

Sproules Road Dwelling

Visual Impact Assessment

Prepared for
JOSCON Tasmania Pty Ltd

Client representative
Matthew Carter

Date
29 January 2026

Rev00

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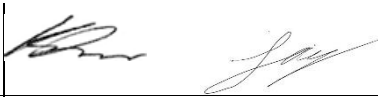


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Authorised by — Trent Henderson		Date — 29 January 2026

Revision History

Rev No.	Description	Prepared by	Reviewed by	Authorised by	Date
A	Draft for internal review	KR	TH	TH	16/01/2026
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Executive Summary

Client	JOSCON Tasmania Pty Ltd
Project	Dwelling
Location	224 Sproules Road, Snug
Property ID	2615076
Certificate of Title	Volume 143579 Folio 2
Planning Authority	Kingborough Council
Authority Reference	DA-2025-276
Planning Scheme	Kingborough Interim Planning Scheme 2015
Zone	Low Density Residential – Area C
Overlay Areas	Bushfire Prone Areas Code (E1.0) Landslide Code (E3.0) Biodiversity Code (E10.0) Scenic Landscapes Code (E14.0)
Development Code	Parking & Access Code (E6.0) Stormwater Management Code (E7.0)
Local Provisions	Not Applicable
Specific Area Plan	Not Applicable
Use Class	Residential
Development	Dwelling
Date of Assessment	November 2025
Proposal	a single storey dwelling on the vacant lot at CT 143579/2, located at the 354m contour location.
Documents	Development Plans by Another Perspective, Drawing Number AP2025-2469 dated 25 August 2025 Bushfire Hazard Report by J.S. Mayne (BFP-172), Future Planning dated June 2025. Natural Values Statement, by Mark Wapstra, ECOtas dated 6 October 2025
Issue	Kingborough Council’s correspondence pursuant to Section 54 of the Land Use Planning & Approvals Act 1993: - Council Request 2: Setback (cl.14.4.2) & Design (cl.14.4.3), - Council Request 9: Scenic Landscape Code (E14.0).
Synopsis	The proposed dwelling is situated toward the southern, long boundary of the 3-ha site, near the crest of an already-cleared lot on Gormans Ridge.

1. Introduction

pitt&sherry was engaged by JOSCON Tasmania Pty Ltd to review the development application for a dwelling at 224 Sproules Road, Snug (PID: 2615076, CT: 143579/2), and to prepare a response addressing matters raised in Kingborough Council's letter issued under Section 57 of the *Land Use Planning and Approvals Act 1993*, for DA-2025-276.

A total of eleven (11) matters were raised by the Section 54 correspondence (dated 2 September 2025, 24 September 2025, and 30 October 2025); however, the scope of this report addresses matters relating to the following sections of the Kingborough Interim Planning Scheme 2015:

- Council Request 2: Setback (cl.14.4.2) & Design (cl.14.4.3); and
- Council Request 9: Scenic Landscape Code (E14.0).

Unless specifically exempt, all works, development and use on land within Tasmania is subject to the *Land Use Planning and Approvals Act 1993* (LUPAA). At the time of lodgement of the application administration of LUPAA for this site is the Kingborough Interim Planning Scheme 2015 (the Scheme). Pursuant to Part 7 of the Scheme, applicable standards for use and development of a site are set out through the category of use, zoning, codes, and specific area plans with standards that exempt, or set automatic compliance under the acceptable solution, or discretionary compliance subject to being consistent with the relevant performance criteria.

1.1 Project Overview

The proposal is for a dwelling on the current vacant lot known as 224 Sproules Road, Snug (CT 143579/2) accessed via Longmans Road.

The proposed development consists of a:

- Dwelling,
- A two-car garage,
- A water tank, and
- An access track.

The dwelling has a floor area of 344.07m² and contains the food preparation facilities (kitchen) with pantry, four bedrooms including a master bedroom with ensuite, lounge, living & dining area, study, a games room (traditionally known as a rumpus room), plus a laundry. The living areas, including the study are located centrally within the building's layout, providing views both north and south from the building's main habitable rooms.

The dwelling has a proposed Finished Floor Level (FFL) of 354 FFL.

Windows along the northern and eastern elevation to the building are narrow, not presenting large expanses of glass. The southern elevation of the building however presents larger windows that encapsulate the entire wall of the room (W21, W20, & W15).

The design of the dwelling proposes a hip-roof design broken by two gable ends along the northern elevation, and one on the southern side of the building. Additionally, the hipped roof is broken up so as not to present a single linear ridgeline to the structure.

The roof of the dwelling is proposed to be the Colorbond is to be "monument" which is a dark grey or black colour. The building's walls a combination of Face Brick "Taupe" in colour and FC Sheet "Windspray" colour. Taupe is a dark grey-brown colour, or greyish-beige, whilst windspray is considered a mid-strength grey green with a blue undertone. Colorbond describe windspray as "a soft, neutral grey that evokes cool sea mists and summer breeze".

The double garage is incorporated within the design, located in the western side of the building of the building, with vehicle access from the north.

Located to the north of the dwelling on the downward side of the slope on the 351m contour is the proposed water tank. The tank is a RINO RT230 water tank containing 51,606 gallons (234,562 litres) and has a height of 2.2m and diameter of 11.65m, resulting is 105.6m² floor area. The colour on the Colorbond is to be "monument".

The site is accessed via a road reserve that connects to Longmans Road located in the north-eastern corner of the property. The proposal involves an access route from the northeast corner of the Site winding approximately 150 m southwest, to the proposed dwelling near to the southern boundary.

