



**GLAMORGAN/SPRING BAY COUNCIL**  
**NOTICE OF PROPOSED DEVELOPMENT**

Notice is hereby given that an application has been made for planning approval for the following development:

**SITE:** **RA308 Dolphin Sands Road, Dolphin Sands  
CT 54666/33**

**PROPOSAL:** **Dwelling**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail ([planning@freycinet.tas.gov.au](mailto:planning@freycinet.tas.gov.au)) addressed to the Chief Executive Officer. Representations must be received before midnight on 30 September 2026.

**APPLICANT:** **Cbm Sustainable Design**  
**DATE:** **03/07/2026**  
**APPLICATION NO:** **DA 2026 / 113**

# Application for Planning Approval

## Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

| Details of Applicant and Owner                |                             |                  |              |
|-----------------------------------------------|-----------------------------|------------------|--------------|
| Applicant:                                    | CBM Sustainability P/L      |                  |              |
| Contact person: (if different from applicant) | Daniel Stanford (Architect) |                  |              |
| Address:                                      | 51 York Street              |                  |              |
| Suburb:                                       | Launceston TAS              | Post Code:       | 7250         |
| Email:                                        | dstanford@cbmgroup.com.au   | Phone: / Mobile: | 0417 565 979 |

*Note: All correspondence with the applicant will be via email unless otherwise advised*

|                                     |  |                  |  |
|-------------------------------------|--|------------------|--|
| Owner (if different from applicant) |  |                  |  |
| Address:                            |  |                  |  |
| Suburb:                             |  | Post Code:       |  |
| Email:                              |  | Phone: / Mobile: |  |

## Details of Site *(Note: If your application is discretionary, the following will be placed on public exhibition)*

|                                      |                        |            |      |
|--------------------------------------|------------------------|------------|------|
| Address of proposal:                 | 308 Dolphin Sands Road |            |      |
| Suburb:                              | Dolphin Sands TAS      | Post Code: | 7190 |
| Size of site: (m <sup>2</sup> or Ha) | 20225 sqm              |            |      |
| Certificate of Title(s):             | 54666/33               |            |      |
| Current use of site:                 | Residence              |            |      |

**General Application Details** *Complete for All Applications*

|                                                                                                                                                                         |              |                                                                       |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------------------------------------------------------|--|
| Description of proposed use or development:                                                                                                                             | New dwelling |                                                                       |  |
| Estimated value of works: (design & construction)                                                                                                                       |              | \$                                                                    |  |
| The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST.<br>You may be required to verify this estimate. |              |                                                                       |  |
| Is the property on the State Heritage Register? (Circle one)                                                                                                            |              | <input type="checkbox"/> Yes / No <input checked="" type="checkbox"/> |  |

**For all Non-Residential Applications**

|                                                                                                                                      |     |
|--------------------------------------------------------------------------------------------------------------------------------------|-----|
| Hours of Operation                                                                                                                   | N/A |
| Number of Employees                                                                                                                  |     |
| Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency |     |
| Describe any hazardous materials to be used or stored on site                                                                        |     |
| Type & location of any large plant or machinery used (refrigeration, generators)                                                     |     |
| Describe any retail and/or storage of goods or equipment in outdoor areas                                                            |     |

**Personal Information Protection Statement**

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

### Applicant Declaration

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:

- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

|                      |                                                                                     |       |            |
|----------------------|-------------------------------------------------------------------------------------|-------|------------|
| Applicant Signature: |  | Date: | 16/06/2026 |
|----------------------|-------------------------------------------------------------------------------------|-------|------------|

### Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

|                                                |  |       |  |
|------------------------------------------------|--|-------|--|
| Council General Manager or delegate Signature: |  | Date: |  |
|------------------------------------------------|--|-------|--|

If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

***It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.***



## **Checklist of application documents:**

*Taken from Section 6 of the Planning Scheme*

An application must include:

- ☒ a signed application form;
- ☐ any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- ☒ details of the location of the proposed use or development;
- ☒ a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- ☒ a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- ☒ any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- ☒ a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
  - (i) the existing and proposed use(s) on the site;
  - (ii) the boundaries and dimensions of the site;
  - (iii) topography including contours showing AHD levels and major site features;
  - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
  - (v) soil type;
  - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
  - (vii) the location and capacity and connection point of any existing services and proposed services;
  - (viii) the location of easements on the site or connected to the site;
  - (ix) existing pedestrian and vehicle access to the site;
  - (x) the location of existing and proposed buildings on the site;
  - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
  - (xii) any natural hazards that may affect use or development on the site;
  - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
  - (xiv) any proposed open space, common space, or facilities on the site; and
  - (xv) proposed subdivision lot boundaries;
- ☒ where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
  - (xvi) the internal layout of each building on the site;
  - (xvii) the private open space for each dwelling;
  - (xviii) external storage spaces;
  - (xix) parking space location and layout;
  - (xx) major elevations of every building to be erected;
  - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
  - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
  - (xxiii) materials and colours to be used on roofs and external walls.

## SEARCH OF TORRENS TITLE

|                 |                              |
|-----------------|------------------------------|
| VOLUME<br>54666 | FOLIO<br>33                  |
| EDITION<br>3    | DATE OF ISSUE<br>08-Mar-2001 |

SEARCH DATE : 03-July-2026

SEARCH TIME : 11.24 am

DESCRIPTION OF LAND

Parish of CAMBRIA, Land District of GLAMORGAN  
Lot 33 on Sealed Plan [54666](#) (formerly being SP2798)  
Derivation : Part of 2,674 Acres and Part of Lot 36 Gtd to G  
Meredith  
Prior CT [2697/71](#)

SCHEDULE 1

[C284722](#) TRANSFER to TIMOTHY JOHN FLANAGAN and FIONA MARY  
JOSKE Registered 08-Mar-2001 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP [54666](#) BENEFITING EASEMENTS: Rights of Carriageway in  
Schedule of Easements  
SP [54666](#) FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

REGISTERED NUMBER  
54666

INDEX PLAN  
SEE ALSO 8 ANNEXURES

LAND DISTRICT C  
PARISH OF

PART OF 2674 · 0 · 0. GTD.  
PART OF LOT 36, 2715 · 0 · 0. GE

SCALE :- 500 FEET TO  
C. H. I. (Tas.) Pty. Ltd. Conv.  
D. J. Burbury (R.O.W.)

(P. 1 1 1 6 2

120)

(PLA)<sup>N</sup>

NAN RIVER ROAD

(SP122591)

GREAT

S.P. 2798

CT OF GLAMORGAN  
OF CAMBRIA

2674 0 0 0. GTD. TO GEORGE MEREDITH.

36, 2715 0 0 0. GEORGE MEREDITH PURCHASER.

EFFECTIVE FROM 15 MAY 1970

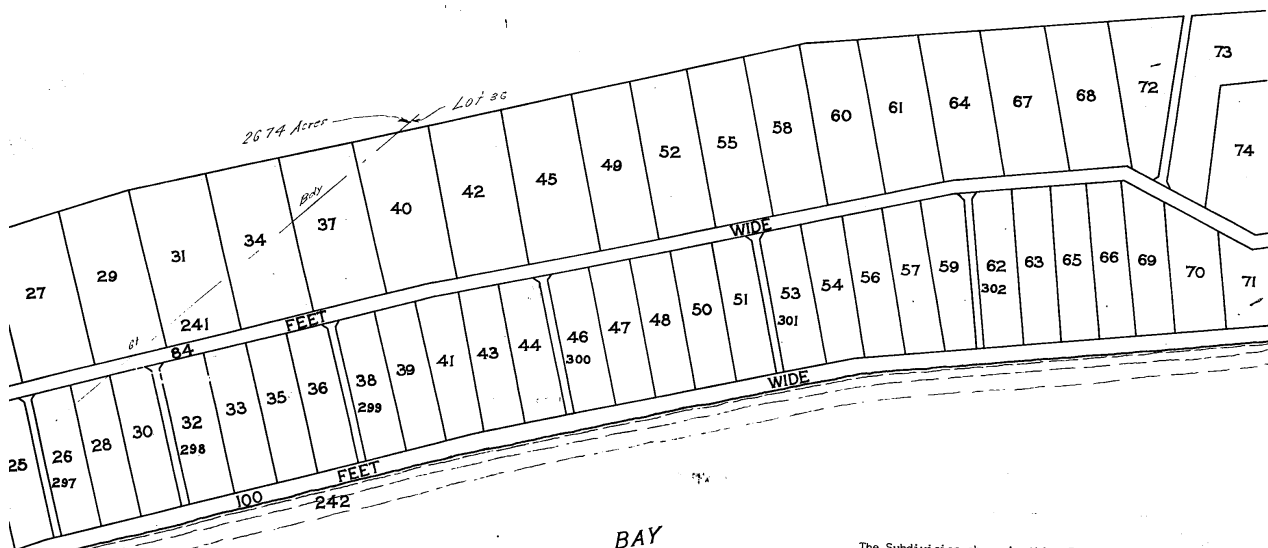
- 500 FEET TO AN INCH

Tas. Pty. Ltd. Conv. 41/8074  
Burbury (R.O.W.)

RECORDER OF TITLES

(P. 111628)

(S. P. 2 3 2 1 6)



The Subdivision shown on this Plan is approved.  
In witness whereof the Common Seal of The Warden,  
Councillors and Electors Municipality of Glamorgan  
has been hereunto affixed, pursuant to a resolution  
of the Council of the said Municipality passed the  
Second day of December, 1969, in the presence of us.

Member.

Council Clerk.

For the purposes of Section 464(7)(b) of the Local  
Government Act, 1962, the owner has nominated

As his solicitor Simmons Wollhagen Simmons & Walsh, Hobart.

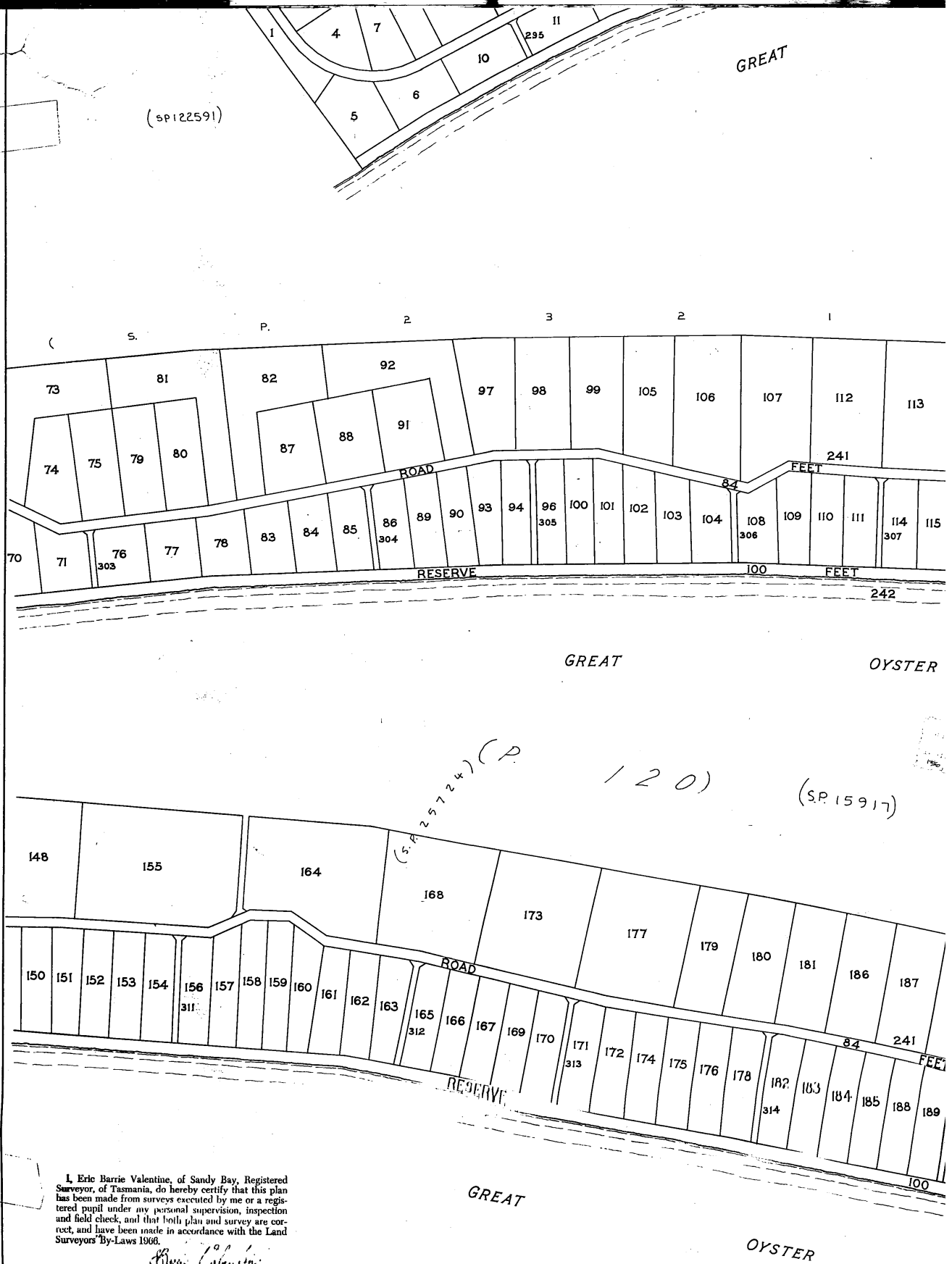
As his surveyor E. Harrie Valentine, Hobart.

COUNCIL CLERK

GREAT

SWANPORT

R.O.W.



I, Eric Barrie Valentine, of Sandy Bay, Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or a registered pupil under my personal supervision, inspection and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Laws 1906.

*Eric Barrie Valentine*  
Authorised Surveyor

Dated this 28<sup>th</sup> day of November 1969

PLOTTED BY *W. J. 22.70 (1000 1000)*

MATHIAS *checked* " *JA*

EXAMINED BY *JA*

CD 0700

of the Council of the said Municipality passed the  
Second day of December, 1969, in the presence of us.

..... Member.  
..... Council Clerk.

