1 20253052 1

Eden Street
Riverside Tasmania 7250
Telephone: (03) 6323 9300
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RECEIVED
14 NOV 2025
BY:

West Tamar COUNCIL

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY		
	Application Number	PA2025374
	Assess No:	A4039
	PID No:	6062309

Applicant Name:	LUCIANO CARAVIA BAYER / MICSY CUMMING CARRILLO					
Applicant Contact Name						
Postal Address:						
Contact Phone:	**Home**		**Work**		**Mobile**	
Email Address:						

Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements ☑
2. A completed application form including a detailed description of the proposal ☐
3. A complete plan set: (driveway) ☐
   a) **Floor plans** ☐
   b) **Elevations** (from all orientations/sides and showing natural ground level and finished surface level) ☐
   c) **Site Plan** showing: ☐
   - Orientation
   - All title boundaries
   - Location of buildings and structure (both existing and proposed)
   - Setbacks from all boundaries
   - Native vegetation to be removed
   - Onsite services, connections and drainage details (including sewer, water and stormwater)
   - Cut and/or Fill
   - Car parking and access details (including construction material of all trafficable areas)
   - Fence details
   - Contours
4. Other: landslip report

If submitting plans in over the counter please ensure they are A3.
All plans must be to scale.

WEST TAMAR COUNCIL

Application Number: Application Number

APPLICANT DETAILS

Applicant Name:	LUCIANO CARAVIA BAYER

Note: *Full name(s) of person(s) or company making the application and postal address for correspondence.*

LAND DETAILS

Owner/Authority Name: *(as per certificate of title)*	LUCIANO CARAVIA BAYER / MICSY CUMMING CARRILLO
Location / Address:	83 BEACH RD, LEGANA 7277
Title Reference:	
Zone(s):	
Existing Development/Use:	HOUSE
Existing Developed Area:	300

Are any of the components in this Application seeking retrospective approval? E.g. Use and/or development that has commenced without a Planning Permit.	YES ☐ NO ☒
(If yes please specify the relevant components):	

DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: ☒	Visitor Accommodation: ☐	Commercial: ☐	Other: ☐
	Description of Use:			
Development Type:	Building work: ☐	Demolition: ☐	Subdivision: ☐	Other: ☐
	Description of development: DRIVEWAY			

New or Additional Area:		
Estimated construction cost of the proposed development:		
Building Materials:	Wall Type:	Colour:
	Roof Type:	Colour:

WEST TAMAR COUNCIL

Application Number: Application Number

VISITOR ACCOMMODATION ❑N/A

Gross Floor Area to be used per lot:		**Number of Bedrooms to be used:**	
Number of Carparking Spaces:		**Maximum Number of Visitors at a time:**	

SUBDIVISION ❑N/A

Subdivision creating additional lots ☐

Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :		**Number of Lots (proposed) :**	
Description:			
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
1.			
2.			
3.			

COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE ❑N/A

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	

Existing Car Parking:	
Proposed Car Parking:	

Number of Employees: ***(Existing)***	
Number of Employees: ***(Proposed)***	

Type of Machinery installed:	
Details of trade waste and method of disposal:	

WEST TAMAR COUNCIL

Application Number: Application_Number

APPLICANT DECLARATION

Owner: *As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,*

Name (print)	Signed	Date
LUCIANO CARAVIA Owner_Name		14/11/25

Applicant: *(if not the owner)* *As the applicant, I declare that I have notified the owner of my intention to make this application* and that *the information contained in this application is a true and accurate representation of the proposal,*

Name (print)	Signed	Date
LUCIANO CARAVIA Applicant_Name		14/11/25

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

Crown Consent *(if required)*

Name (print)	Signed	Date

Chief Executive Officer *(if required)*

Name (print)	Signed	Date

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Right of Way Owner:

As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Name (print)	Signed	Date

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

S.P. 31175

Owner: Christopher John Cohen & Elizabeth Anne Cohen	**PLAN OF SURVEY** by Surveyor J.W. Cohen of land situated in the LAND DISTRICT OF DEVON PARISH OF STANLEY Scale 1:750	**Registered Number:** S.P. 9017
Title Reference: C. T. Vol. 3388 Fol. 88		**Effective from:** 25 MAR 1977
Grantee: Part of 2500 acres Granted to John Griffiths		Recorder of titles

LENGTHS ARE IN METRES

(437—14 D)

1 — 974 m²

2 (D 581) — 917 m²

3 — 954 m²

4 — 1 137 m²

5 (SP 13456) — 4 247 m²

6 ROAD 150 m²

ROAD

BEACH

LEGANA

DRAINAGE EASEMENT 2.00 WIDE

ENLARGEMENT

SCALE 1:500

(S.P. 7753)

(S.P. 1557)

(580/1 D.)

C7

SCHEDULE OF EASEMENTS

Plan No. S.P 9017

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

Fencing Provision

In respect of ~~the said~~/lot/ each the Vendors (Christopher John Cohen and Elizabeth Anne Cohen) shall not be required to fence.

No covenants or profits à prendre are created to benefit or burden the said lots.

Lot 5 is together with a right of drainage over the drainage easement shown thereon

Lot 4 is subject to a right of drainage (appurtenant to Lot 5) over the said drainage easement shown hereon

Each lot on the plan is Subject to such rights of drainage over such lot as might be found necessary for the convenient enjoyment of the portions of the land described in Certificate of Title 175/64 as more particularly set forth in Certificate of Title 3388/8.

SIGNED by the Registered Proprietors of the land comprised in Certificate of Title volume 3388 folio 18. CHRISTOPHER JOHN COHEN in the presence of

ELIZABETH ANNE COHEN in the presence of

9017

Certified correct for the purposes of the Real Property Act 1862, as amended.

Clarke & Gee
Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of Christopher John Cohen and
(Insert Subdivider's Full Name)
Elizabeth Anne Cohen affecting land in

Certificate of Title volume 3388 folio 18
(Insert Title Reference)

Sealed by Beaconsfield Municipal Council on 21st.December 19 76

Council Clerk/Town Clerk

GEOTON Pty Ltd
Geotechnical Consultants

Geoton Pty Ltd ABN 81 129 764 629
PO Box 522 Prospect TAS 7250
Unit 24, 16-18 Goodman Court
Invermay TAS 7248
Tel (+61) (3) 6326 5001
www.geoton.com.au

06 January 2026

Reference No. GL23615Ab Rev.1

Mr Luciano Caravia
83 Beach Road
LEGANA TAS 7277

Dear Sir

RE: Landslide Risk Appraisal and Geotechnical Advice
Driveway Reinstatement
83 Beach Road, Legana

1 INTRODUCTION

At your request, Geoton Pty Ltd, has visited the above captioned site for the purpose of providing geotechnical advice to reinstate the existing driveway within an active landslip area.

Geoton has previously carried out a geotechnical investigation on a large active landslide along Beach Road, Legana, our Report Reference No. GL21253Ca, dated 24 June 2022 and provided a Remedial Works Design Report, our Reference No. GL21253Da Rev1, dated 7 September 2022.

2 BACKGROUND

In mid to late 2021 there was a reactivation of a large landslide along Beach Road, Legana. The headscarp of the landslide extends into the front of the properties of Nos. 73 to 83 Beach Road, with a vertical displacement of about 1m. Steel plates have been placed on the effected property driveways to provide access across the large vertical displacement of the landslide headscarp. At No. 83 Beach Road the headscarp passes through the existing driveway approximately 8m off Beach Road. The driveway at No. 83 had been paved with 200mm square pavers. Landslide movement in the driveway caused displacement and movement of the pavers.