2. Site Analysis

2.1 The Site

The site comprises 3.72 hectares of partially cleared, partially vegetated land near the crest of Gormans Ridge, approximately 2 km west of the Snug township. It is accessed via a private road via Longmans Road. A gravel drive currently leads from the northeastern corner of the site, approximately 65 m upslope towards the crest of Gormans Ridge. The driveway climbs from approximately 330 m AHD to 353 m AHD.

The site slopes dramatically from the northeast to the southwest – from approximately 315 m AHD at its lowest point to approximately 385 m AHD at its highest. A landslide hazard area is mapped over most of the site, at the northeastern and southwestern portions. The location of the proposed dwelling is situated at the flattest portion of the site, near the midpoint of the southern boundary.

Approximately 15% of the site is vegetated at southwestern end. The entire site is within a Biodiversity Protection Area and Bushfire Prone Area overlay. The vegetation mapped on TASVEG 4.0 in this portion of the site is described as *Eucalyptus obliqua* forest with broad-leaf shrubs (WOB). No clearance is required to facilitate construction of the proposed dwelling – the nearest tree is greater than 16 m from the edge of the proposed batter. Mature eucalypts are present at the boundary of the mapped WOB area and are greater than 20 m in height (substantially higher than the proposed dwelling).

The remainder of the site is mapped as cleared or modified land (see images 1 -3). Historic aerial imagery suggests that the site has been cleared to this extent since at least 1985 – the approximate bounds of the site are highlighted in red, below.

Table 1: Images of site and surrounds



Image	Photo ID	Elevation	Remarks
	1	348.4619	Site toward Margate
	2	348.5694	Site toward Snug



Image	Photo ID	Elevation	Remarks
	3	350.9393	Site toward Bruny
	4	3.3669	Toward site, lower Snug


Image	Photo ID	Elevation	Remarks
	5	NA	Channel Highway (northbound) before Snug (source: Google Streetview)
	6	21.9065	Rear Snug Tavern toward Hill


Image	Photo ID	Elevation	Remarks
	7	14.1056	Margate Shopping centre, near Post Office
	8	NA	Channel Highway, southbound before Margate (source: Google Streetview)


Image	Photo ID	Elevation	Remarks
	<p>9</p>	<p>85.5662</p>	<p>Crest after Huntingfield, southbound</p>

Table 2: Visual impact assessment matrix

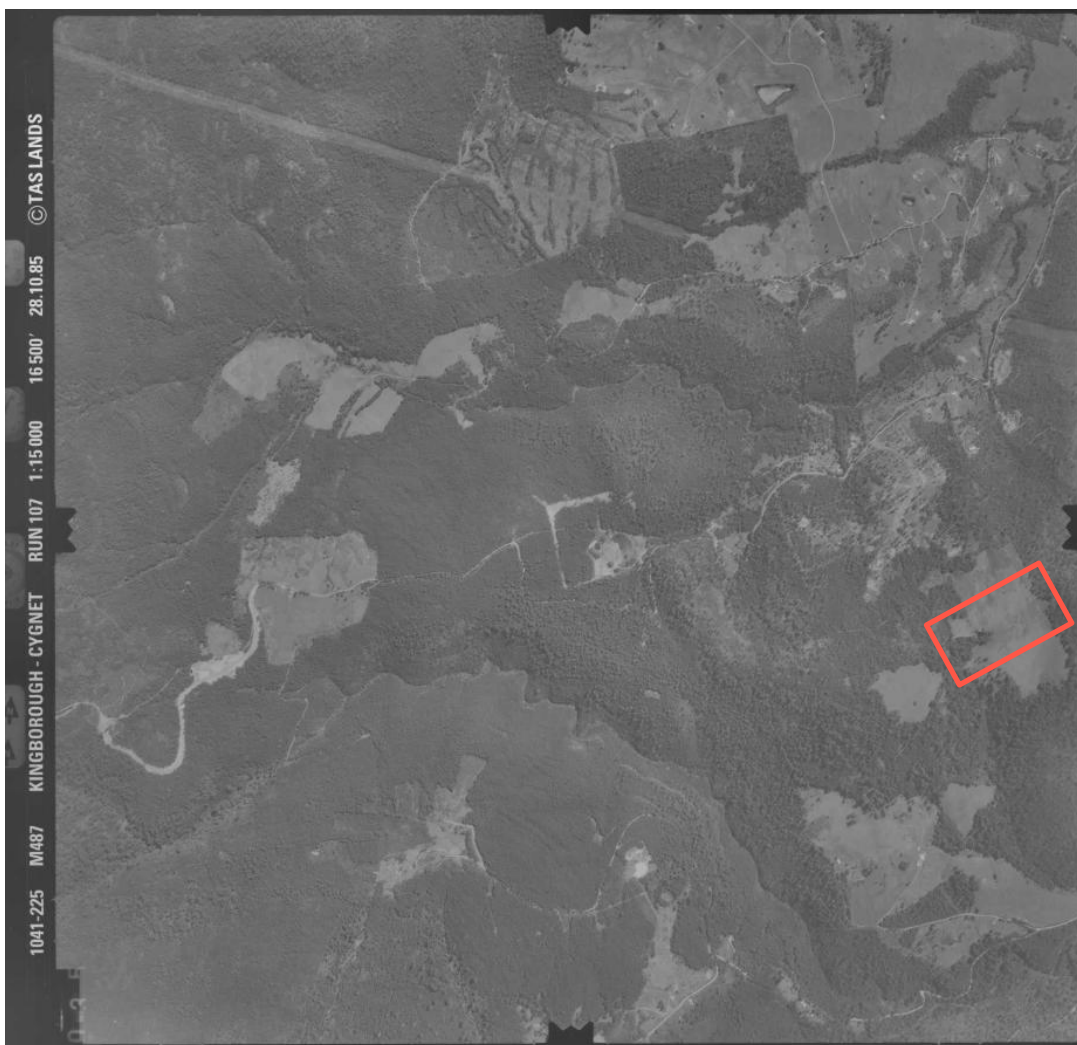
Viewpoint	Photo ID	Distance & Viewing Context	Likely Visibility of Dwelling	Skyline / Ridgeline Effect	Design Mitigation	Overall Scenic Impact
Margate – Huntingfield	9	~9 km; patch is visible southbound only	Intermittent glimpses at substantial distance	No gable or roof form distinguishable	Simplified roof form reduces visual noise	Negligible
Margate – Channel Highway (northbound)	8	~5 km; passing glimpses southbound	Intermittent glimpses at substantial distance	Likely visible as a slight change in muted tones on the cleared portion of the lot	Complementary colour palette selected	Negligible
Margate – general township & shopping centre	6	>4 km; ridgeline viewed obliquely with strong vegetated, dark backdrop	Glimpses at distance	No discernible skyline intrusion; reads as part of cleared ridgeline set in front of vegetated backdrop	Muted roof colour; single gable reduces form complexity; vegetation backdrop	Negligible
Snug – Channel Highway (southbound)	4	>2 km; partial views before vegetation dominates	Partial but indistinct	Any ridgeline expression is faint and non-dominant	Setback from crest; muted colours; simple roof geometry	Low
Snug – Channel Highway (northbound)	5	>2 km; vegetation blocks upper slope	None	No skyline visibility	N/A	None
Snug township (IGA, school, post office)	5	~2 km; hill obscured by vegetation to the east near Longmans Road	None	None	N/A	None
Lower Snug (Coningham Road)	4	>3 km; hillside surface visible	Full visibility but substantial distance	Dwelling ridgeline overshadowed by vegetation behind	Monument/dark roof tones recede into treed backdrop	Low
Nearby residential ridgelines	NA	>1 km; oblique views	Varying visibility depending on vantage point	Reads as minor tonal variation on already exposed hillside	Simple gable avoids visual clutter	Low