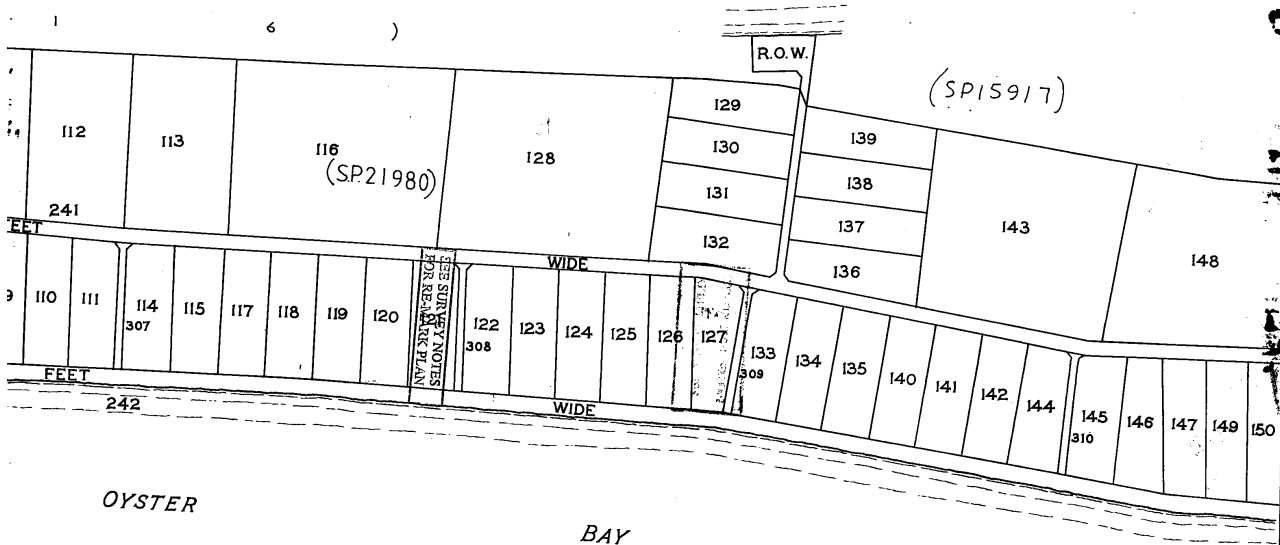
For the purposes of Section 464(7)(b) of the Local  
Government Act, 1962, the owner has nominated

As his solicitor Simmons Wollhagen Simmons & Walsh, Hobart.

As his surveyor E. Barrie Valentine, Hobart.

GREAT  
SWANPORT

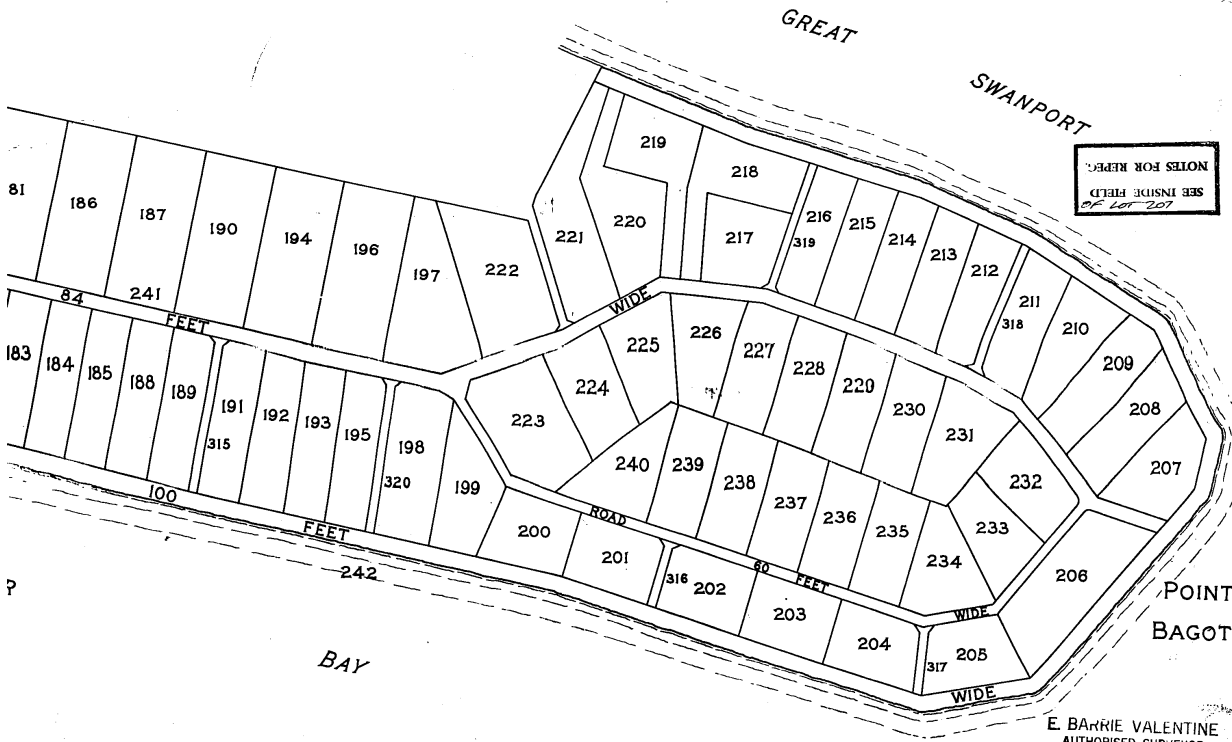
DUNNELL CLERK



OYSTER

BAY

(SP15917)



GREAT

SWANPORT

NOTES FOR REPER.  
SEE INSIDE FIELD  
OF LOT 207

POINT  
BAGOT

E. BARRIE VALENTINE  
SURVEYOR



LET No.1 ( OF 8 ANNEXURES ) TO PLAN  
Barrie Valentine

AINS DETAILED DRAWINGS OF PARCELS  
DEX PLAN TO WHICH IT IS ATTACHED,  
IS MY DECLARATION DATED  
RATION EXTENDS TO THE DETAIL SHOWN

Barrie Valentina

PURPOSES OF IDENTIFICATION.

**S.P. 2798**

ANNE

N.B. :- LOT 295 TO BE "ROAD" (Private)  
~~"RESERVE FOR PRIVATE ROADWAY"~~

54666





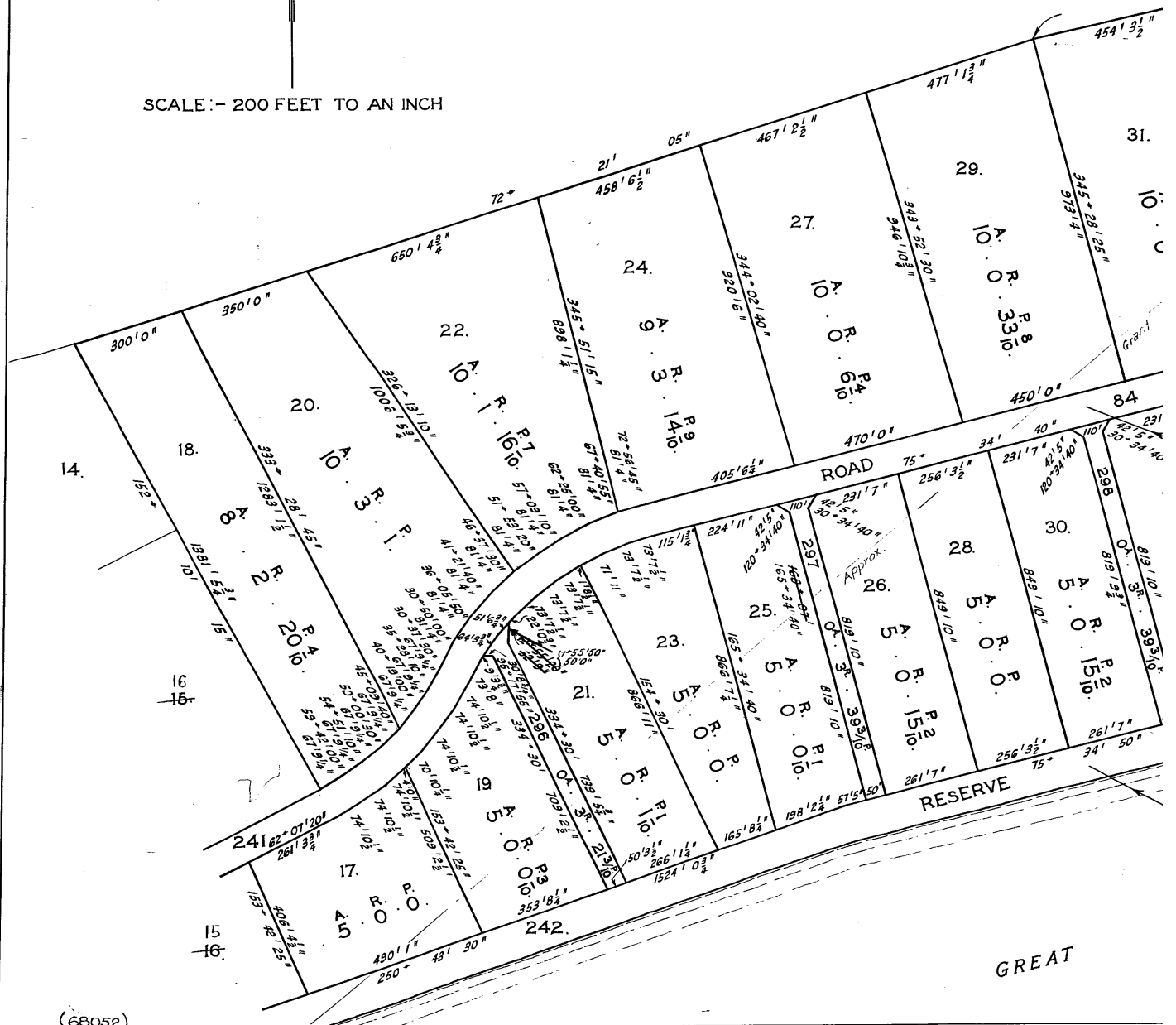
ANNEXURE SHEET No.2 ( of 8 ANNEXUR  
BY SURVEYOR *E. Barrie Valentine*

THIS SHEET CONTAINS DETAILED DRAWING  
SHOW ON THE INDEX PLAN TO WHICH IT IS  
WHICH PLAN BEARS MY DECLARATION DA  
AND THAT DECLARATION EXTENDS TO THE  
ON THIS SHEET.

SURVEYOR *E. Barrie Valentine*

SIGNED FOR THE PURPOSES OF IDENTIFIC  
COUNCIL CLERK *[Signature]*

SCALE:- 200 FEET TO AN INCH



(68052)

I No.2 (OF 8 ANNEXURES) TO PLAN  
E. Barrie Valentine

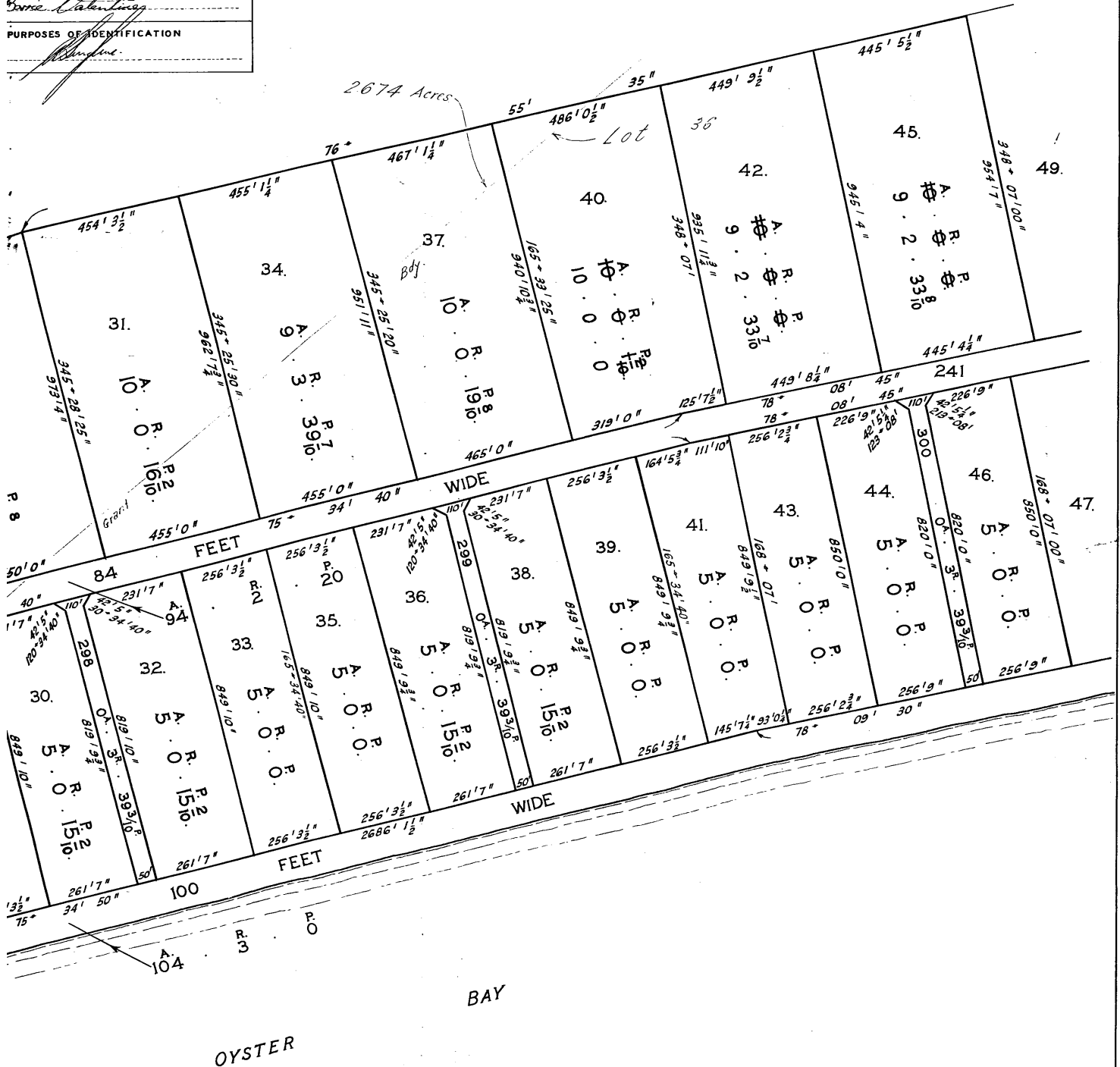
AINS DETAILED DRAWINGS OF PARCELS  
EX PLAN TO WHICH IT IS ATTACHED,  
IS MY DECLARATION DATED  
RATION EXTENDS TO THE DETAIL SHOWN

Barrie Valentine

PURPOSES OF IDENTIFICATION

S.P.2798  
N.B.:- LOTS 296 - 300 TO BE "ROAD" (Private)  
"RESERVE FOR PRIVATE ROADWAY"