3 SITE CONDITIONS

The driveway pavers at No. 83 have been recently removed, exposing the bedding sand (Plate 1). Where the landslide headscrap passes through the driveway, there is a step or vertical displacement that has locally steepened the driveway and also caused displacement of the boundary fence (Plate 2).

The headscarp continues across the front of the lot and crosses Beach Road. There are some observed open cracks within the lot along the headscarp.

Photographs are provided in Appendix A.

4 DISCUSSION AND RECOMMENDATIONS

We understand that the owner wants to replace the driveway pavers with a concrete pavement. There is potential for future landslide movement to occur, with the most likely scenario being a reactivation of the existing landslide, causing further movement and damage to the same area of the driveway that was previously damaged if a traditional concrete driveway be used.

For this reason and noting the previously incurred extensive displacement, a flexible pavement system (such as bitumen or segmental pavers) would generally be recommended. Notwithstanding this, the proposed concrete driveway design is considered acceptable, as it incorporates several measures intended to accommodate potential ground movement. These include construction of the driveway in discrete segments capable of tolerating minor rotation or differential movement without significant distress, pinning of the upslope edge of the driveway into the ground using 300mm deep piers, and the provision of galvanised dowels across the driveway width to facilitate load transfer between adjacent slabs and maintain joint alignment.

In addition, it is recommended that the proposed expansion joint (Ableflex) be a minimum width of 20mm to provide improved flexibility and greater capacity to absorb ground movement.

Minor earthworks for the reinstatement of the driveway can be carried out to flatten the current steep driveway grade caused by the landslide headscarp movement. These earthworks shall be limited to only excavating to a maximum of 0.5m above the headscarp and placing a maximum of 0.5m of fill below the headscarp.

In addition, the observed landslide headscarp cracks on the property shall be infilled and sealed with compacted clay fill to prevent any surface water infiltration into the landslide headscarp.

Site works should adhere to the principles of good hillside practice. An information sheet entitled “Some Guidelines for Hillside Construction” adapted from the Journal of the Australian Geomechanics Society, volume 42, Number 1, dated March 2007, is provided in Appendix B.

No uncontrolled discharge of water onto the ground surface or into the slope should be permitted.

All collected stormwater should be piped to the street or stormwater system.

We trust that the above comments are appropriate to your requirements. Should you require any clarification please contact the undersigned.

For and on behalf of Geoton Pty Ltd

Tony Barriera

Director

Attachments:

Report Limitations

Appendices

Appendix A: Photographs

Appendix B: Some Guidelines for Hillside Construction

Appendix C: Certificates

GEOTON Pty Ltd

Geotechnical Consultants - Limitations of report

These notes have been prepared to assist in the interpretation and understanding of the limitations of this report.

Project specific criteria

The report has been developed on the basis of unique project specific requirements as understood by Geoton and applies only to the site investigated. Project criteria are typically identified in the Client brief and the associated proposal prepared by Geoton and may include risk factors arising from limitations on scope imposed by the Client. The report should not be used without further consultation if significant changes to the project occur. No responsibility for problems that might occur due to changed factors will be accepted without consultation.

Subsurface variations with time

Because a report is based on conditions which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. In the event of significant delays in the commencement of a project, further advice should be sought.

Interpretation of factual data

Site assessment identifies actual subsurface conditions only at those points where samples are taken and at the time they are taken. All available data is interpreted by professionals to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, as it is virtually impossible to provide a definitive subsurface profile which includes all the possible variabilities inherent in soil and rock masses.

Report Recommendations

The report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete and therefore the report recommendations can only be regarded as preliminary. Where variations in conditions are encountered, further advice should be sought.

Specific purposes

This report should not be applied to any project other than that originally specified at the time the report was issued.

Interpretation by others

Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

Report integrity

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way.

Geoenvironmental issues

This report does not cover issues of site contamination unless specifically required to do so by the client. In the absence of such a request, Geoton take no responsibility for such issues.