2.2 Surrounding Area

A similar topography to that of the site characterises the surrounding landscape for between 1 – 1.5 km to the east, where the elevation falls away to the flatter, coast-adjacent portions of the Channel Highway as it passes through Snug. To the immediate north, west and south are a series of mostly vegetated ridges and valleys. These are similarly characterised by wet eucalypt forest and woodland permeated by intermittent patches of cleared or modified land.

The neighbouring lot, 218 Longmans Road, Snug (143579/1), is also a vacant, but predominantly cleared lot. The nearest dwelling is approximately 350 m to the north of the site – located on Valley View Road (off Van Morey Road), also to the north of the dwelling. Valley View Road is a stubby residential road with large, rural-residential blocks organised around a cul-de-sac. Parcels of cleared land similarly permeate the canopy cover of the eucalypt woodland. This pattern of cleared patches of land within a broader, densely vegetated context is typical of the built environment of the surrounds.

Figure 1. Historic aerial imagery of site and surrounds, 1985 (source: theLIST).



2.3 Environmental Living Zone

The site is within the Environmental Living Zone (ELZ) under the Kingborough Interim Planning Scheme 2015 (the Scheme). The ELZ has the purpose of providing residential use or development within existing natural and landscape values, minimising impact on both environmental values and the surrounding residential amenity.

The proposal is considered consistent with the purpose of the zone in that it provides for a low-density residential use in an area where natural and landscape values remain the dominant characteristics, and where the land is not suited to agriculture or resource development due to steep topography, native vegetation and limited services.

The dwelling is sited on the least constrained portion of the land and is designed to respond to the surrounding landscape through restrained scale, simplified form and materials that integrate with the natural setting, thereby protecting scenic values, including skylines and ridgelines. The existing vegetation and separation distances maintain the privacy and seclusion expected within the zone and avoid unreasonable impacts on adjoining lots or rural land, ensuring no land-use conflict or fettering of adjacent rural activities.

The development does not compromise opportunities for passive recreation or low-impact community and recreational uses, nor does it adversely affect environmental values on adjoining land and accordingly supports the zone objective of maintaining landscape character, protecting amenity and managing development in a manner consistent with the intended future character of the area.

There are no additional Local Area Objectives or Desired Future Character Statements for this Zone.

The Use Standards for the Environmental Living Zone relate only to non-residential uses (including visitor accommodation). The proposed use is residential and hence no use standards apply. The proposed use is considered "Permitted" on the Use Table at cl. 14.2.

3. Kingborough Council's Request

3.1 Request 2 – Environmental Living Zone

Council Request 2 relates to Setback (cl.14.4.2) & Design (cl.14.4.3) of the Development Standards for Buildings & Works under the Environmental Living Zone. These are considered below:

3.1.1 Request 2(a) - Clause 14.4.2 Setback

Request 2(a) of Council's Section 54 LUPAA correspondence dated 5 December 2025 seeks the follows:

- (a) To address Clause 14.4.2 (Setbacks), amended plans or additional documentation is required to either;*
- (i) Revise the proposed dwelling setback with consideration to the Acceptable Solution A1 under the clause by amending the design to have a setback no less than 30m from the southern side boundary, or;*
 - (ii) Provide a full and detailed justification of the proposed variation against the P2 Performance Criteria.*

The power to request information under Section 54 of the LUPAA is not a power to demand that a revised application is supplied; therefore, the request specifically seeks clarity on the compliance with Acceptable Solution Clause 14.4.2 A1, or clarification from the applicant how the proposal addresses Performance Criterion Clause 14.4.2 P2 of the Scheme.