54666



REGISTERED NUMBER  
54666

E. BARRIE VALENTINE  
AUTHORISED SURVEYOR  
AND TOWN PLANNER  
183 MACQUARIE ST.  
HOBART

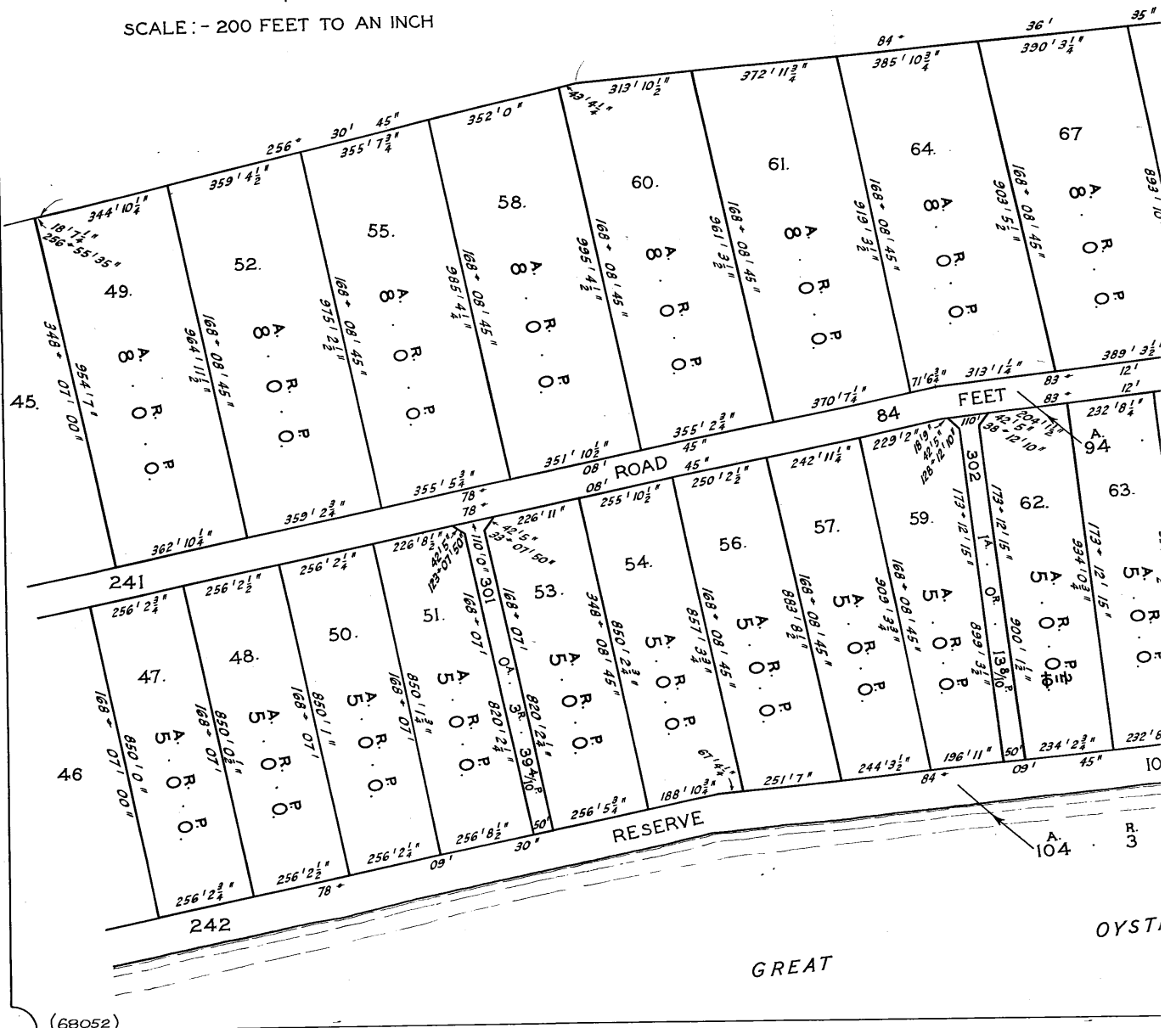
ANNEXURE SHEET No. 3 (OF 8 ANNEX  
SURVEYOR *E. Barrie Valentine*

THIS SHEET CONTAINS DETAILED DRAW  
SHOWN ON THE INDEX PLAN TO WHICH  
WHICH PLAN BEARS MY DECLARATION  
AND THAT DECLARATION EXTENDS TO 1  
ON THIS SHEET.

SURVEYOR *Barrie Valentine*

SIGNED FOR THE PURPOSES OF IDENTIFYING  
COUNCIL CLERK *[Signature]*

SCALE: - 200 FEET TO AN INCH



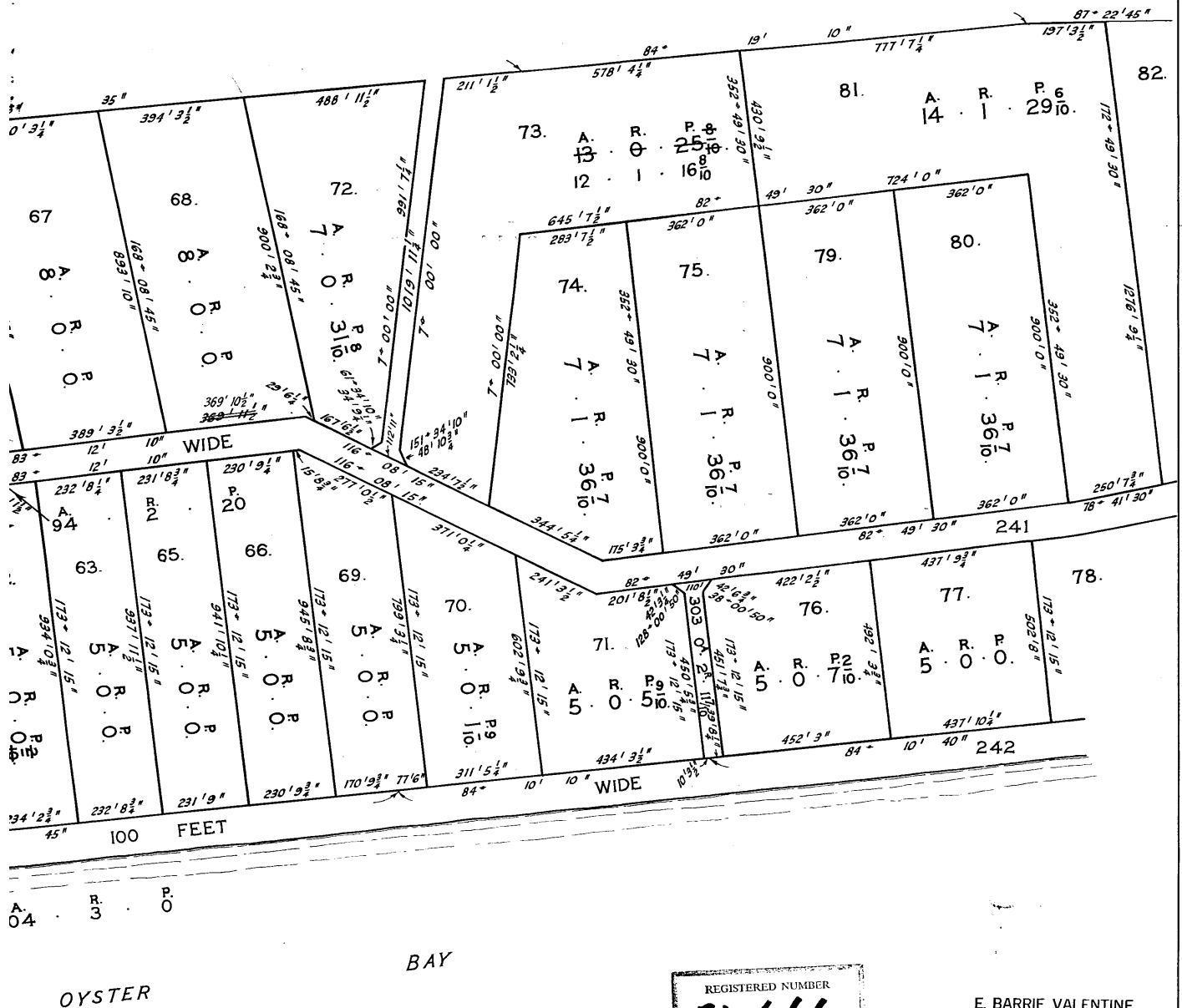
No. 3 (OF 8 ANNEXURES) TO PLAN BY  
Erie Valentine

THIS DETAILED DRAWING OF PARCELS  
EX PLAN TO WHICH IT IS ATTACHED,  
IS MY DECLARATION DATED  
AND EXTENDS TO THE DETAIL SHOWN

PURPOSES OF IDENTIFICATION.

**S.P. 2798** ANNEX.  
NO. 3  
N.B. :- LOTS 301 - 303 TO BE 'ROAD' (Private)  
"RESERVE FOR PRIVATE ROADWAY"

**54666**



REGISTERED NUMBER  
**54666**

E. BARRIE VALENTINE  
AUTHORISED SURVEYOR  
AND TOWN PLANNER  
183 MACQUARIE ST.  
HOBART

LET NO.5 (OF 8 ANNEXURES) OF PLAN BY  
*Marrie Valentine*

AINS DETAILED DRAWINGS OF PARCELS  
INDEX PLAN TO WHICH IT IS ATTACHED  
RS MY DECLARATION DATED  
RATION EXTENDS TO THE DETAIL SHOWN

### PURPOSES OF IDENTIFICATION

S.P. 2798

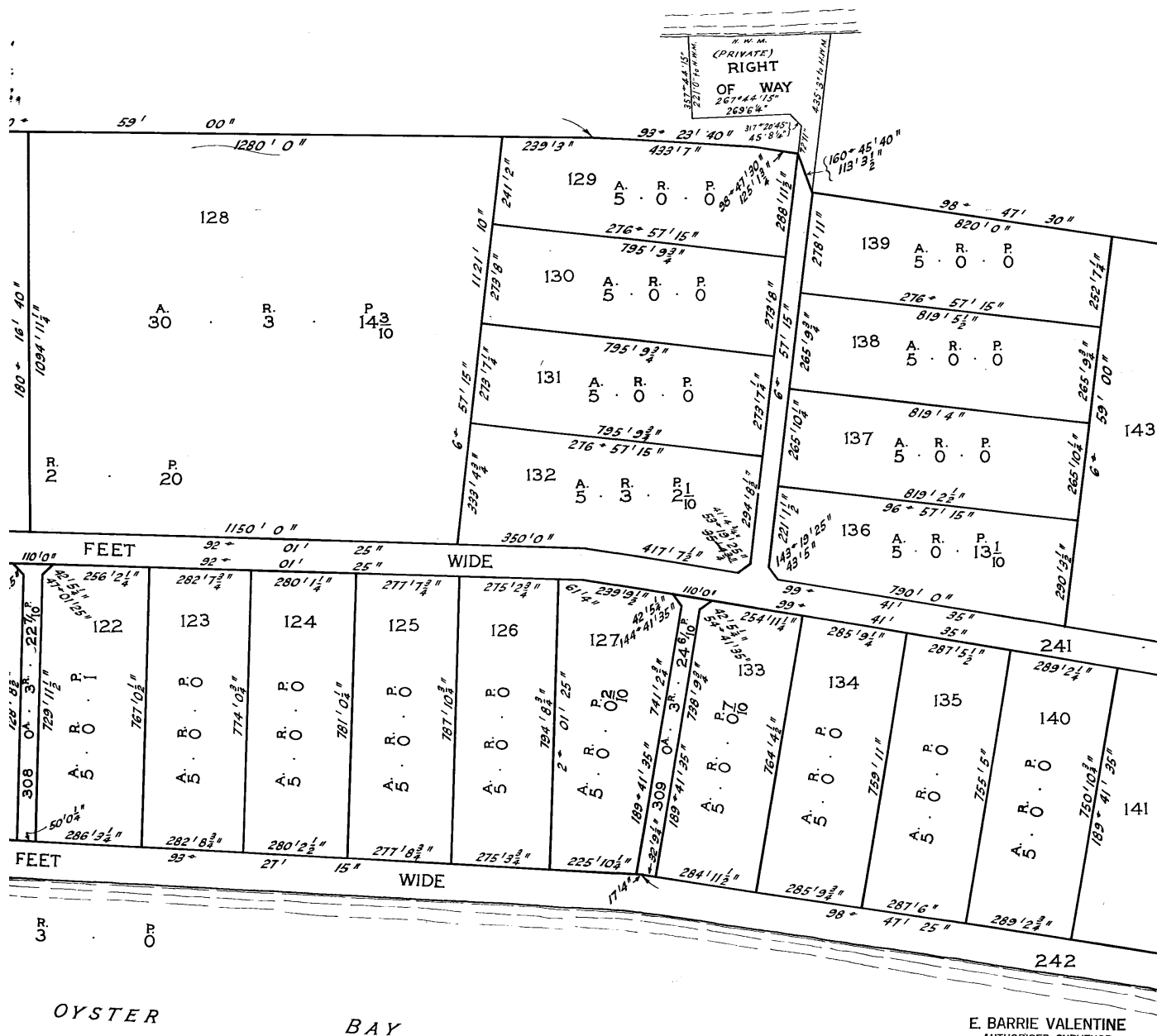
N.B. :- LOTS 307 - 309 TO BE

~~"RESERVE FOR PRIVATE ROADWAY"~~  
"ROAD" (Private)

REGISTERED NUMBER

54666

GREAT  
SWANPORT



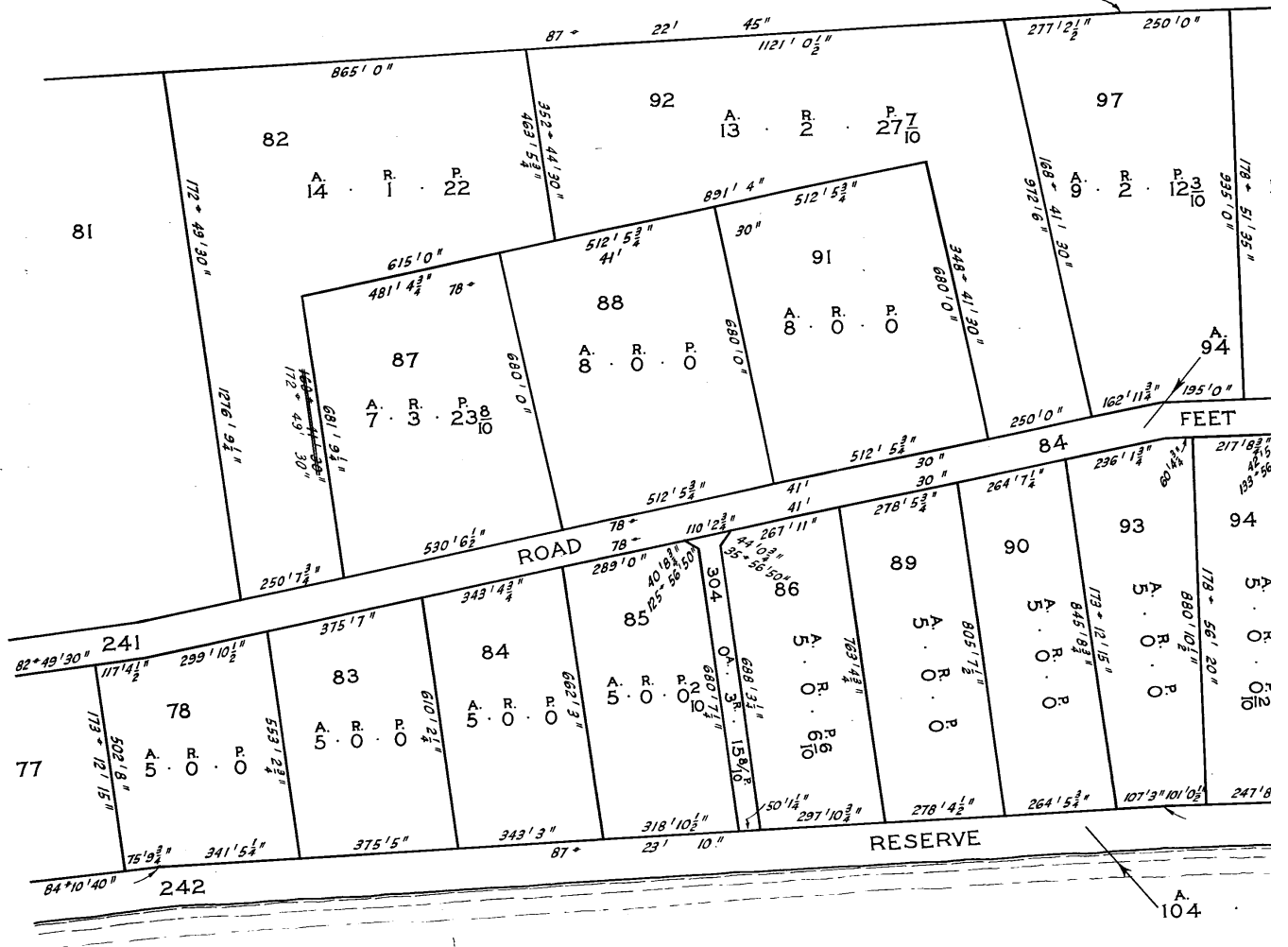
**E. BARRIE VALENTINE**  
AUTHORISED SURVEYOR  
AND TOWN PLANNER  
183 MACQUARIE ST.  
HOBART

