks, and the zoning of other adjacent titles (General Residential and Rural Living), the proposed development on the subject property is expected to have negligible impacts on, constrain or restrain the current or future agricultural land use of adjacent titles.

6.3 CLAUSE 20.4 DEVELOPMENT STANDARDS FOR BUILDINGS AND WORKS

6.3.1 Clause 20.4.1 Building height

Objective
To provide for a building height that: (a) is necessary for the operation of the use, and (b) minimises adverse impacts on adjoining properties.
Response
The proposal will be consistent with Acceptable Solutions A1.
Acceptable solutions
A1 Building height must not be more than 12m.
Response
A1 Building height is less than 12m as per compliance requirements.

6.3.2 Clause 20.4.2 setbacks

Objective
That the siting of buildings minimises potential conflict with use on adjoining sites.
Response
The proposed is consistent with Acceptable Solutions A1 and A2.
Acceptable solutions
A1 Buildings must have a setback from all boundaries of: (a) not less than 5m; or (b) if the setback of an existing building is within 5m, not less than the existing building. **A2** Buildings for a sensitive use must be separated from an Agriculture Zone a distance of: (a) not less than 200m; or (b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.
Response
A1 The proposed development would be located approximately 21m from the nearest property boundary (east) and is compliant with the minimum requirement of a 5m boundary setback as per Acceptable Solution A1. **A2** The nearest Agriculture Zoned land is approximately 700m west of the subject property and hence the proposed development is compliant with Acceptable Solution A2.

6.3.3 Clause 20.4.3 Access for new dwellings

Objective
That new dwellings have appropriate vehicular access to a road maintained by a road authority.
Response
The proposal is consistent with Acceptable Solutions A1.
Acceptable solutions
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.
Response
A1 The subject property has current frontage access to Burrows Avenue. Future frontage access via Cartwright Street is planned as part of the proposed development. Both roads are maintained by a road authority, and as such the proposed development is considered compliant with Acceptable Solution A1.

7 Conclusion

1. The subject property (title reference 168186/1) at 104 Elderslie Road, covers approximately 1.2 hectares of Rural Zoned land.
2. The subject property is best considered a lifestyle block and is highly restricted in terms of the scale, type and intensity of agricultural land use activity that could be undertaken. The limitations associated with the agricultural use of the property are predominantly due to the lower land capability of the title, the limited area of the land parcel and lack of access to irrigation water.
3. The subject property is not suitable for cropping or perennial horticulture activity but could support small scale, low intensity pastoral activity (a total potential sustainable carrying capacity of 10DSE per annum, equating to approximately 4 single bearing ewes).
4. The proposed development is a single storey, residential dwelling in the centre of the subject property with a development footprint of approximately 118m^2, representing approximately 0.94% of the subject property.
5. The proposed development is consistent with and sensitive to adjacent land use activity and the land use activity of the greater Brighton locale and is not anticipated to negatively impact on the function or amenity of neighbouring properties.
6. Agricultural land use activity on adjoining properties is limited to low intensity livestock grazing (horse agistment and grazing) on two titles only. All other adjacent titles are used for general residential purposes and lifestyle blocks with no agricultural activity undertaken. The subject property is separated from titles to the north, west and south by rural roads and residential streets with high levels of traffic. The land use of adjoining properties is not anticipated to have any negative impacts on the function or amenity of the residential dwelling development proposed for the subject property.
7. The subject property does not have the features and characteristics which would allow it to be recognised as having local and/or regional significance as agricultural land.
8. The proposal is consistent with the Tasmanian Planning Scheme Rural Zone purpose, use standards, acceptable solutions and performance criteria statements 20.1, 20.3.1, 20.4.1, 20.4.2 and 20.4.3.

8 References

Cotching B. (2009) Soil Health for Farming in Tasmania.

Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.

Tasmanian Planning Scheme.

9 Declaration

I declare that I have made all the enquiries which I consider desirable or appropriate, and no matters of significance which I regard as relevant have, to my knowledge, been withheld.

Miss Georgia McCarthy BAg
Agricultural Consultant
Pinion Advisory
October 2026

Mr Jason Lynch BAppSc (hort.) CPAg
Principal agronomist
Pinion Advisory
October 2026

Appendix 1 Supporting images



Figure 9: Class 4sc land on the subject property consisted of grey-brown, clayey loam soil. Taken at site assessment 25/08/2026.



Figure 10: Site of the proposed development on the subject property, facing the eastern property boundary, towards Cartwright Street and adjacent land titles. Taken at site assessment 25/08/2026.



Figure 11: Site of proposed development on the subject property, facing western property boundary. Adjacent land title (TR: 178245/1) is zoned Rural and utilised for equine agistment with no other agricultural activity undertaken. Taken at site assessment 25/08/2026.



Figure 12: Site of the proposed development on the subject property, facing south towards Elderslie Road and adjacent land parcels. Taken at site assessment 25/08/2026.



Figure 13: Site of the proposed development on the subject property, facing north towards Burrows Street and adjacent land titles. Taken at site assessment 25/08/2026.



Figure 14: A simple animal shelter is the only existing structure on the subject property and is located on the western boundary of the subject property. Taken at site assessment 25/08/2026.



Figure 15: Facing south on the subject property, towards Elderslie Road. The site of the proposed development can be seen to the left of the image (located in the centre of the property, along the eastern boundary. An existing animal shelter (not currently in use) is located along the western boundary of the property. Taken at site assessment 25/08/2026.