The dwelling is setback greater than 30 m from the frontage; therefore, complies with Acceptable Solution Clause 14.4.2 A1 of the Scheme.

Acceptable Solution Clause 14.4.2 A2 of the Scheme, requires that building setback from side and rear boundaries must be no less than 30 m. As the setback of the proposed dwelling from the southern (rear) boundary is 18 m, the proposal relies on an assessment against the applicable standards listed under the Performance Criteria Clause 14.4.2 P2 of the Scheme that states:

P2 - Building setback from side and rear boundaries must maintain the desirable characteristics of the surrounding landscape and protect the amenity of adjoining lots, having regard to all of the following:

- (a) the topography of the site;*
- (b) the size and shape of the site;*
- (c) the location of existing buildings on the site;*
- (d) the proposed colours and external materials of the building;*
- (e) visual impact on skylines and prominent ridgelines;*
- (f) impact on native vegetation;*
- (g) be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by: (i) overlooking and loss of privacy; (ii) visual impact, when viewed from adjoining lots, through building bulk and massing.*

The proposal is considered as satisfying the performance criterion based on the following:

The proposed dwelling setback has been developed as a considered response to practical necessity, site topography, landscape sensitivity, and visual impact considerations. The siting and design of the dwelling has had regard for the landscape character without comprising the amenity of adjoining land or creating visual impact on prominent ridgelines, consistent with the matters listed under Clause 14.4.2 P2 of the Scheme, as follows:

- (a) The site is characterised by steep gradients which fall from the heavily vegetated rear of the block, and a ridgeline running east. There is limited portion of land flat enough to build on without geotechnical involvement in the project, either to perch a dwelling above the landscape or make a substantial cut into it. Both design directions would be less favourable in terms of impacts on the surrounding landscape. Compliance with the Acceptable Solution (30 m setback) would implicate one of these outcomes; therefore, the proposal is consistent with sub-clause (a).*

- (b) The irregular shape and topographical constraints of the allotment limit feasible building locations. The proposed setbacks position the dwelling on the most favourable point on the site; therefore, consistent with sub-clause (b).
- (c) There are no existing buildings on the site; as such, matters listed under sub-clause (c) are not applicable.
- (d) As identified in the Visual Impact Assessment Matrix (Table 2), muted, low-reflectivity external materials and roof colours have been selected to complement natural ridgeline tones: dark hues of green depending on the time of day. These finishes will assist to reduce contrast when viewed from adjoining lots and prominent public vantage points and be consistent with sub-clause (d).
- (e) As indicated within the visual impact assessment and image documentation from the viewpoints the proposed dwelling does not present as a skyline-defining or ridgeline-dominant element. The nearest vantage points are private residences at 1 km or more away, and on neighbouring ridgelines; the nearest public vantage points are 2 km away. The onsite area where the dwelling will be located is obscured by either visual distance or physical tree canopy, or a combination of both. Intrusion into the definition of the ridgeline (i.e., the separation of land and sky) is minimised by the extant of tree canopy behind the proposed dwelling, which will appear above the ridgeline of the roof. The simplified single-gable roof form also minimises impact. The development will read as a minor tonal variation within the landscape rather than a prominent built form. As a result of the design, orientation and positioning of the building, the proposed dwelling is consistent with sub-clause (e).
- (f) No vegetation will be removed to facilitate the proposal; therefore, there is no impact on native vegetation in accordance with sub-clause (f).
- (g) The retention of extant tree cover onsite provides substantial cover from adjoining properties, as does the topography of the site and sheer distance to visible neighbouring properties. The orientation of the primary living areas is also away from the adjoining residential lot. The dwelling's simplified footprint and single-gable roof form minimise perceived bulk and massing. When viewed from adjoining lots, the building will read as recessive and visually absorbed by distance, vegetation and muted finishes. Therefore, the proposal is consistent with sub-clause (g)(i) and (ii).

3.1.2 Request 2(b) - Clause 14.4.3 Design

Request 2(b) of Council's Section 54 LUPAA correspondence dated 5 December 2025 seeks the follows:

(b) It appears that the dwelling is proposed on a ridgeline, visible from Margate (example viewpoint included below). Therefore, the proposal does not appear to comply with the Acceptable Solution A1 under clause 14.4.3 of the Environmental Living Zone.

To assess the proposal against the Performance Criteria P1 under clause 14.4.3, written justification and/or amended plans must be provided which take into consideration and justify the proposal against the relevant Performance Criteria.

As previously established, the site is located on Gormans Ridge at approximately the 350m contour level. Although the development site does not require the clearing of native vegetation, it is not within a building area or associated with an existing dwelling; therefore, the dwelling relies on an assessment against the applicable standards of Performance Criteria Clause 14.4.3 P1 of the Scheme¹.

Regardless of the Clause 7.3.4 of the Scheme, the proposal is consistent with the applicable standards of Performance Criteria Clause 14.4.3 P1 of the Scheme based on the following:

¹ In addition to being located on a ridgeline, the site is within the mapped Scenic Landscape Overlay as defined under cl. E14.3.1 of the Scenic Landscapes Code (E14.0) of the Scheme. Pursuant to cl. 7.3.4 of the Scheme, "where there is a conflict between a provision in a code and a provision in a zone, the code provision prevails": *Break O'Day Council: Amplitel Pty Ltd v Break O'Day Council [2025] TASCAT 223*. However, the provisions within the Scenic Landscape Code E14.0 do not appear to contradict the ELZ cl. 14.4.3. As such, the Code does not overrule the matters associated with within cl. 14.4.3 but read in addition or complimentary to the zone standards.