ANNEXURE SHEET No. 4 (OF 8 ANNEXURE SHEETS)  
SURVEYOR *E. Barrie Valentine*

THIS SHEET CONTAINS DETAILED DRAWING SHOWN ON THE INDEX PLAN TO WHICH THIS PLAN BEARS MY DECLARATION AND THAT DECLARATION EXTENDS TO IT ON THIS SHEET.  
SURVEYOR *E. Barrie Valentine*

SIGNED FOR THE PURPOSES OF IDENTIFICATION  
COUNCIL CLERK *[Signature]*

SCALE:- 200 FEET TO AN INCH



ET No. 4 (OF 8 ANNEXURES) TO PLAN BY  
*Barrie Valentine*

AINS DETAILED DRAWINGS OF PARCELS  
INDEX PLAN TO WHICH IT IS ATTACHED,  
ARS MY DECLARATION DATED  
URATION EXTENDS TO THE DETAIL SHOWN

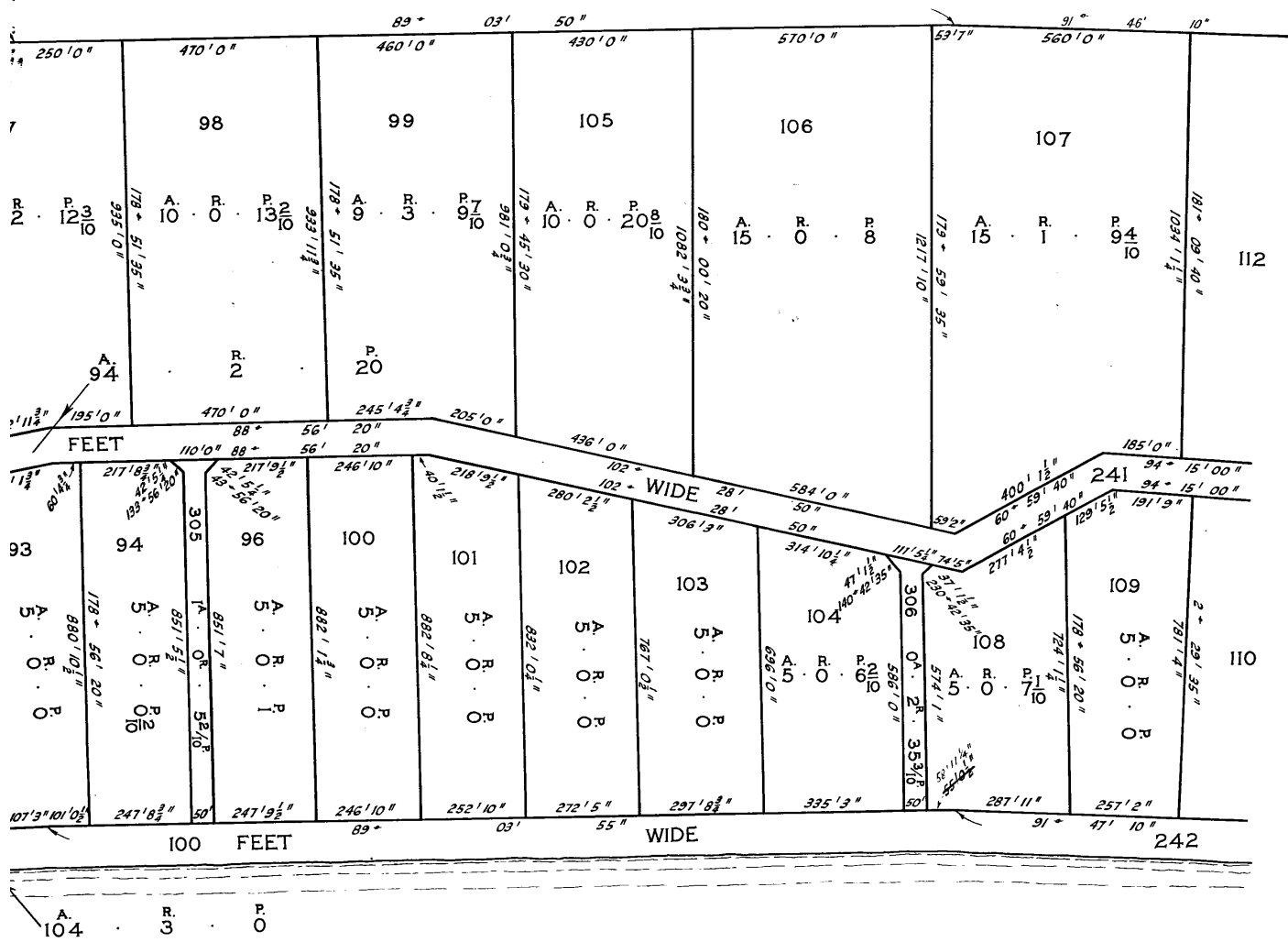
*Barrie Valentine*

PURPOSES OF IDENTIFICATION

S.P. 2798  
N.B. :- LOTS 304 - 306 TO BE "ROAD (Private)"  
"RESERVE FOR PRIVATE ROADWAY"

54666

SEE INSIDE FIELD  
NOTE FOR REFE.  
LOT 52.



OYSTER

BAY

REGISTERED NUMBER  
54666

E. BARRIE VALENTINE  
AUTHORISED SURVEYOR  
AND TOWN PLANNER  
183 MACQUARIE ST.  
HOBART

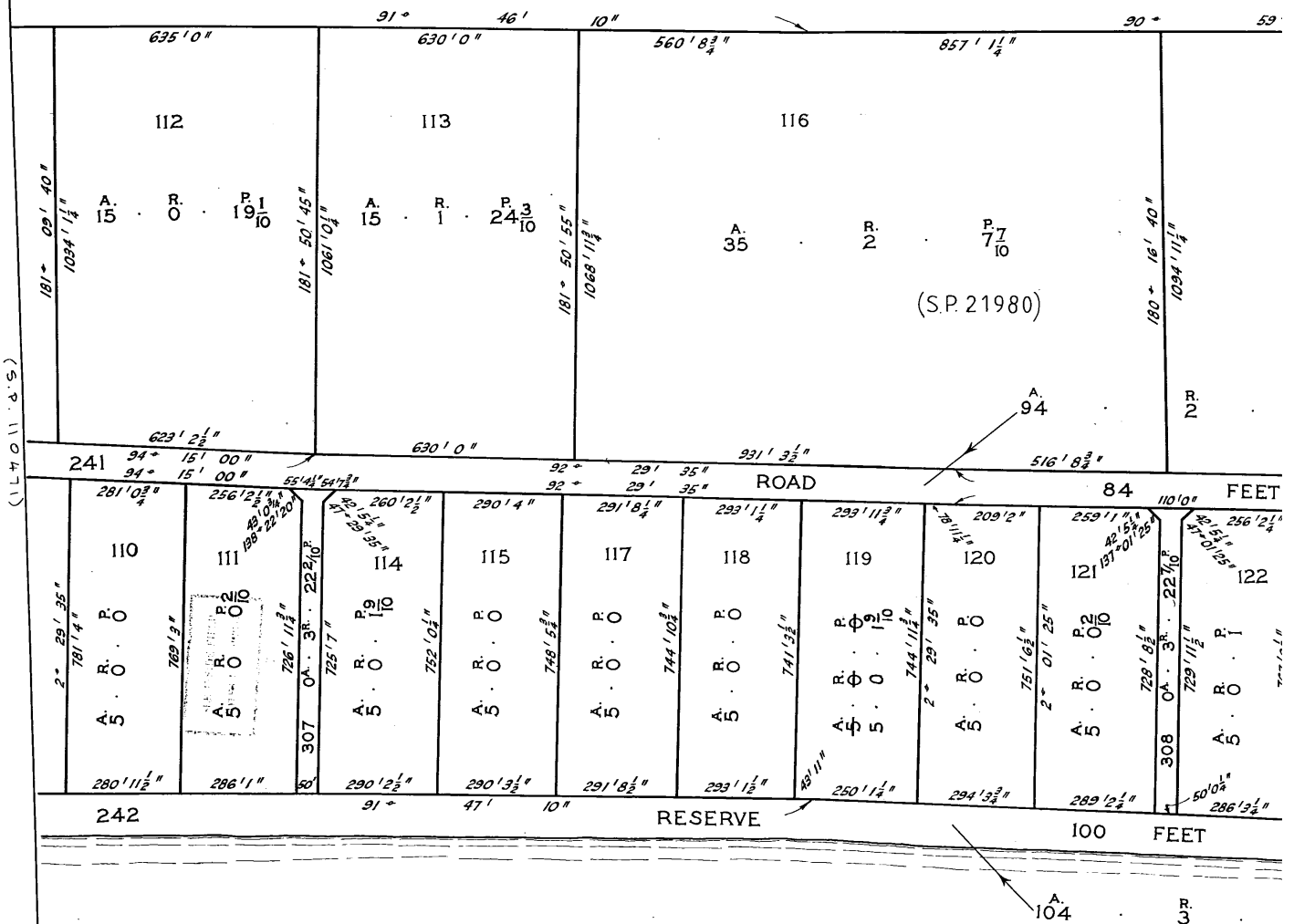


ANNEXURE SHEET No.5 of 8 ANNEXURE  
SURVEYOR *E. Barrie Valentine*

THIS SHEET CONTAINS DETAILED DRAWING SHOWN ON THE INDEX PLAN TO WHICH I HAVE DECLARED THAT MY DECLARATION EXTENDS TO ON THIS SHEET.  
SURVEYOR *E. Barrie Valentine*

SIGNED FOR THE PURPOSES OF IDENTIFICATION  
COUNCIL CLERK *[Signature]*

SCALE:-200 FEET TO AN INCH



REGISTERED NUMBER  
**54666**

(68052)

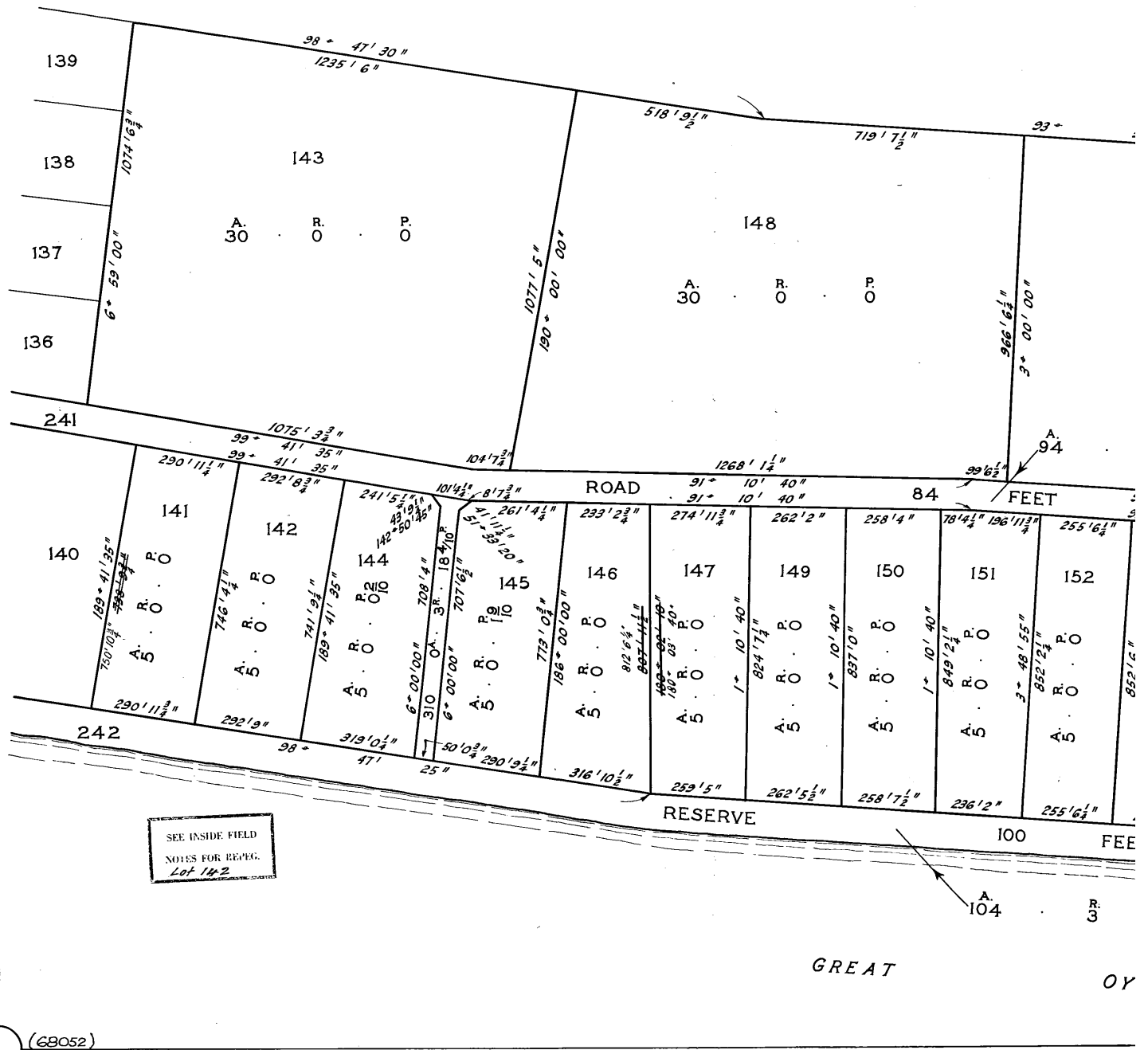


N.B.:- LOTS 310 - 312 TO BE "ROAD" (Private)  
"RESERVE FOR PRIVATE ROADWAY"

ANNEXURE SHEET No.6 (OF 8 ANNEX  
SURVEYOR *E. Barrie Valentine*

THIS SHEET CONTAINS DETAILED DRAWING  
SHOWN ON THE INDEX PLAN TO WHICH  
WHICH PLAN BEARS MY DECLARATION  
AND THAT DECLARATION EXTENDS TO THIS  
ON THIS SHEET.  
SURVEYOR *E. Barrie Valentine*