Appendix A

Photographs

PLATE 1 - View of driveway at No 83 with pavers removed

PLATE 2 - View of landslide headscarp displacement through driveway and fence

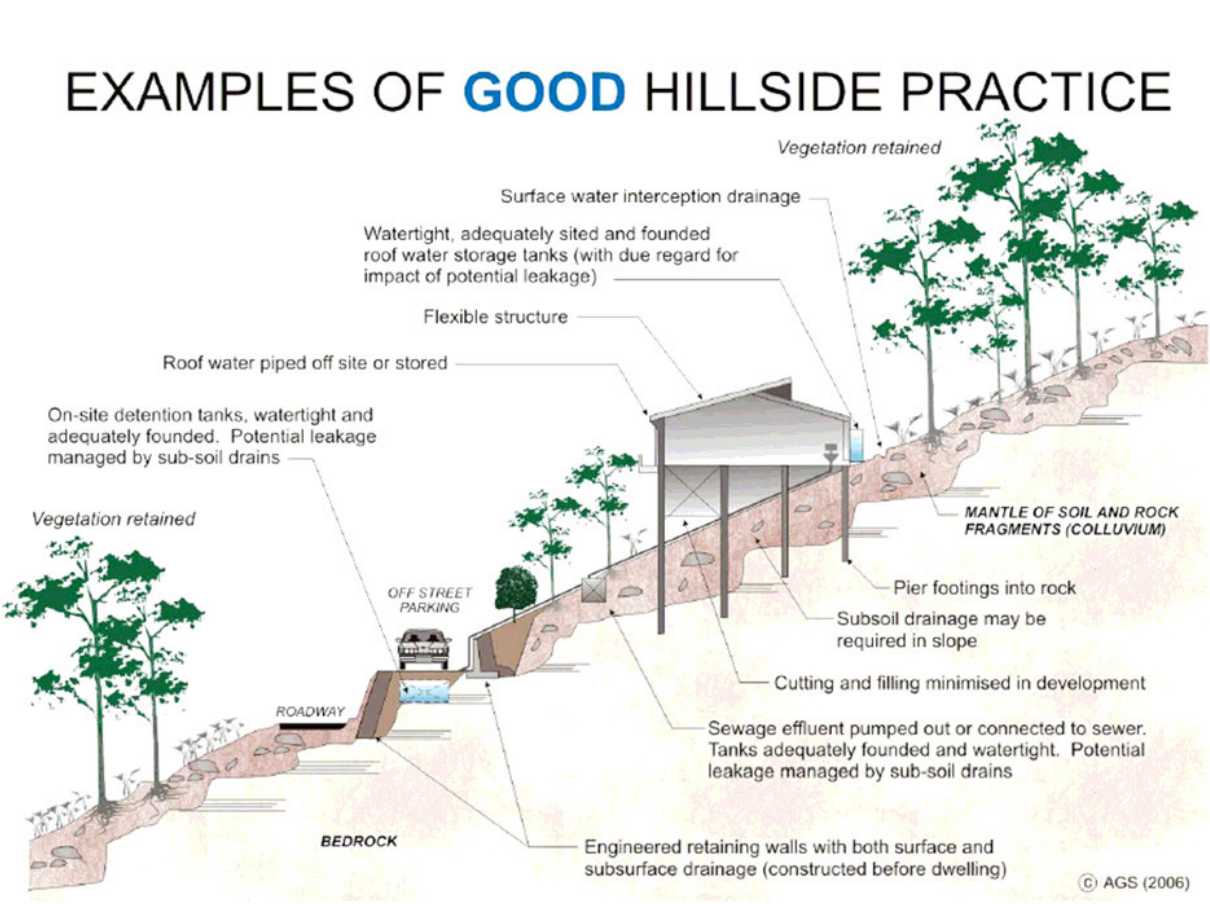
GEOTON Pty Ltd				client:	MR LUCIANO CARAVIA	
title:	PHOTOGRAPH			project:	83 BEACH ROAD LEGANA	
date:	27/09/2023	original size	A4	project no: GL23615A		figure no. PLATES 1 & 2