The proposed dwelling has been designed and sited in a way that responds to the natural and landscape values embedded in the site and its surrounds.

- (a) The site is the flattest point on the property but is also far enough away from the native vegetation at the western end that clearing of native vegetation is not required; therefore, the matters under 14.4.3 P1(a) are not applicable to this proposal.
- (b) The proposal complies with the requirements of Performance Criteria Clause 14.4.3 P1 (b) for being located on a ridgeline as follows:
 - i. The pad for the dwelling is located on the flattest point of the site. It is the only part of the site that is flat enough to build on without more substantive interaction with the site. Substantive cuts into the site or a raised platform would be less favourable in terms of impacts on the surrounding landscape. Therefore, consistent with sub-clause (b)(i).
 - ii. The attached visual impact assessment and image documentation (see Table 2)
 - iii. Table 2 and Figure 1 demonstrate that from the assessed viewpoints the dwelling does not present as a skyline-defining or ridgeline-dominant element. At the distances it would be visible from, it would be overshadowed by the canopy provided by the natural vegetation to the rear, and the complementary colour palette of the surrounding landscape. The proposal is compliant with sub-clause (b)(ii).
 - iv. The building is maintained as a single level throughout and has a maximum building height of 6.1 m, which is modest by contemporary standards involving gable roof construction, consistent with sub-clause (b)(iii).
 - v. No vegetation will be removed to facilitate the proposal, compliant with sub-clause (b)(iv).
- (c) There is no Desired Future Character Statement associated with the area.

Setting aside Clause 7.3.4 of the Scheme, Council has requested clarity on matters relating to the Performance Criteria Clause 14.4.3 P1 of the Scheme. In this regard, the development maintains the landscape character of the area through modest scale and siting, avoiding features that would create visual prominence when viewed from surrounding properties and public areas and respecting the natural landform and vegetation patterns characteristic of the Snug area.

Overall, the location of buildings and works integrates with the existing landscape and does not compromise the character of the area.

3.1.3 Request 2(c) - Clause 14.4.3 Design

Request 2(c) of Council's Section 54 LUPAA correspondence dated 5 December 2025 seeks the follows:

(c) To address Clause 14.4.3 (Design) Acceptable Solution A3, amended plans or additional documentation is required to either;

(i) Revise the proposed dwelling design with consideration to the Acceptable Solution A3 under the Clause and reduce the gross floor area of buildings onsite to be no more than 300m², or;

(ii) Provide a full and detailed justification of the proposed variation against the P2 Performance Criteria including consideration of site characteristics, scale, bulk, and consistency with the character of the Environmental Living Zone.

The Scheme defines gross floor area to mean, "the total floor area of the building measured from the outside of the external walls or the centre of a common wall" (Clause 4.1). As previously cited, the dwelling has a floor area of 344m², which exceeds the acceptable solution measurement by 44m². However, the site does not have reticulated water supply, as a result, the project involves a single water tank that has a floor area of 105m² which is not exempt under minor structures clause 5.6.7(a) of the Scheme and is therefore considered a building under the Scheme.

The gross total floor area of the buildings on the site is 449m² and therefore relies on an assessment against the Performance Criteria Clause 14.4.3 P3 of the Scheme, which states:

P3 - The combined gross floor area of buildings must satisfy all of the following:

- (a) there is no unreasonable impact on natural values;
- (b) there is no unreasonable impact on the landscape;
- (c) buildings are consistent with the domestic scale of dwellings on the site or in close visual proximity;
- (d) be consistent with any Desired Future Character Statements provided for the area.

The proposal is considered as satisfying the performance criterion based on the following:

- (a) The combined gross floor area is confined to the least topographically constrained portion of the site. All other areas of the site are either prohibitively steep or support established vegetation that would require more extensive disturbance if developed. As such, the design is consistent with sub-clause (a).
- (b) Appropriate efforts have been made to minimise landscape impact: a deliberately simplified single-gable roof form that reduces visual complexity; muted, low-reflectivity colours selected to complement the natural tones of the ridgeline; and siting that acknowledges the presence of existing vegetation backdrop to absorb and soften views of the structure. From key public viewpoints (including Margate, Snug, the Channel Highway and coastal locations), the dwelling is either not visible or appears as a minor, indistinct element within the broader hillside (see Table 1 and Table 2). The building does not interrupt skyline views or alter the perceived landform; therefore, the dwelling complies with sub-clause (b).
- (c) The proposed gross floor area is consistent with a single detached dwelling of domestic scale, comparable to dwellings located on surrounding ridgelines and within the broader rural-residential context, in accordance with sub-clause (c).
- (d) There is no Desired Future Character Statement provided for the area; therefore, sub-clause (d) is not applicable.

To reiterate, the development maintains the landscape character of the area through modest scale and siting, avoiding features that would create visual prominence when viewed from surrounding properties and public areas and respecting the natural landform and vegetation patterns characteristic of the Snug area.