SIGNED FOR THE PURPOSES OF IDENTIFICATION  
COUNCIL CLERK *[Signature]*



ET No.6 (OF 8 ANNEXURES) TO PLAN BY  
Barrie Valentine

UNLESS DETAILED DRAWINGS OF PARCELS  
ON THIS PLAN TO WHICH IT IS ATTACHED  
IS MY DECLARATION DATED  
THIS PLAN EXTENDS TO THE DETAIL SHOWN

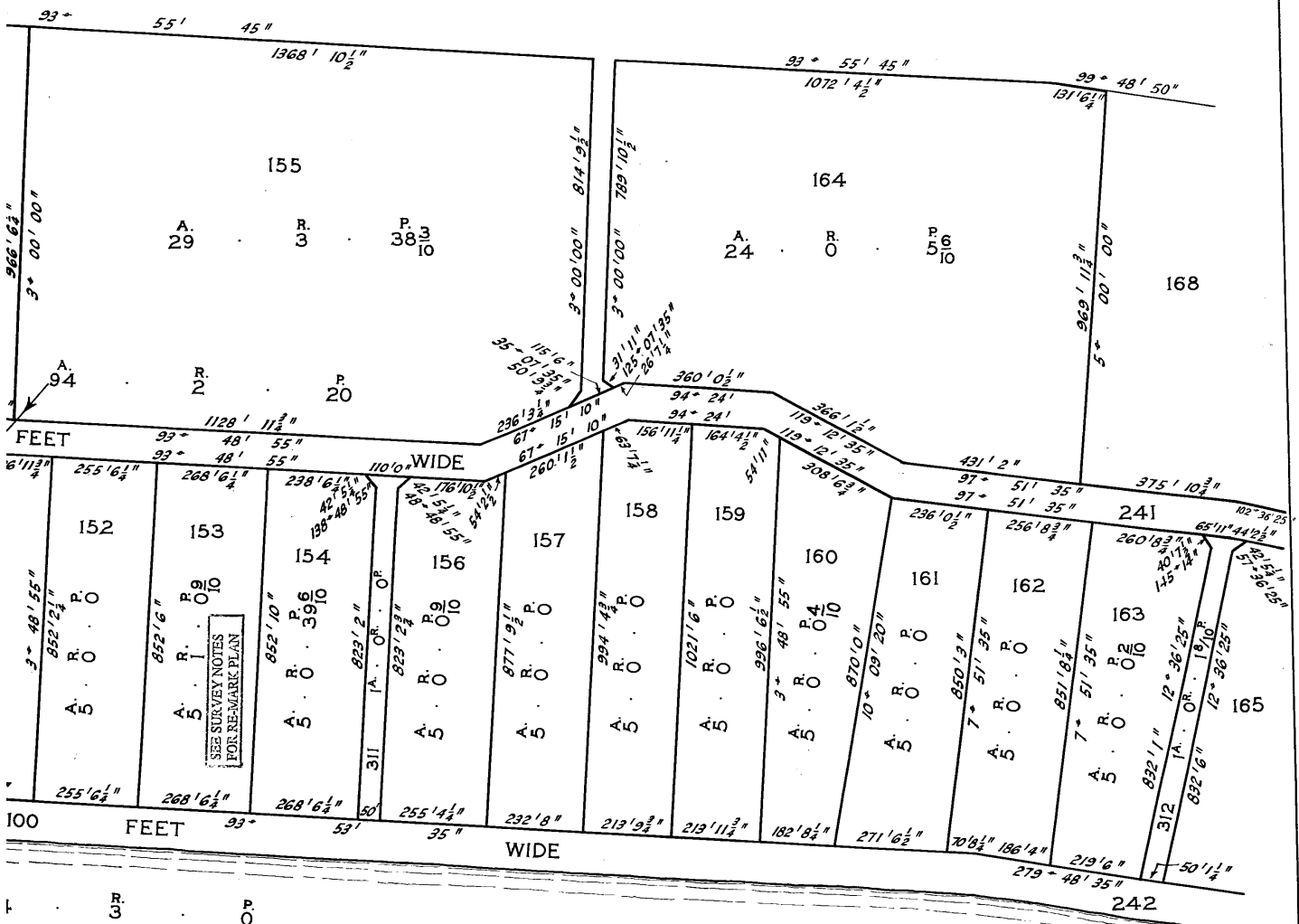
Barrie Valentine

PURPOSES OF IDENTIFICATION.

S.P.2798

54666

SCALE: - 200 FEET TO AN INCH



REGISTERED NUMBER

54666

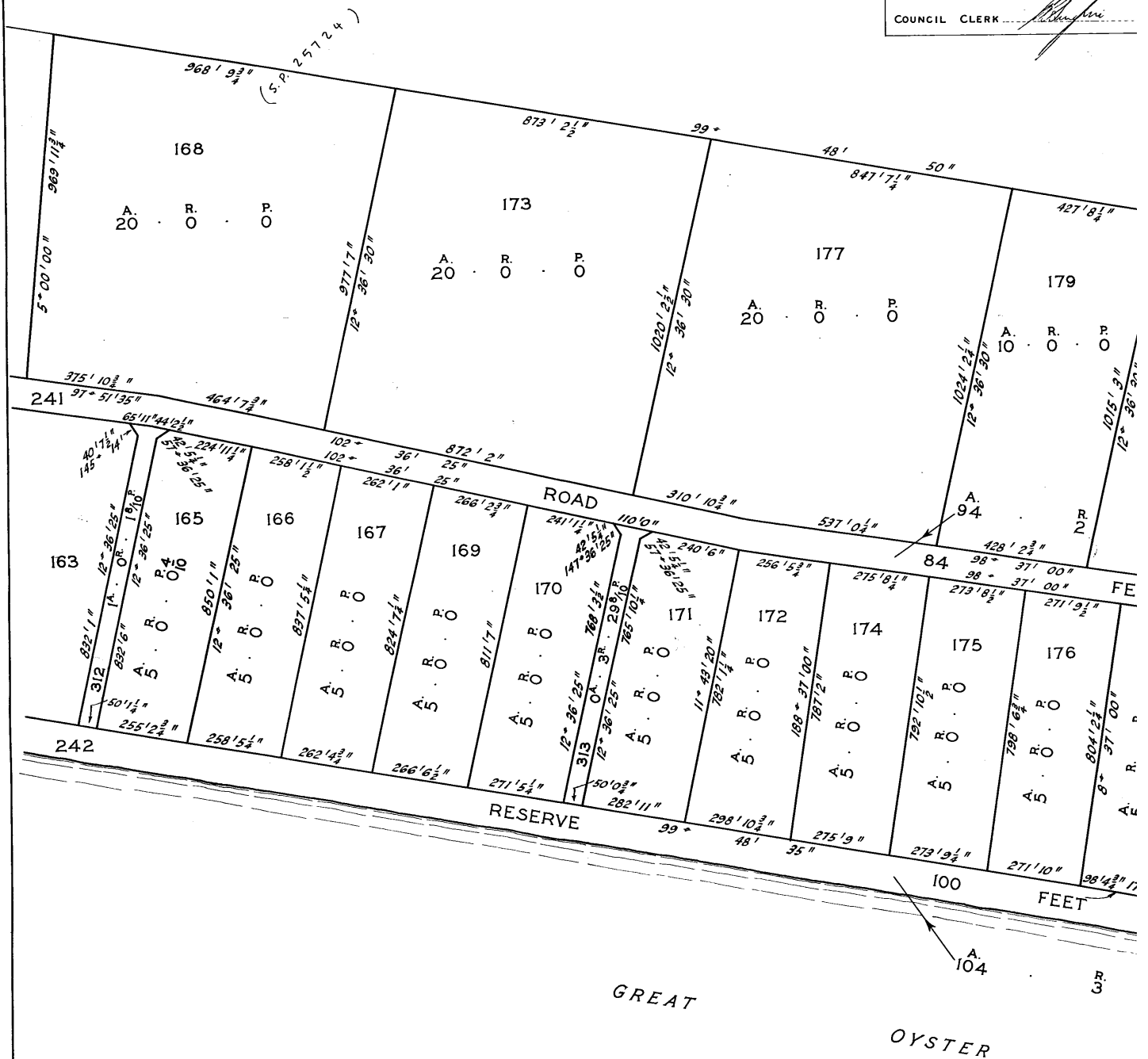
E. BARRIE VALENTINE  
AUTHORISED SURVEYOR  
AND TOWN PLANNER  
183 MACDONALD ST.  
HOBART

N.B. :- LOTS 312-315 TO BE 'ROAD' (Private)  
"RESERVE FOR PRIVATE ROADWAY"

ANNEXURE SHEET No 7 (of 8 ANNEXURE SHEETS)  
SURVEYOR *E. Barrie Valentine*

THIS SHEET CONTAINS DETAILED DRAWING OF THE LOT WHICH PLAN BEARS MY DECLARATION OF TITLE AND THAT DECLARATION EXTENDS TO THE LOT SHOWN ON THIS SHEET.  
SURVEYOR *Barrie Valentine*

SIGNED FOR THE PURPOSES OF IDENTIFICATION  
COUNCIL CLERK *[Signature]*



REGISTERED NUMBER  
**54666**

(68052)

1. No 7 (OF 8 ANNEXURES) TO PLAN BY  
*Barrie Valentine*

2. AINS DETAILED DRAWINGS OF PARCELS  
EX PLAN TO WHICH IT IS ATTACHED  
3. MY DECLARATION DATED  
4. EXTENSION TO THE DETAIL SHOWN

*Barrie Valentine*

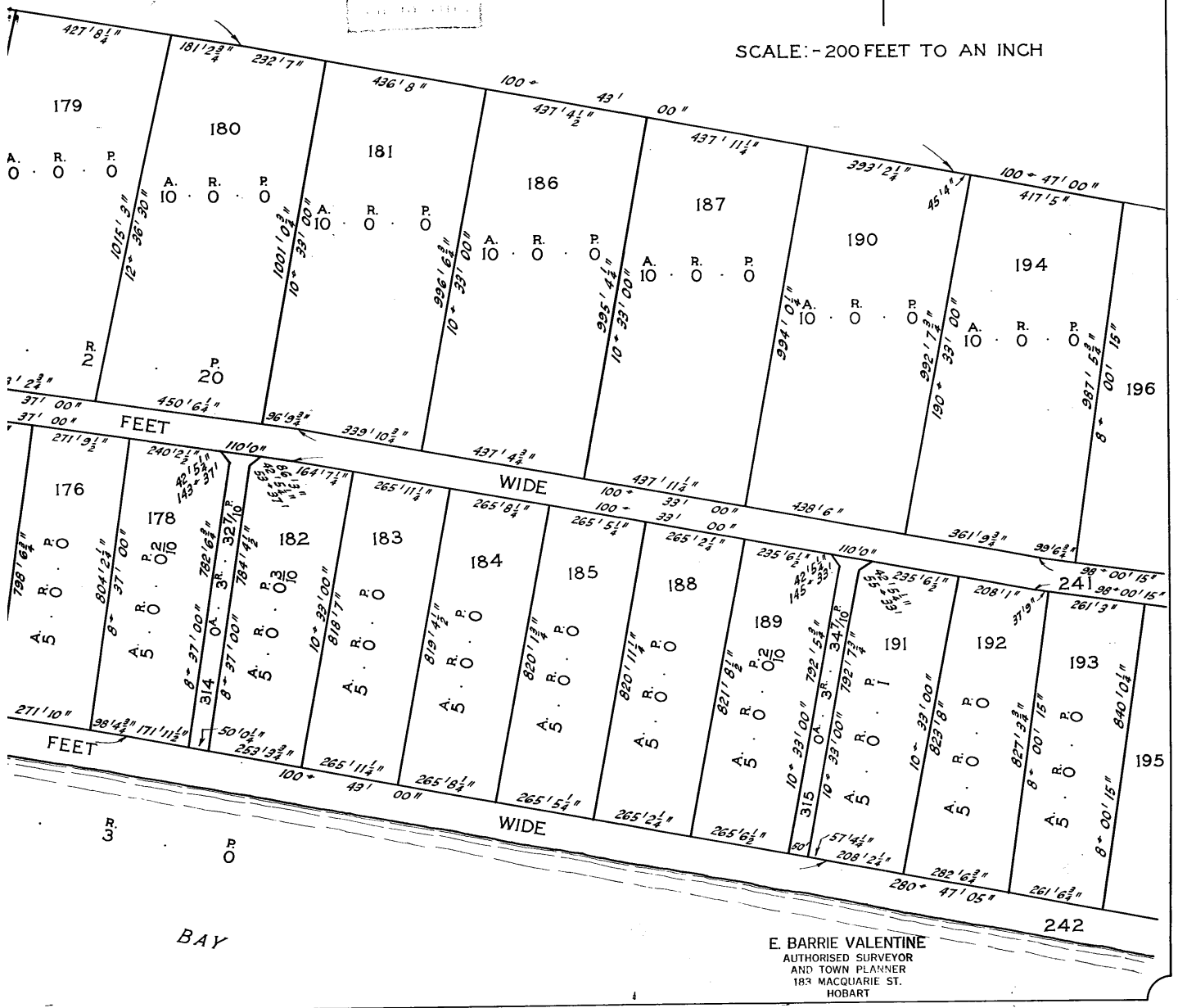
PURPOSES OF IDENTIFICATION.  
*Barrie Valentine*

S.P.2798

ANNEX. NO. 7

54666

SCALE:-200 FEET TO AN INCH



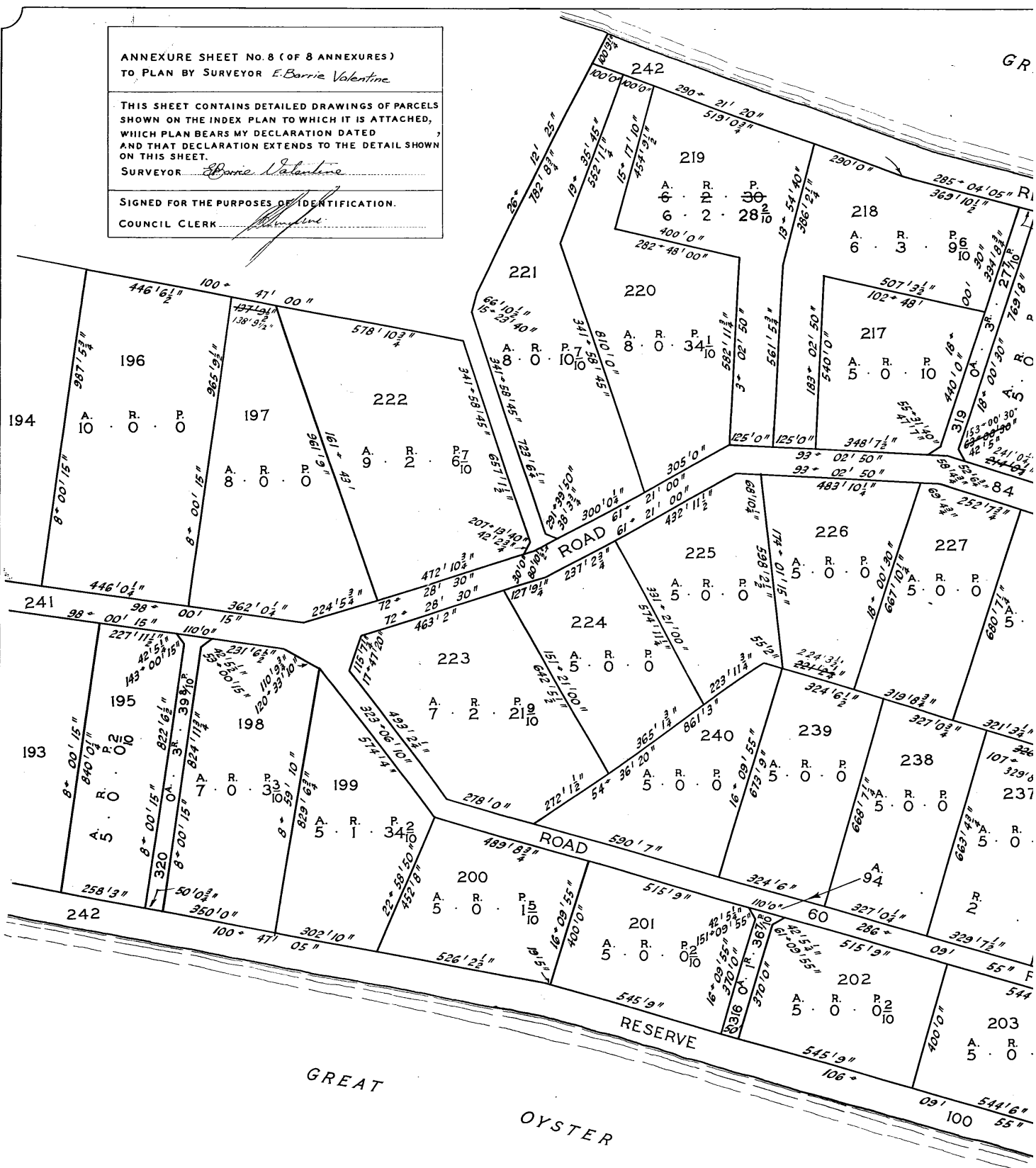
ANNEXURE SHEET No. 8 (OF 8 ANNEXURES)  
TO PLAN BY SURVEYOR *E. Barrie Valentine*