Figure 16: Eastern boundary of subject property from Cartwright Street. Facing towards the location of the proposed development on the subject property. Taken at site assessment 25/08/2026.



Figure 17: Existing frontage access to the subject property from Burrows Street on the northern boundary of the subject property. Taken at site assessment 25/08/2026.



Figure 18: There are eight adjacent land titles to the east of the subject property. All titles are zoned as General Residential and separated from the subject property by Cartwright Street. Taken at site assessment 25/08/2026.



Figure 19: Adjacent land titles south of the subject property (TR: 146749/1 and 146749/2) are zoned as Rural Living with no agricultural activity undertaken. Both titles are separated from the subject property by Elderslie Road. Taken at site assessment 25/08/2026.

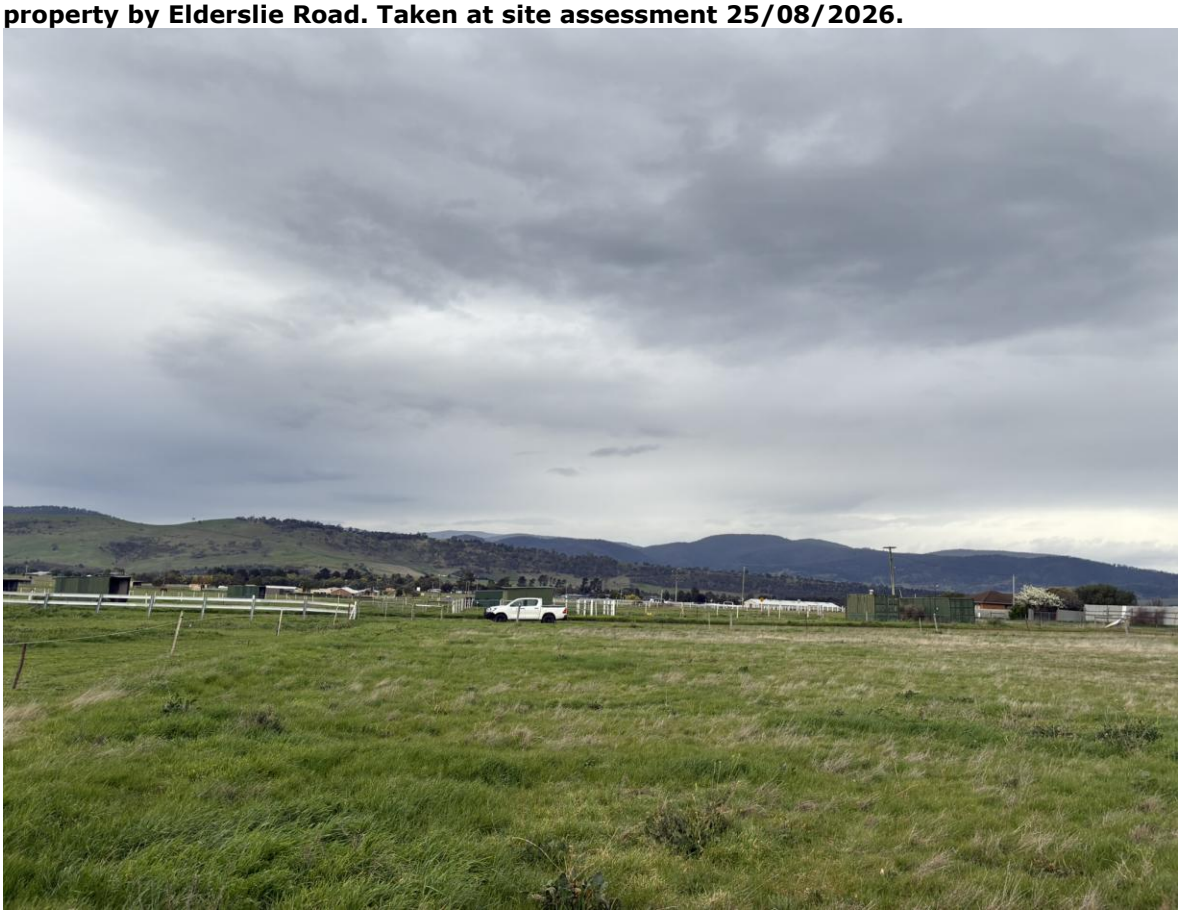


Figure 20: The adjacent land title to the north of the subject property (TR: 121055/1) is zoned Rural and utilised for equine agistment with no other agircultural activity undertaken on the title. Taken at site assessment 25/08/2026.

Dang Van

From: David Au <[redacted]>
Sent: Friday, 23 October 2026 11:37 AM
To: Dang Van
Cc: Assi Brothers
Subject: Re: Request for Additional Information - DA 2026/143 (104 Elderslie Road, Brighton - CT168186/1)

Please be aware that this message originated from an external source.
Exercise extreme caution with links and attachments.

No vegetation will be removed. Thanks

Cheers,
David
MinD Architects

From: Dang Van <dang.van@brighton.tas.gov.au>
Sent: Friday, 23 October 2026 11:32:39
To: David Au <[redacted]>
Cc: Assi Brothers <[redacted]>
Subject: RE: Request for Additional Information - DA 2026/143 (104 Elderslie Road, Brighton - CT168186/1)

Hi David,

I am finalising this DA for advertising; however, I believe we require the information below before proceeding.

Could you please confirm whether any vegetation clearance is proposed within the Priority Vegetation Area?