3.2 Request 9 – Scenic Landscape Code E14.0

Item 9 of Council's letter addressed to the Client (dated 30 October 2025) requests information relating to the compliance of the proposal with the Scenic Landscapes Code (E14.0) under the Scheme. More precisely:

The property is subject to the E14.0 Scenic Landscapes Code under the Scheme. Accordingly, a written statement and where necessary, associated amended plans must be provided to address and respond to the 'Acceptable Solution(s)' or 'Performance Criteria' under clause E14.7.1 (Removal of Bushland within Scenic Landscape Area and clause E14.7.2 (Appearance of Buildings and Works within Scenic Landscape Areas) of the E14.0 Scenic Landscapes Code.

Whilst the site is within the Scenic Landscape overlay, there are no management objectives, scenic values, or a statement of significance as to why Gormans Ridge is within a scenic overlay other than it is a ridgeline. From a review of broader standards within the Scheme, it is deduced that value is placed on the fact that the area surrounding the site is covered in native vegetation. As noted within this report, this site has been cleared of native vegetation for several decades. This proposal does not involve creating a new clearing on a ridgeline but uses an already cleared site.

In a review of the surrounding landscape, single residential dwellings are not uncommon feature, and as previously established are a Permitted Use Class within the Environmental Living Zone. Therefore, the presence of a dwelling is not considered to be a feature that is counter to the scenic values of the surrounding landscape, al-be-it the structure is reliant on performance criteria of the Code.

Pursuant to cl. E14.1 the purpose of the Scenic Landscapes Code is as follows:

- E14.1.1 The purpose of this provision is to recognise and protect landscapes that are important for their scenic values.

The proposal is considered consistent with the purpose of the Code in that the dwelling is sited on the least constrained portion of the site, minimising the disturbance to established native vegetation and subsequently the surrounding landscape. Existing vegetation is retained and provides natural screening from surrounding vantage points. The design incorporates a low-profile roof, muted finishes, and a simplified form – it is visually recessive and does not alter or dominate the skyline. Low density residential dwellings set on cleared portions of ridgelines are a characteristic feature of the area, this is complemented by the proposed.

The Code is addressed below:

3.2.1 Request 9(a) - Clause E14.7.1 Removal of Bushland within Scenic Landscape Area

Setting aside any vegetation management that meet the exemptions under clause E14.4.1(i) of the Code, the dwelling site does not require any vegetation removal. Therefore, matters listed under Clause E14.7.1 are not applicable to the determination of this proposal.

3.2.2 Request 9(b) - Clause E14.7.2 Appearance of Buildings & Works within Scenic Landscape Area

The objective of Clause E14.7.2 seeks to “ensure that buildings and works do not cause an unreasonable change to, or have an unreasonable adverse impact on, the scenic landscape value of Scenic Landscape Areas”. This unreasonable change or unreasonable adverse impact does not mean that the scheme requires that there is no visual change to the landscape or that the dwelling cannot be seen from anywhere within the surrounding landscape².

In accordance with Acceptable Solution Clause E14.7.2 A1 the appearance of buildings and works within Scenic Landscape Areas requires the following:

A1 - Buildings must comply with one of the following:

- (a) not be visible from public spaces;*
- (b) be an addition or alteration to an existing building that;
 - (i) increases the gross floor area by no more than 25%;*
 - (ii) does not increase the building height;*
 - (iii) provides external finishes the same or similar to existing.**

The scope of the development does not involve an addition or alteration of an existing building; therefore sub-clause (b) is not applicable.

Sub-clause (a) provides no context or limitation of distance for the public space, whether the structure is minimally visible on the horizon or contained to the adjoining land. Regardless of distance, the slight visibility of the proposal is possible from a variety of public spaces, the proposal relies on the Performance Criteria Clause E14.7.2 P1 of the Scheme, which requires the following:

P1 - Buildings visible from public spaces must maintain scenic landscape value by satisfying one or more of the following, as necessary:

- (a) have external finishes that are non-reflective and coloured to blend with the landscape;*
- (b) be designed to:
 - (i) incorporate low roof lines that follow the natural form of the land;*
 - (ii) minimise visual impact in height and bulk;*
 - (iii) minimise cut and fill;**
- (c) be located below skylines;*
- (d) be located to take advantage of any existing native vegetation or exotic vegetation for visual screening purposes.*

² *No Turbine Action Group Inc v Central Highlands Council [2025] TASCAT 162 [34]*

No public space is adjoining the site; therefore, as demonstrated within *Table 1. Images of site and surrounds*, there is considerable distance between the proposed dwelling and any potential viewpoint on public land. The scenic landscape value of the area is maintained through the retention of surrounding vegetation, and the use of existing cleared land, and a simple, recessive building form finished in muted, low-reflectivity colours that complement the natural tones of the ridgeline.

- (a) The dwelling and the water tank is finished in non-reflective materials with muted, natural tones selected to blend with, and complement, the colours of the surrounding ridgeline and vegetation, minimising visual contrast and ensuring it recedes into the landscape.
- (b) The proposal:
 - i. Incorporates low roof lines – a single-gable roof that follows the natural slope of the land, maintaining a low profile that is aligned to the ridgeline, minimising visual intrusion.
 - ii. Minimises visual impact in height and bulk – the simple roof form and restrained overall building footprint reduce visual prominence, ensuring the dwelling does not dominate the landscape.
 - iii. Minimises cut and fill – The dwelling is sited on the flattest part of the site, avoiding extensive earthworks and preserving the natural landform.
- (c) The dwelling is positioned within a cleared site, below the actual crest of the ridgeline and well below the skyline formed by the surrounding tree canopy ensuring it does not interrupt the skyline when viewed from public vantage points.
- (d) The building location takes advantage of existing native vegetation to provide natural visual screening, further integrating the dwelling into the landscape and maintaining scenic values.