THIS SHEET CONTAINS DETAILED DRAWINGS OF PARCELS  
SHOWN ON THE INDEX PLAN TO WHICH IT IS ATTACHED,  
WHICH PLAN BEARS MY DECLARATION DATED  
AND THAT DECLARATION EXTENDS TO THE DETAIL SHOWN  
ON THIS SHEET.

SURVEYOR *E. Barrie Valentine*

SIGNED FOR THE PURPOSES OF IDENTIFICATION.

COUNCIL CLERK *[Signature]*



N.B. :- LOTS 316 - 320 TO BE 'ROAD' (Private)  
"RESERVE FOR PRIVATE ROADWAY"

**S.P. 2798**

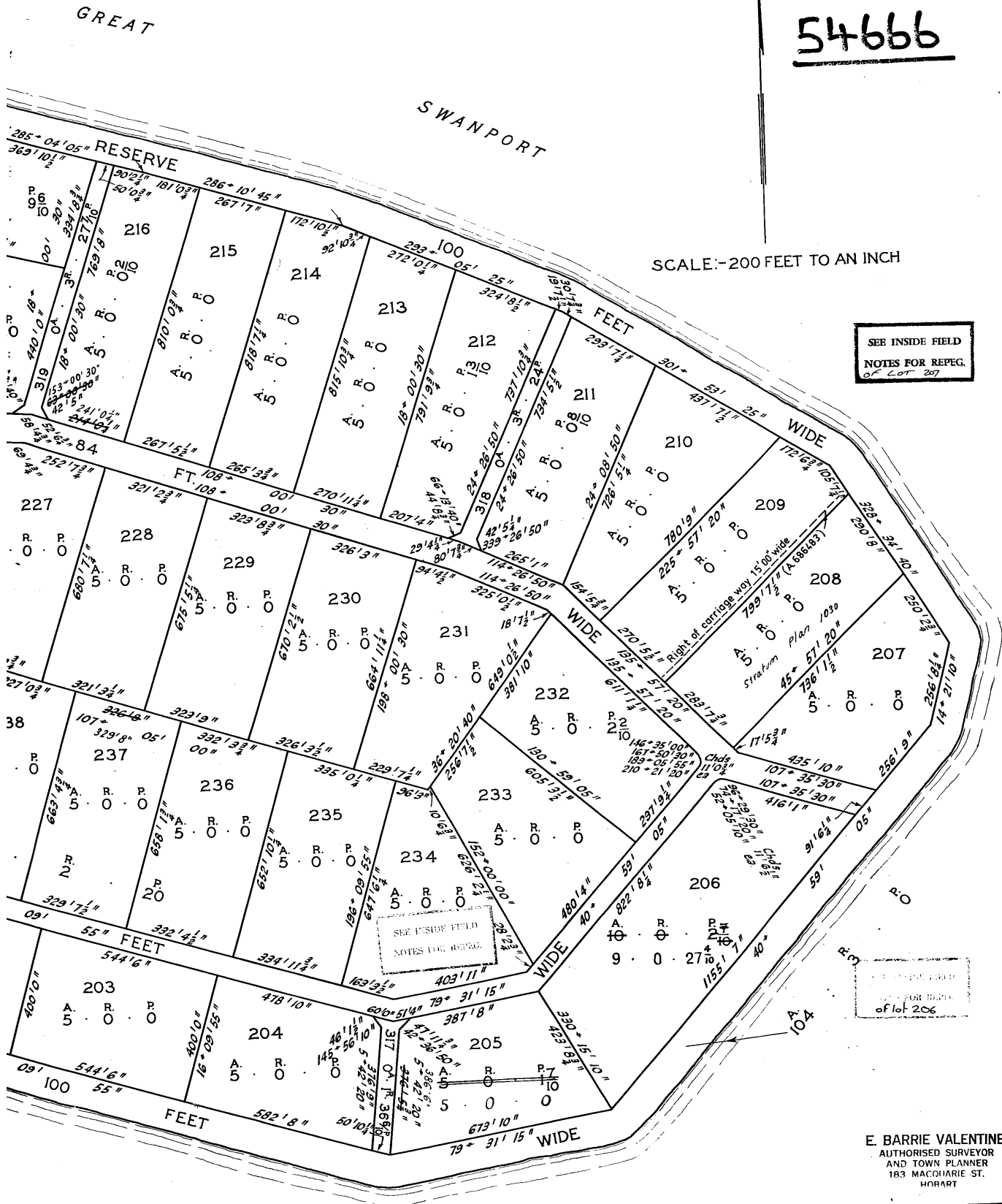
ANNEX. NO. 8

REGISTERED NUMBER

**54666**

S.P.2798

54666







## SCHEDULE OF EASEMENTS

PLAN NO.

**S.P.2798**

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.

No covenants or profits a preponder are created to benefit or burden any of the lots shown on the plan.

**FENCING PROVISIONS :** In respect of each of the lots shown on the said plan, <sup>except lot 242</sup> C.H.I. (Tas,) Pty. Ltd. the Vendor shall not be required to fence.

### EASEMENTS :

Each Lot in Column A is together with a right of carriage way over the Lots specified in Column B and together with a right of carriage way over the Right of Way <sup>(Private)</sup> shown on the plan.

COLUMN A

COLUMN B

~~Lots 1 - 240 inclusive~~  
*Lots 1 to 94 and 96 to 240,*

Lots 295 - 320 inclusive

Lots 295 to 320 are each subject to a right of carriageway (appurtenant to lots 1 to 94 & 96 to 240.)

THE COMMON SEAL of C.H.I. (TAS.) )  
*the beneficial owner of the land*  
PTY. LTD. in C.I. No 41/8074 was hereunto affixed in )

the presence of RICHARD WARREN

PORTER and MICHAEL JOHN DINON.

The Committee appointed by the

Directors for such purposes :

THE COMMON SEAL of MUTUAL ACCEPTANCE )  
LIMITED AS Mortgagee under Indenture )  
of Mortgage No. 42/55 was hereunto )  
affixed by authority of a resolution )  
of the Board of Directors in the )  
presence of - )

Directors.

Secretary.

CORRECT for the Purposes of the Real Property Act 1862 as amended

SIMMONS WOLFHAGEN SIMMONS & WALCH

Per: *[Signature]*



**CERTIFIED CORRECT** for the purposes of the Real Property Act 1862 as amended. *Simmons, Woollagen, Simmons and Walsh*

This is the schedule of easements attached to the plan of C.H.I. (Tas) Pty. Ltd.

.....comprising part of the land in

(Insert Title Reference)

Sealed by Municipality of Glamorgan on 2nd December 1969

*[Signature]*  
Council Clerk/Town Clerk

21928

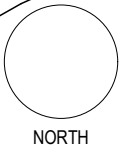
| DWG NO. | DRAWING                    | REV | DATE AND TIME     |
|---------|----------------------------|-----|-------------------|
| A000    | COVER PAGE                 | 02  | 3/07/2026 9:06 AM |
| A001    | LOCATION PLAN              | 02  | 3/07/2026 9:06 AM |
| A002    | PROPOSED SITE PLAN         | 02  | 3/07/2026 9:06 AM |
| A102    | CODE OVERLAYS PLAN         | 01  | 3/07/2026 9:06 AM |
| A201    | GROUND FLOOR PLAN          | 02  | 3/07/2026 9:06 AM |
| A202    | GROUND FLOOR PLAN: CARPORT | 02  | 3/07/2026 9:06 AM |
| A301    | ELEVATIONS: DWELLING       | 01  | 3/07/2026 9:06 AM |
| A302    | ELEVATIONS: DWELLING       | 01  | 3/07/2026 9:06 AM |
| A303    | ELEVATIONS: CARPORT        | 01  | 3/07/2026 9:06 AM |

|                                                                                                                                                                                                       |            |                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------------------|
| NCC BUILDING CLASSIFICATION:                                                                                                                                                                          |            | CLASS 1a (DWELLING) |
| TOTAL SITE AREA:                                                                                                                                                                                      | 20,225.2m² |                     |
| BAL ASSESSMENT: (AS3959-2018)                                                                                                                                                                         |            | 19 (OR ABOVE)       |
| EX. FLOOR AREA:                                                                                                                                                                                       | 0m²        |                     |
| NEW GROUND FLOOR:                                                                                                                                                                                     | 136.1m²    |                     |
| TOTAL AREA:                                                                                                                                                                                           | 136.1m²    |                     |
| NEW DECK AND PATIO:                                                                                                                                                                                   |            | 47m²                |
| LOCAL COUNCIL: GLAMORGAN-SPRING BAY COUNCIL                                                                                                                                                           |            |                     |
| PLANNING ZONE: 31. PARTICULAR PURPOSE                                                                                                                                                                 |            |                     |
| LAND TITLE REF:                                                                                                                                                                                       | 54666/33   |                     |
| PROPERTY ID:                                                                                                                                                                                          | 5280072    |                     |
| SOIL CLASSIFICATION (AS2870-2021): CLASS S (SLIGHTLY REACTIVE) (TBA)                                                                                                                                  |            |                     |
| WIND CLASSIFICATION: N3 (TBA) (AS4055-2012)                                                                                                                                                           |            |                     |
| CLIMATE ZONE: (NCC 2022)                                                                                                                                                                              | 7          |                     |
| ALPINE AREA: (NCC 2022)                                                                                                                                                                               | N/A        |                     |
| CORROSION ENV: (AS4312-2019)                                                                                                                                                                          | C3 MEDIUM  |                     |
| DRAWINGS TO BE READ IN CONJUNCTION WITH ANY WRITTEN SPECIFICATIONS AND ANY ASSOCIATED DOCUMENTATION PREPARED BY SUB-CONSULTANTS.                                                                      |            |                     |
| BOUNDARY INFORMATION AND CONTOURS HAVE BEEN SOURCED FROM THE LIST AND ELVIS FOUNDATION SPATIAL DATA AND IS APPROXIMATE.                                                                               |            |                     |
| DIMENSIONS IN MILLIMETRES (MM) UNLESS NOTED OTHERWISE. LEVELS ARE IN METRES (M). DO NOT SCALE.                                                                                                        |            |                     |
| WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.                                                                                                                                            |            |                     |
| VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.                                                                                                                                         |            |                     |
| DOCUMENTATION IS SUBJECT TO STATUTORY APPROVALS.                                                                                                                                                      |            |                     |
| THIS DESIGN IS INTENDED TO BE BUILT ONLY ONCE AND ONLY ON THE SITE THAT THE DESIGN WAS PREPARED FOR.                                                                                                  |            |                     |
| IMPORTANT<br>DO NOT SCALE.<br>ALL WORKS ARE TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODES (NCC) 2022, APPLICABLE AUSTRALIAN STANDARDS, AND REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES. |            |                     |

ARTISTS IMPRESSIONS ARE INDICATIVE ONLY



COVER PAGE: EXTERIOR PERSPECTIVE



NEW DWELLING

308 DOLPHIN SANDS ROAD DOLPHIN SANDS TAS 7190

TIM FLANAGAN AND FIONA JOSKE

SCALE: (A3)

|                         |
|-------------------------|
| ISSUE                   |
| SKETCH DESIGN           |
| DEVELOPMENT APPLICATION |

| REV | DATE      |
|-----|-----------|
| 01  | 5/05/2026 |
| 02  | 3/07/2026 |

PROJECT: P26011





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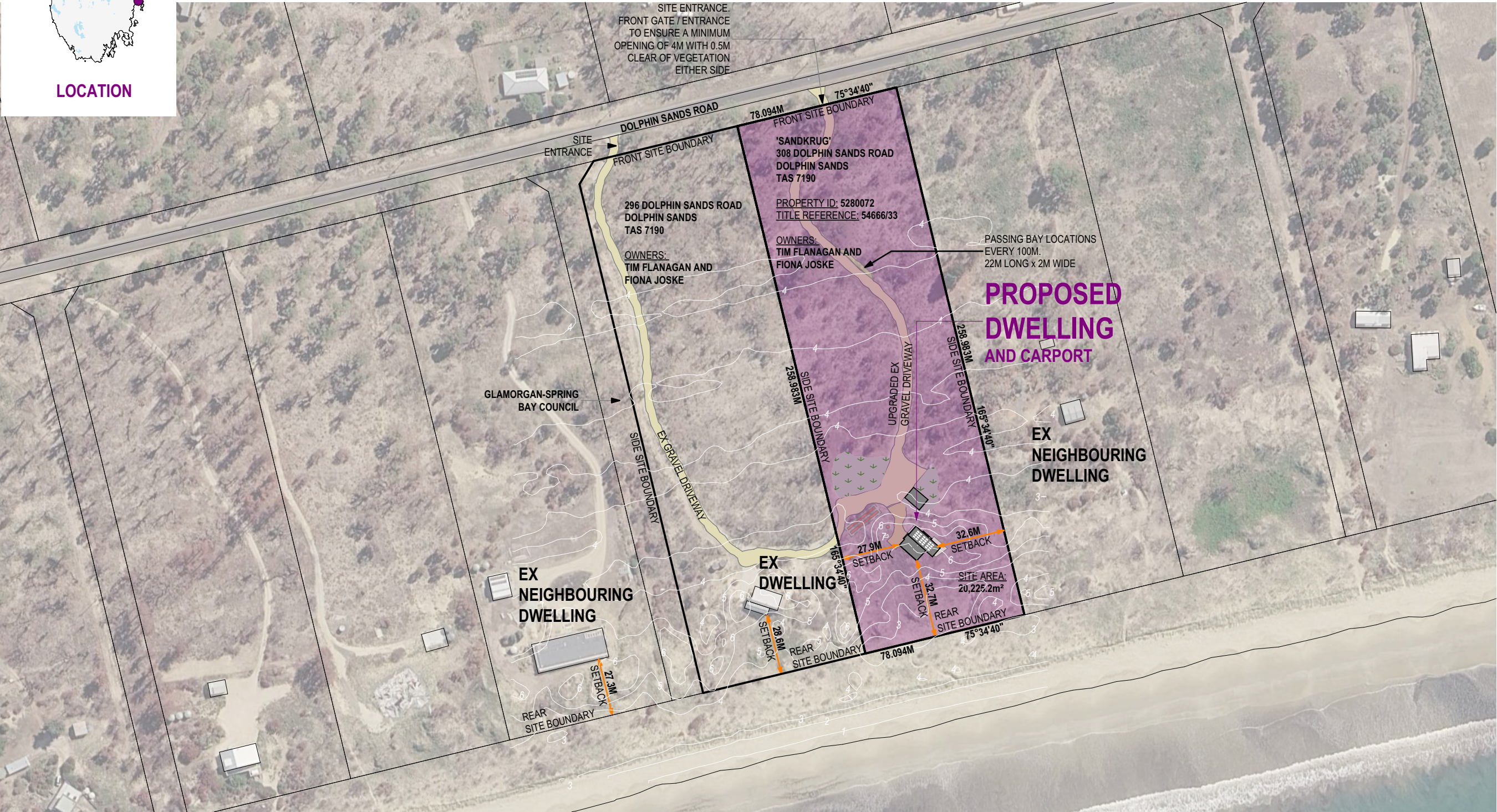