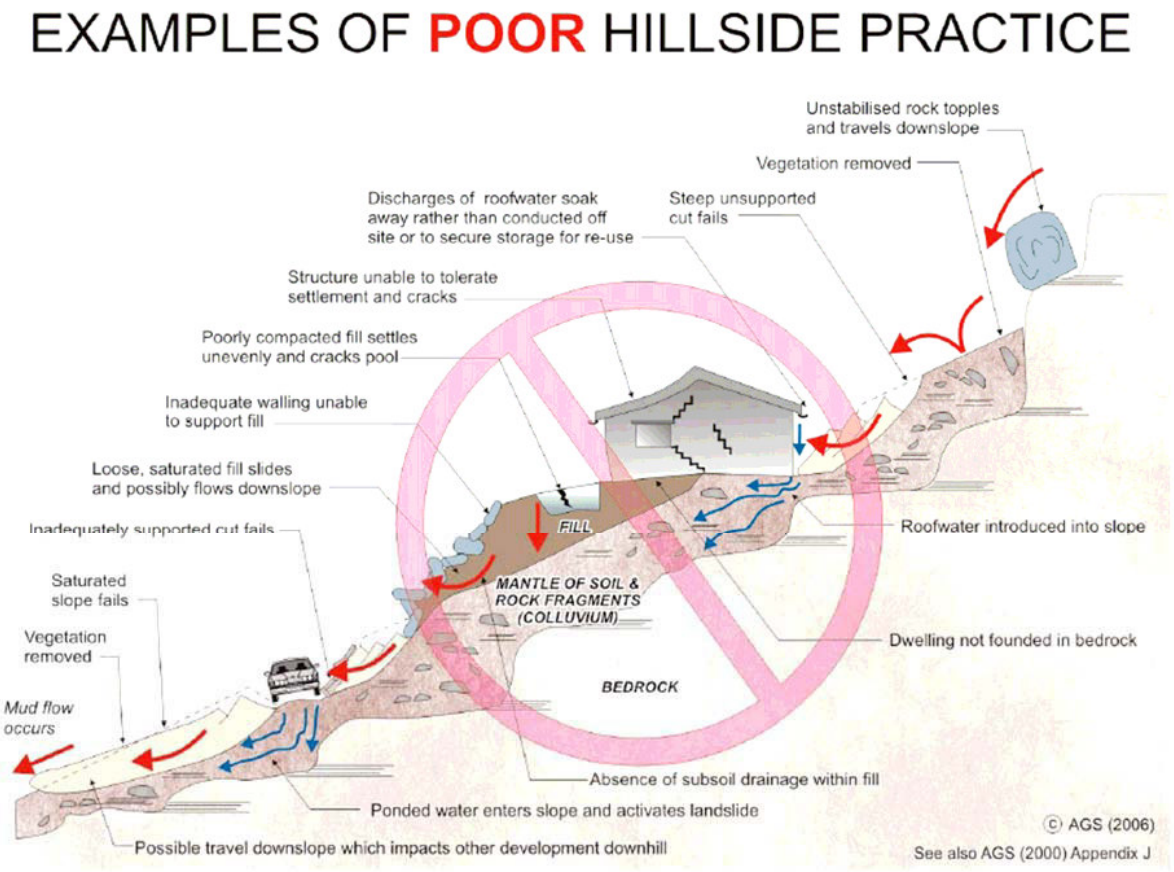
Appendix B

Some Guidelines for Hillside Construction

APPENDIX - SOME GUIDELINES FOR HILLSIDE CONSTRUCTION

	GOOD ENGINEERING PRACTICE	*POOR ENGINEERING PRACTICE*
ADVICE		
GEOTECHNICAL ASSESSMENT	Obtain advice from a qualified, experienced geotechnical practitioner at early stage of planning and before site works.	Prepare detailed plan and start site works before geotechnical advice.
PLANNING		
SITE PLANNING	Having obtained geotechnical advice, plan the development with the risk arising from the identified hazards and consequences in mind.	Plan development without regard for the Risk.
DESIGN AND CONSTRUCTION		
HOUSE DESIGN	Use flexible structures which incorporate properly designed brickwork, timber or steel frames, timber or panel cladding. Consider use of split levels. Use decks for recreational areas where appropriate.	Floor plans which require extensive cutting and filling. Movement intolerant structures.
SITE CLEARING	Retain natural vegetation wherever practicable.	Indiscriminately clear the site.
EARTHWORKS	Retain natural contours wherever possible.	Indiscriminatory bulk earthworks.
CUTS	Minimise depth. Support with engineered retaining walls or batter to appropriate slope. Provide drainage measures and erosion control.	Large scale cuts and benching. Unsupported cuts. Ignore drainage requirements
FILLS	Minimise height. Strip vegetation and topsoil and key into natural slopes prior to filling. Use clean fill materials and compact to engineering standards. Batter to appropriate slope or support with engineered retaining wall. Provide surface drainage and appropriate subsurface drainage.	Loose or poorly compacted fill, which if it fails, may flow a considerable distance including onto property below. Block natural drainage lines. Fill over existing vegetation and topsoil. Include stumps, trees, vegetation, topsoil, boulders, building rubble etc in fill.
ROCK OUTCROPS & BOULDERS	Remove or stabilise boulders which may have unacceptable risk. Support rock faces where necessary.	Disturb or undercut detached blocks or boulders.
RETAINING WALLS	Found on rock where practicable. Provide subsurface drainage within wall backfill and surface drainage on slope above. Construct wall as soon as possible after cut/fill operation.	Construct a structurally inadequate wall such as sandstone flagging, brick or unreinforced blockwork. Lack of subsurface drains and weepholes.