Having regard to the images within *Table 1. Images of Site and Surrounds*, the design and location of the dwelling do not cause an unreasonable change to, or have an unreasonable adverse impact on, the scenic landscape value of surrounding rural landscape. Therefore, the proposal is consistent with the Performance Criteria Clause E14.7.2 P1 of the Scheme.

The Acceptable Solution Clause E14.7.2 A2 of the Scheme, requires that works must not be visible from public spaces. As the proposal requires an upgrade to the existing gravel track on the site. Again, the site is visible from a broad range of public spaces within the surrounding area; however, there is limited directions within the standards that provide any management objectives or scenic values on the extent of maintenance to existing tracks.

The corresponding Performance Criterion Clause E14.7.2 P2 of the Scheme requires the following:

P2 - Works visible from public spaces must maintain scenic landscape value by satisfying one or more of the following, as necessary;

(a) driveways and access tracks are as close as practical to running parallel with contours and are surfaced with dark materials;

(b) cut and fill is minimised;

(c) surfaces of retaining walls and batters are finished with a natural appearance;

(d) fences are post & wire or other designed of a similarly transparent appearance.

The proposal is considered as satisfying the Performance Criterion based on the following:

- (a) The proposed driveway is designed to follow the natural contours of the land as closely as practicable but is limited due to the constraints of the site, which is accessed near the lowest, steepest part of the site. A visually recessive gravel material is proposed to reduce visual contrast with surrounds and reflect drier patches of land.
- (b) Cut and fill is minimised by locating the dwelling on the flattest and least constrained part of the site. This approach reduces landform modification, avoids excessive benching or terracing, and ensures that visible earthworks do not detract from the natural character or scenic values of the ridgeline.
- (c) Only minimal battering is proposed in association with the dwelling. These will be limited in extent and appropriately revegetated to soften edges and integrate built elements into the surrounding landscape. If an alternative location for the dwelling was selected, substantially more batter would be required.
- (d) No fencing is proposed as part of the scope of this proposal. Extant onsite fencing is post-and-wire to maintain visual permeability across the site.

Therefore, in regard to the images within Table 1. Images of Site and Surrounds, the proposed works are the minimum required for the development and do not cause an unreasonable change to, or have an unreasonable adverse impact on, the scenic landscape value of surrounding rural landscape. As such, the proposal is consistent with the Performance Criteria Clause E14.7.2 P2 of the Scheme.

4. Conclusion

Pitt&sherry has been requested to review the proposal for a dwelling on the current vacant property known as 224 Sproules Road, Snug (CT 143579/2) accessed via Longmans Road, against the applicable standards as follows:

- Clause 14.4.2 Setbacks within the Environmental Living Zone,
- Clause 14.4.3 Desing within the Environmental Living Zone, and
- Scenic Landscapes Code E14.0

The proposal achieves an appropriate balance between enabling reasonable use and development of the land while protecting landscape values, native vegetation, and the broader rural character of the Snug locality. By locating the dwelling on the flattest and least visually sensitive portion of the site, retaining surrounding vegetation, and employing a simple, low-profile roof form finished in muted, natural tones, the proposal minimises visual intrusion, preserves the continuity of ridgelines and skylines, and integrates with the existing landscape character.

The siting of the dwelling has been carefully selected following consideration of alternative locations, with the adopted location representing the least constrained and least environmentally impactful option available. The proposal also responds appropriately to landscape considerations by minimising visual prominence, reducing building height as far as practicable, and retaining vegetation that contributes to screening and integration with the surrounding landform.

By respecting the natural landform, maintaining landscape continuity, and avoiding unnecessary visual dominance, the proposal reinforces rather than detracts from the existing sense of place.

The Environmental Living Zone does not seek to prohibit development, but rather to guide it to appropriate locations and forms that respect site constraints and environmental sensitivities. In this instance, the proposed dwelling represents a reasonable and contemplated use of land within the zone, with its siting, scale and design demonstrating careful consideration of environmental constraints, landscape character and long-term land management. The development therefore gives effect to the zone purpose by enabling residential use while ensuring that environmental values are protected and integrated into the overall development outcome.

Important information about your report

In some circumstances the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints. The Report may only be used and relied on by the Client for the purpose set out in the Report. Any use which a third party makes of this document, or any reliance on or decisions to be made based on it, is the responsibility of the Client or such third parties.

The services undertaken by pitt&sherry in connection with preparing the Report were limited to those specifically detailed in the report and are subject to the restrictions, limitations and exclusions set out in the Report. The Report's accuracy is limited to the time period and circumstances existing at the time the Report was prepared. The opinions, conclusions and any recommendations in the Report are based on conditions encountered and information reviewed at the date of preparation of the Report. pitt&sherry has no responsibility or obligation to update the Report to account for events or changes occurring after the date that the report was prepared. If such events or changes occurred after the date that the report was prepared render the Report inaccurate, in whole or in part, pitt&sherry accepts no responsibility, and disclaims any liability whatsoever for any injury, loss or damage suffered by anyone arising from or in connection with their use of, reliance upon, or decisions or actions based on the Report, in whole or in part, for whatever purpose.