LOCATION PLAN

A001

|                                                                                        |                                |
|----------------------------------------------------------------------------------------|--------------------------------|
| TOTAL SITE AREA:                                                                       | 20,225.2m <sup>2</sup>         |
| BAL ASSESSMENT:                                                                        | 19 (OR ABOVE)<br>(AS3959-2018) |
| PLANNING ZONE:                                                                         | 31. PARTICULAR PURPOSE         |
| SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE.                                         |                                |
| REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL.                                |                                |
| EX:                                                                                    | EXISTING                       |
| FH:                                                                                    | FIRE HYDRANT                   |
| FL:                                                                                    | FLOOR LEVEL                    |
| RL:                                                                                    | RELATIVE LEVEL                 |
| SH:                                                                                    | SHED / OUTBUILDING             |
| WHT:                                                                                   | WATER HARVESTING TANK          |
| AG:                                                                                    | AG-DRAIN                       |
| COM:                                                                                   | COMMS LINE                     |
| HV:                                                                                    | HV POWER LINE                  |
| LV:                                                                                    | LV POWER LINE                  |
| S:                                                                                     | SEWER LINE                     |
| SW:                                                                                    | STORMWATER                     |
| W:                                                                                     | WATER LINE                     |
| LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE.                                         |                                |
| UTILITY CONNECTION LOCATIONS TO BE CONFIRMED ON SITE.                                  |                                |
| SITE ACCESS TO BE PROVIDED WITH APPLICABLE TURNING AND TRANSITION REQUIREMENTS.        |                                |
| PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS. |                                |

**IMPORTANT**  
DO NOT SCALE.  
ALL WORKS ARE TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODES (NCC) 2022, APPLICABLE AUSTRALIAN STANDARDS, AND REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES.



LOCATION PLAN  
1:2000



CBM SUSTAINABILITY

51 York Street, PO Box 1971, Launceston TAS 7250  
P: +613 6332 6988 E: info@cbmgroup.com.au A: CC1113Z



NEW DWELLING

308 DOLPHIN SANDS ROAD DOLPHIN SANDS TAS 7190

TIM FLANAGAN AND FIONA JOSKE

SCALE: 1:2000 (A3)

ISSUE  
SKETCH DESIGN  
DEVELOPMENT  
APPLICATION

|     |           |
|-----|-----------|
| REV | DATE      |
| 01  | 5/05/2026 |
| 02  | 3/07/2026 |

PROJECT: P26011



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CODE OVERLAYS PLAN

A102

LEGEND:

WATERWAY PROTECTION AREA

MEDIUM

HIGH

COASTAL EROSION

PRIORITY VEGETATION

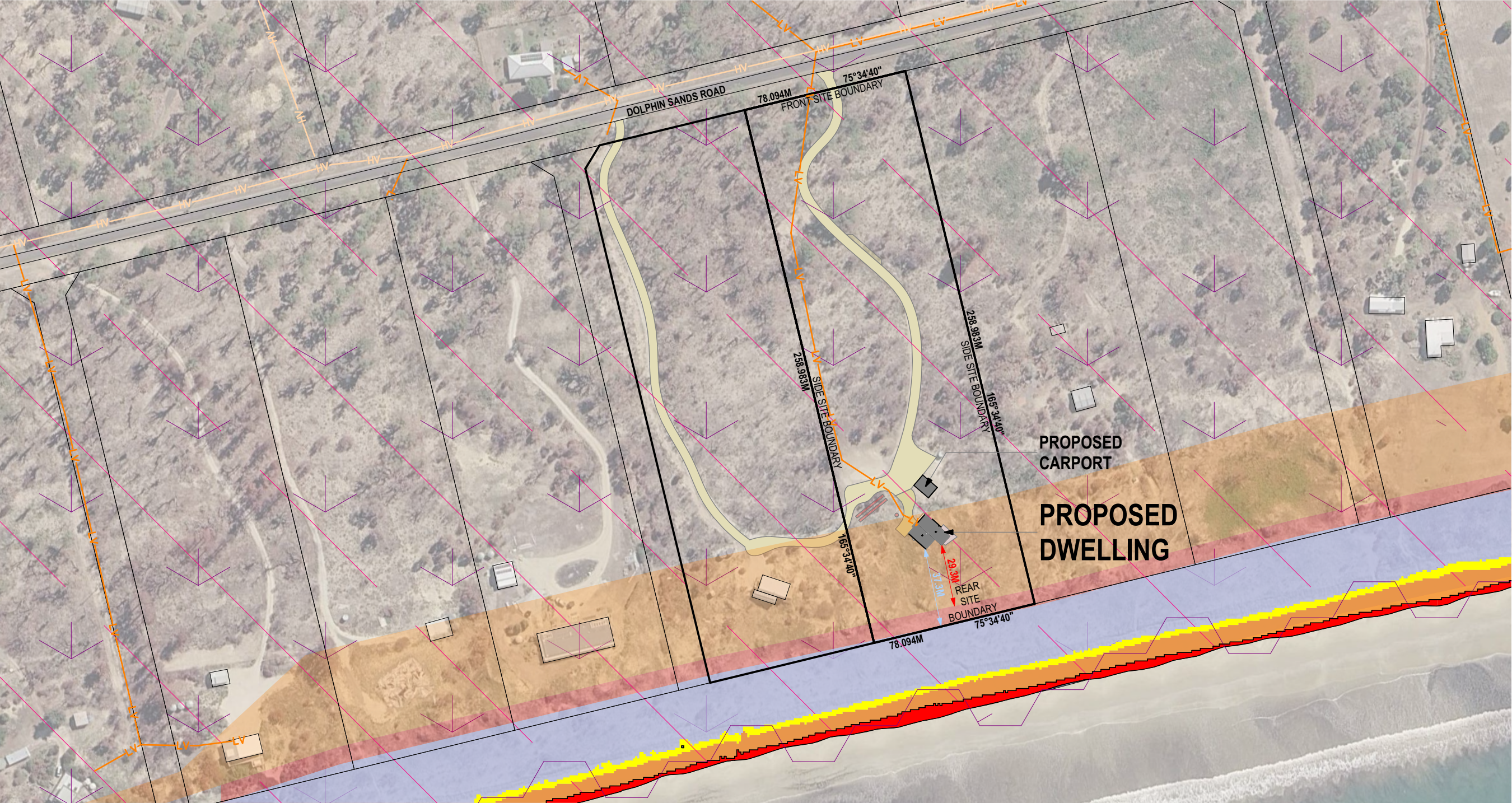
BISHFIRE-PRONE AREAS (FULL SITE)

LOW

MEDIUM

HIGH

COASTAL INUNDATION HAZARD BANDS / FUTURE COASTAL REFUGIA



TOTAL SITE AREA: 20,225.2m²

BAL ASSESSMENT: 19 (OR ABOVE) (AS3959-2018)

PLANNING ZONE: 31. PARTICULAR PURPOSE

SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE.

REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL.

- EX: EXISTING  
FH: FIRE HYDRANT  
FL: FLOOR LEVEL  
RL: RELATIVE LEVEL  
SH: SHED / OUTBUILDING  
WHT: WATER HARVESTING TANK

- AG: AG-DRAIN  
COM: COMMS LINE  
HV: HV POWER LINE  
LV: LV POWER LINE  
S: SEWER LINE  
SW: STORMWATER  
W: WATER LINE

LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE.

UTILITY CONNECTION LOCATIONS TO BE CONFIRMED ON SITE.

SITE ACCESS TO BE PROVIDED WITH APPLICABLE TURNING AND TRANSITION REQUIREMENTS.

PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS.

**IMPORTANT**  
DO NOT SCALE.  
ALL WORKS ARE TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODES (NCC) 2022, APPLICABLE AUSTRALIAN STANDARDS, AND REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES.

CODE OVERLAYS PLAN  
1:2000

0m 20m 100m  
SCALE: 1:2000

CBM SUSTAINABILITY

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NEW DWELLING

308 DOLPHIN SANDS ROAD DOLPHIN SANDS TAS 7190

TIM FLANAGAN AND FIONA JOSKE

SCALE: 1:2000 (A3)

ISSUE  
DEVELOPMENT  
APPLICATION

REV  
01

DATE  
3/07/2026

PROJECT: P26011

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|                            |                        |
|----------------------------|------------------------|
| <u>SITE AREA:</u>          | 20,225.2m <sup>2</sup> |
| <u>EX. FOOTPRINT:</u>      | 0m <sup>2</sup>        |
| <u>DWELLING ROOF AREA:</u> | 164.4m <sup>2</sup>    |
| <u>CARPORT ROOF AREA:</u>  | 58.6m <sup>2</sup>     |
| <u>SITE COVERAGE:</u>      | 1.1%                   |

|      |                       |
|------|-----------------------|
| BOL: | BOLLARD               |
| EX:  | EXISTING              |
| FH:  | FIRE HYDRANT          |
| FL:  | FLOOR LEVEL           |
| M:   | METRES                |
| MH:  | MAINTENANCE HATCH     |
| RL:  | RELATIVE LEVEL        |
| SH:  | SHED / OUTBUILDING    |
| WHT: | WATER HARVESTING TANK |

|     |               |
|-----|---------------|
| AG  | AG-DRAIN      |
| COM | COMMS LINE    |
| G   | GAS LINE      |
| HV  | HV POWER LINE |
| LV  | LV POWER LINE |
| S   | SEWER LINE    |
| SW  | STORMWATER    |
| W   | WATER LINE    |

PRODUCTS AND SYSTEMS TO BE  
INSTALLED AND / OR USED AS PER  
MANUFACTURER'S INSTRUCTIONS.

DO NOT SCALE.  
ALL WORKS ARE TO BE IN  
ACCORDANCE WITH THE  
NATIONAL CONSTRUCTION CODES  
(NCC) 2022, APPLICABLE AUSTRALIAN  
STANDARDS, AND REQUIREMENTS OF  
ANY RELEVANT LOCAL AUTHORITIES.