FOOTINGS	Found within rock where practicable. Use rows of piers or strip footings oriented up and down slope. Design for lateral creep pressures if necessary. Backfill footing excavations to exclude ingress of surface water.	Found on topsoil, loose fill, detached boulders or undercut cliffs.
SWIMMING POOLS	Engineer designed. Support on piers to rock where practicable. Provide with under-drainage and gravity drain outlet where practicable. Design for high soil pressures which may develop on uphill side whilst there may be little or no lateral support on downhill side.	
DRAINAGE		
SURFACE	Provide at tops of cut and fill slopes. Discharge to street drainage or natural water courses. Provide general falls to prevent blockage by siltation and incorporate silt traps. Line to minimise infiltration and make flexible where possible. Special structures to dissipate energy at changes of slope and/or direction.	Discharge at top of fills and cuts. Allow water to pond on bench areas.
SUBSURFACE	Provide filter around subsurface drain. Provide drain behind retaining walls. Use flexible pipelines with access for maintenance. Prevent inflow of surface water.	Discharge roof runoff into absorption trenches.
SEPTIC & SULLAGE	Usually requires pump-out or mains sewer systems; absorption trenches may be possible in some areas if risk is acceptable. Storage tanks should be water-tight and adequately founded.	Discharge sullage directly onto and into slopes. Use absorption trenches without consideration of landslide risk.
EROSION CONTROL & LANDSCAPING	Control erosion as this may lead to instability. Revegetate cleared area.	Failure to observe earthworks and drainage recommendations when landscaping.
DRAWINGS AND SITE VISITS DURING CONSTRUCTION		
DRAWINGS	Building Application drawings should be viewed by geotechnical consultant	
SITE VISITS	Site Visits by consultant may be appropriate during construction/	
INSPECTION AND MAINTENANCE BY OWNER		
OWNER'S RESPONSIBILITY	Clean drainage systems; repair broken joints in drains and leaks in supply pipes. Where structural distress is evident see advice. If seepage observed, determine causes or seek advice on consequences.	