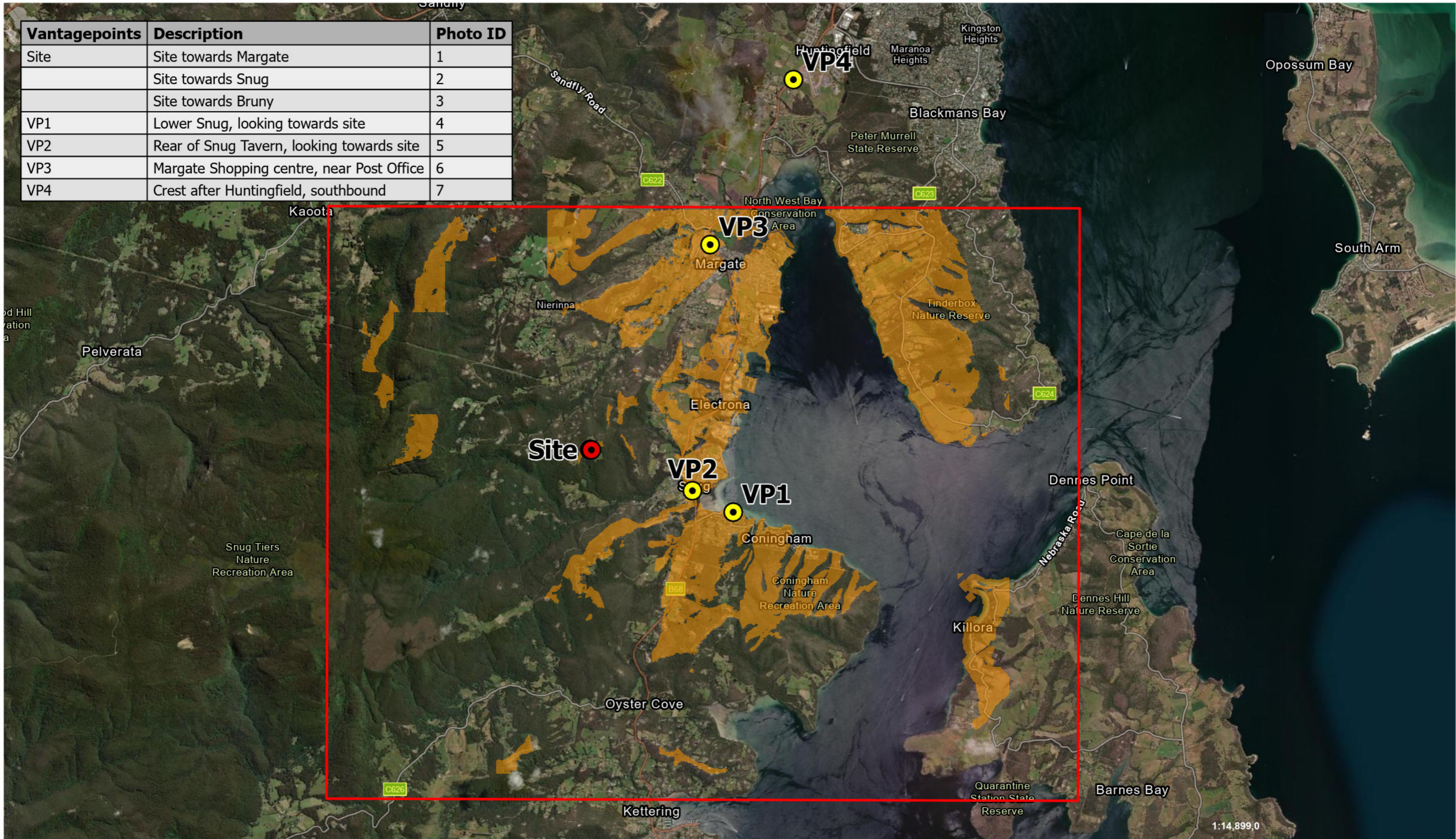
In preparing the Report, pitt&sherry has relied upon data, surveys, analyses, designs, plans and other information provided by or on behalf of the Client and other individuals and organisations, most of which are referred to in the Report ("the Data"). Except as otherwise stated in the Report, pitt&sherry has not verified the accuracy, completeness, usefulness or relevance of the Data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the Report ("Conclusions") are based in whole or part on the Data, those Conclusions are contingent upon the accuracy, completeness, usefulness or relevance of the Data. pitt&sherry does not warrant the accuracy and will not be liable in relation to Conclusions should any of the Data, be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to pitt&sherry.

Figures

Appendix A

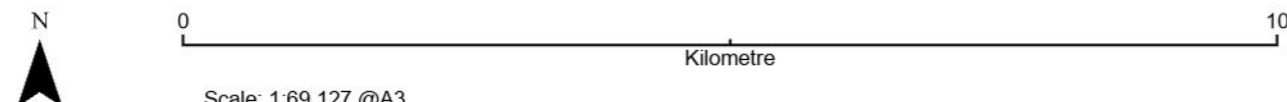
pitt&sherry

Vantagepoints	Description	Photo ID
Site	Site towards Margate	1
	Site towards Snug	2
	Site towards Bruny	3
VP1	Lower Snug, looking towards site	4
VP2	Rear of Snug Tavern, looking towards site	5
VP3	Margate Shopping centre, near Post Office	6
VP4	Crest after Huntingfield, southbound	7



Skyline Dwelling Snug

Visual impact assessment



Coordinate System: GDA2020 MGA Zone 55
MAP REF: P.25.1473
AUTHOR: HF
REV: A
DATE: 18/12/2025
DATA SOURCES: Aerial imagery from ESRI,
 Data from Spatial Services, State of NSW,
 Project Specific Data

- LEGEND**
- 224 Sproules Rd, Snug
 - Vantage Points
 - Visibility envelope
 - Site visible to observer
 - Viewshed Extent



Sroules Road Dwelling
Visual Impact Assessment

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