EXAMPLES OF GOOD HILLSIDE PRACTICE
Vegetation retained
Surface water interception drainage
Watertight, adequately sited and founded roof water storage tanks (with due regard for impact of potential leakage)
Flexible structure
Roof water piped off site or stored
On-site detention tanks, watertight and adequately founded. Potential leakage managed by sub-soil drains
Vegetation retained
OFF STREET PARKING
ROADWAY
BEDROCK
MANTLE OF SOIL AND ROCK FRAGMENTS (COLLUVIUM)
Pier footings into rock
Subsoil drainage may be required in slope
Cutting and filling minimised in development
Sewage effluent pumped out or connected to sewer. Tanks adequately founded and watertight. Potential leakage managed by sub-soil drains
Engineered retaining walls with both surface and subsurface drainage (constructed before dwelling)
© AGS (2006)


EXAMPLES OF POOR HILLSIDE PRACTICE
Unstabilised rock topples and travels downslope
Vegetation removed
Discharges of roofwater soak away rather than conducted off site or to secure storage for re-use
Steep unsupported cut fails
Structure unable to tolerate settlement and cracks
Poorly compacted fill settles unevenly and cracks pool
Inadequate walling unable to support fill
Loose, saturated fill slides and possibly flows downslope
Inadequately supported cut fails
FILL
Roofwater introduced into slope
Saturated slope fails
MANTLE OF SOIL & ROCK FRAGMENTS (COLLUVIUM)
Vegetation removed
Dwelling not founded in bedrock
BEDROCK
Mud flow occurs
Absence of subsoil drainage within fill
Ponded water enters slope and activates landslide
Possible travel downslope which impacts other development downhill
© AGS (2006)
See also AGS (2000) Appendix J

Appendix C

Certificate of Analysis

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Mr Luciano Caravia *Owner /Agent*

83 Beach Road *Address*

LEGANA Tas 7277 *Suburb/postcode*

Qualified person details:

Qualified person: Tony Barriera - Geoton Pty. Ltd.

Address: PO Box 522 Phone No: 03 6326 5001

Prospect Tas 7250 Fax No:

Licence No: CC6220 P Email address: tbarriera@geoton.com.au

Qualifications and Insurance details: Tony Barriera – BEng, MSc CPEng, NER – IEAust 471929 Civil, Geotechnical Certain Underwriters at Lloyd's- ENG 21 000330

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Geotechnical Engineering

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 83 Beach Road Lot No: 1

LEGANA Tas 7277 Certificate of title No: 9017/1

The assessable item related to this certificate: Geotechnical Landslide Advice

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Geotechnical Landslide Advice

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work: ☐

or

a building, temporary structure or plumbing installation: X

In issuing this certificate the following matters are relevant –

Documents:	Geoton Pty Ltd, Report Reference No. GL23615Ab Rev.1, dated 06/01/2026
Relevant calculations:	Refer to report
References:	"Practice Note Guidelines for Landslide Risk Management". Australian Geomechanics Society, 2007

Substance of Certificate: *(what it is that is being certified)*

Findings and recommendations of report
The landslide advice was conducted in accordance with Australian Geomechanics Society (AGS) – Practice Note Guidelines for Landslide Risk Management, 2007.

Scope and/or Limitations

The report provides landslide advice for remedial works at the site and provides recommendations and advice to maintain, minimise any potential damage and/or allow for ease of remedial works to be carried out to maintain and repair the driveway area should landslide movements occur.

The recommendations for the design of the proposed works are in accordance with prevailing geological conditions described in the report for the site, assessed landslide risks and recommended good hillside practices

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		GL23615Ab Rev.1	06/01/2026