0m 2m 10m  
SCALE: 1:200

SCALE: 1:200

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REJUVENATE GRASS  
LANDSCAPING TO PREVIOUS  
CABIN SITING

**'SANDKRUG'**  
308 DOLPHIN SANDS ROAD  
DOLPHIN SANDS  
TAS 7190

PROPERTY ID: 5280072  
TITLE REFERENCE: 54666/33

**PROPOSED  
CARPORT**  
RQOF AREA: 58.6m<sup>2</sup>

**PROPOSED  
DWELLING**

ROOF AREA: 164.4 m<sup>2</sup>



# PROPOSED SITE PLAN

1:250

 CBM SUSTAINABILITY

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## NEW DWELLING

308 DOLPHIN SANDS ROAD DOLPHIN SANDS TAS 7190

TIM FLANAGAN AND FIONA JOSKE

SCALE: **1:250 (A3)**

|               |
|---------------|
| ISSUE         |
| SKETCH DESIGN |
| DEVELOPMENT   |
| APPLICATION   |

|     |           |
|-----|-----------|
| REV | DATE      |
| 01  | 5/05/2026 |
| 02  | 3/07/2026 |

PROJECT: **P26011**

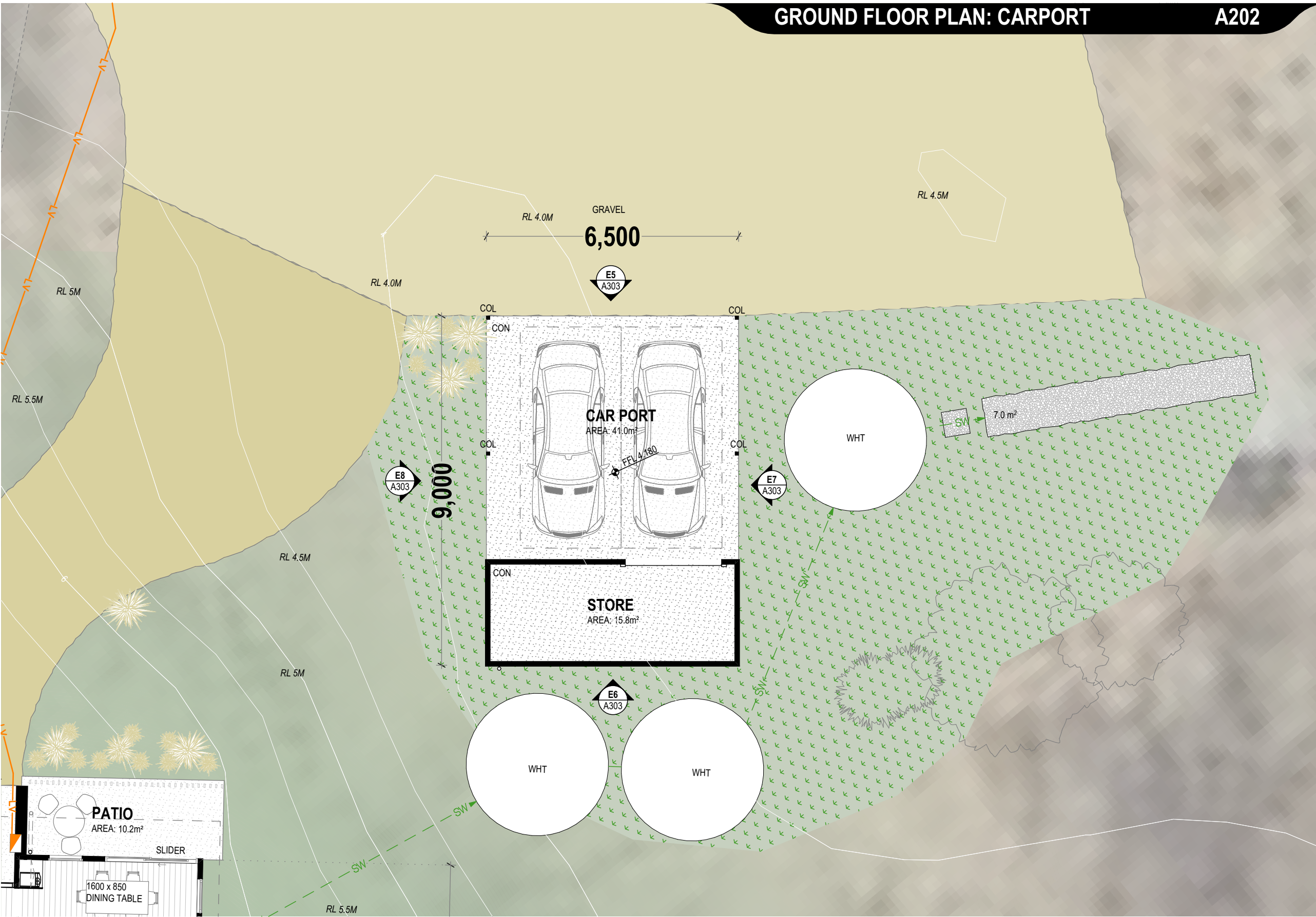






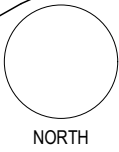
GROUND FLOOR PLAN: CARPORT

A202



|                                                                                                                                                                                                              |                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| BAL ASSESSMENT:<br>(AS3959-2018)                                                                                                                                                                             | 19 (OR ABOVE)                     |
| NEW FLOOR AREA:                                                                                                                                                                                              | 136.1m²                           |
| NEW DECK AREA:                                                                                                                                                                                               | 47m²                              |
| SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE.                                                                                                                                                               |                                   |
| REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL.                                                                                                                                                      |                                   |
| AIR/C:                                                                                                                                                                                                       | AIR-CONDITIONING UNIT             |
| B:                                                                                                                                                                                                           | BENCH                             |
| BH:                                                                                                                                                                                                          | BULKHEAD                          |
| BL:                                                                                                                                                                                                          | BLOCKWORK                         |
| CUPB:                                                                                                                                                                                                        | CUPBOARD                          |
| CK:                                                                                                                                                                                                          | COOK-TOP / COOKER                 |
| CM:                                                                                                                                                                                                          | COFFEE MACHINE                    |
| COL:                                                                                                                                                                                                         | COLUMN<br>(REFER STRUCTURAL DWGS) |
| CON:                                                                                                                                                                                                         | EXPOSED CONCRETE                  |
| CPT:                                                                                                                                                                                                         | CARPET                            |
| D:                                                                                                                                                                                                           | DOOR                              |
| DP:                                                                                                                                                                                                          | DOWNPIPE<br>(REFER PLUMBING PLAN) |
| DY:                                                                                                                                                                                                          | DRYER                             |
| DW:                                                                                                                                                                                                          | DISHWASHER                        |
| EX:                                                                                                                                                                                                          | EXISTING                          |
| F/FR:                                                                                                                                                                                                        | FRIDGE / FREEZER                  |
| FC:                                                                                                                                                                                                          | FIBRE CEMENT SHEET                |
| FFL:                                                                                                                                                                                                         | FINISHED FLOOR LEVEL              |
| FW:                                                                                                                                                                                                          | FLOOR WASTE                       |
| HR:                                                                                                                                                                                                          | HANDRAIL / GRAB-RAIL              |
| HWC:                                                                                                                                                                                                         | HOT WATER CYLINDER                |
| OH:                                                                                                                                                                                                          | OVERHEAD (STORAGE)                |
| PLY:                                                                                                                                                                                                         | PLYWOOD SHEET                     |
| PTY:                                                                                                                                                                                                         | PANTRY                            |
| RL:                                                                                                                                                                                                          | RELATIVE LEVEL                    |
| SHF:                                                                                                                                                                                                         | SHELF / SHELVING                  |
| SHR:                                                                                                                                                                                                         | SHOWER                            |
| SK:                                                                                                                                                                                                          | SINK                              |
| TBR:                                                                                                                                                                                                         | TIMBER                            |
| TLE:                                                                                                                                                                                                         | TILE                              |
| VB:                                                                                                                                                                                                          | VANITY BASIN                      |
| WDH:                                                                                                                                                                                                         | WOOD-HEATER / FIRE                |
| W:                                                                                                                                                                                                           | WINDOW                            |
| WC:                                                                                                                                                                                                          | TOILET                            |
| WM:                                                                                                                                                                                                          | WASHING MACHINE                   |
| WO:                                                                                                                                                                                                          | WALL-OVEN                         |
| WT:                                                                                                                                                                                                          | WALL TYPE                         |
| WHT:                                                                                                                                                                                                         | WATER HARVESTING TANK             |
| ADJACENT SURFACES TO BE FALLING AWAY FROM BUILDING.                                                                                                                                                          |                                   |
| PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS.                                                                                                                       |                                   |
| A MINIMUM OF 1000 MM CLEARANCE IS TO BE PROVIDED THROUGHOUT THE BUILDING TO COMPLY WITH AS1428.1: 2021                                                                                                       |                                   |
| <b>IMPORTANT</b><br>DO NOT SCALE.<br>ALL WORKS ARE TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODES (NCC) 2022, APPLICABLE AUSTRALIAN STANDARDS, AND REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES. |                                   |

GROUND FLOOR PLAN: CARPORT  
1:100



NEW DWELLING

308 DOLPHIN SANDS ROAD DOLPHIN SANDS TAS 7190

TIM FLANAGAN AND FIONA JOSKE

SCALE: 1:100 (A3)

ISSUE  
SKETCH DESIGN  
DEVELOPMENT  
APPLICATION

|     |           |
|-----|-----------|
| REV | DATE      |
| 01  | 5/05/2026 |
| 02  | 3/07/2026 |

PROJECT: P26011





COLOUR AND MATERIALS

LEGEND

ALL COLORS TO HAVE A  
LIGHT REFLECTANCE VALUE (LRV) OF <40%

- C1

MRS & MWS

PAIN

COLORBOND®  
TRIMDEK®  
METAL ROOF & WALL  
SHEETING BASALT®  
LIGHT REFLECTANCE  
VALUE: 15%
- C2

MWS

PAIN

COLORBOND®  
CUSTOM ORB®  
METAL WALL SHEETING  
MONUMENT®  
FIXED VERTIALLY  
LIGHT REFLECTANCE  
VALUE: 9%
- FC

FIBRE CEMENT CLADDING  
CEMINTEL BARESTONE  
ORIGINAL  
NOMINAL SOLAR  
REFLECTANCE 39.8%
- TLE

FEATURE WALL TILE  
WITH LRV <40%
- TBR

TIMBER DECKING  
MODWOOD SILVER GUM -  
WIDE LIKELY LRV  
(APPROX.) 30-45%  
EQUIVALENT TO <40% FOR  
COMPLIANCE PURPOSES.  
ANTI SLIP RATING: R11

ELEVATIONS: DWELLING

A301

BAL ASSESSMENT: 19 (OR ABOVE)  
(AS3959-2018)

SOME ITEMS LISTED BELOW MAY NOT BE  
APPLICABLE.

REFER MATERIALS & FINISHES  
SCHEDULE FOR FURTHER DETAIL.

- AIR/C: AIR-CONDITIONING UNIT  
B: BENCH  
BH: BULKHEAD  
BL: BLOCKWORK  
BR: BRICKWORK  
CUPB: CUPBOARD  
CL: CEILING LEVEL  
COL: COLUMN  
(REFER STRUCTURAL DWGS)  
CON: EXPOSED CONCRETE  
D: DOOR  
DP: DOWNPIPE  
(REFER PLUMBING PLAN)  
EX: EXISTING  
FC: FIBRE CEMENT SHEET  
FL: FLOOR LEVEL  
HR: HANDRAIL / GRAB-RAIL  
HWC: HOT WATER CYLINDER  
MRS: METAL ROOF SHEETING  
MWS: METAL WALL SHEETING  
NGL: NATURAL GROUND LINE  
OH: OVERHEAD (STORAGE)  
PB: PLASTERBOARD  
PV: PHOTOVOLTAIC PANELS  
RL: RELATIVE LEVEL  
SHF: SHELF / SHELVING  
SH: SHED / OUTBUILDING  
SS: STAINLESS STEEL  
TBR: TIMBER  
TLE: TILE  
W: WINDOW  
WDH: WOOD-HEATER / FIRE  
WPB: WATER RESISTANT P'BOARD  
WHT: WATER HARVESTING TANK

ADJACENT SURFACES TO BE FALLING  
AWAY FROM BUILDING.

FLASHINGS AND TRIMS TO BE COLOUR  
MATCHED (AS POSSIBLE).

MATERIAL FINISHES TO BE  
SYMPATHETIC TO SITE CONTEXT.

PRODUCTS AND SYSTEMS TO BE  
INSTALLED AND / OR USED AS PER  
MANUFACTURER'S INSTRUCTIONS.

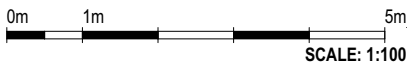
**IMPORTANT**  
DO NOT SCALE.  
ALL WORKS ARE TO BE IN ACCORDANCE  
WITH THE  
NATIONAL CONSTRUCTION CODES (NCC)  
2022, APPLICABLE AUSTRALIAN  
STANDARDS, AND REQUIREMENTS OF  
ANY RELEVANT LOCAL AUTHORITIES.



E1 NORTH WEST ELEVATION  
1:100



E2 SOUTH EAST ELEVATION  
1:100



CBM SUSTAINABILITY

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NEW DWELLING

308 DOLPHIN SANDS ROAD DOLPHIN SANDS TAS 7190

TIM FLANAGAN AND FIONA JOSKE

SCALE: 1:100 (A3)

ISSUE  
DEVELOPMENT  
APPLICATION

REV  
01

DATE  
3/07/2026

PROJECT: P26011

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COLOUR AND MATERIALS

LEGEND

ALL COLORS TO HAVE A  
LIGHT REFLECTANCE VALUE (LRV) OF <40%



COLORBOND®  
TRIMDEK®  
METAL ROOF & WALL  
SHEETING BASALT®  
LIGHT REFLECTANCE  
VALUE: 15%

COLORBOND®  
CUSTOM ORB®  
METAL WALL SHEETING  
MONUMENT®  
FIXED VERTIALLY  
LIGHT REFLECTANCE  
VALUE: 9%

FIBRE CEMENT CLADDING  
CEMINTEL BARESTONE  
ORIGINAL  
NOMINAL SOLAR  
REFLECTANCE 39.8%

FEATURE WALL TILE  
WITH LRV <40%

TIMBER DECKING  
MODWOOD SILVER GUM -  
WIDE. LIKELY LRV  
(APPROX.) 30-45%  
EQUIVALENT TO <40% FOR  
COMPLIANCE PURPOSES.  
ANTI SLIP RATING: R11

ELEVATIONS: DWELLING

A302

BAL ASSESSMENT: 19 (OR ABOVE)  
(AS3959-2018)

SOME ITEMS LISTED BELOW MAY NOT BE  
APPLICABLE.

REFER MATERIALS & FINISHES  
SCHEDULE FOR FURTHER DETAIL.

AIR/C: AIR-CONDITIONING UNIT  
B: BENCH  
BH: BULKHEAD  
BL: BLOCKWORK  
BR: BRICKWORK  
CUPB: CUPBOARD  
CL: CEILING LEVEL  
COL: COLUMN  
(REFER STRUCTURAL DWGS)  
CON: EXPOSED CONCRETE  
D: DOOR  
DP: DOWNPIPE  
(REFER PLUMBING PLAN)  
EX: EXISTING  
FC: FIBRE CEMENT SHEET  
FL: FLOOR LEVEL  
HR: HANDRAIL / GRAB-RAIL  
HWC: HOT WATER CYLINDER  
MRS: METAL ROOF SHEETING  
MWS: METAL WALL SHEETING  
NGL: NATURAL GROUND LINE  
OH: OVERHEAD (STORAGE)  
PB: PLASTERBOARD  
PV: PHOTOVOLTAIC PANELS  
RL: RELATIVE LEVEL  
SHF: SHELF / SHELVING  
SH: SHED / OUTBUILDING  
SS: STAINLESS STEEL  
TBR: TIMBER  
TLE: TILE  
W: WINDOW  
WDH: WOOD-HEATER / FIRE  
WPB: WATER RESISTANT P'BOARD  
WHT: WATER HARVESTING TANK

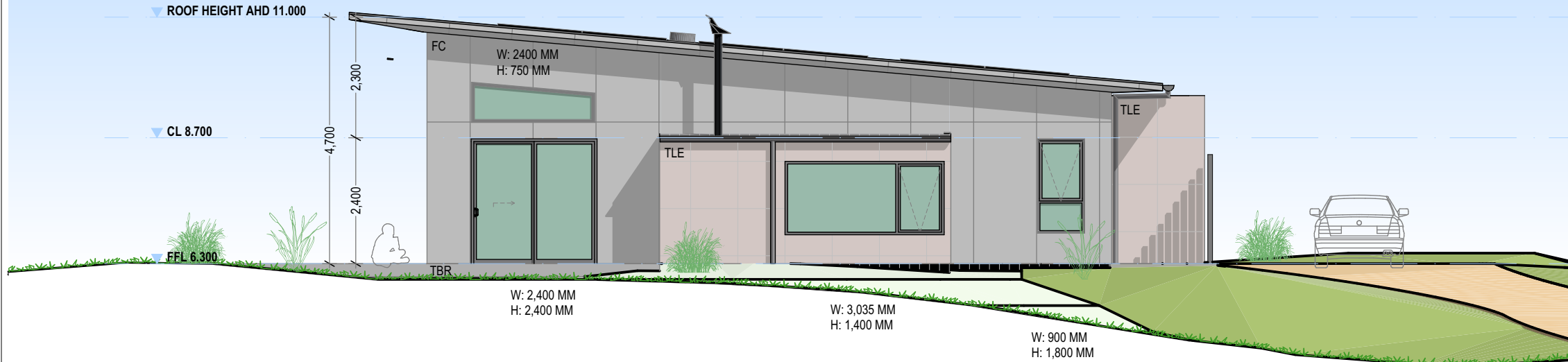
ADJACENT SURFACES TO BE FALLING  
AWAY FROM BUILDING.

FLASHINGS AND TRIMS TO BE COLOUR  
MATCHED (AS POSSIBLE).

MATERIAL FINISHES TO BE  
SYMPATHETIC TO SITE CONTEXT.

PRODUCTS AND SYSTEMS TO BE  
INSTALLED AND / OR USED AS PER  
MANUFACTURER'S INSTRUCTIONS.

**IMPORTANT**  
DO NOT SCALE.  
ALL WORKS ARE TO BE IN ACCORDANCE  
WITH THE  
NATIONAL CONSTRUCTION CODES (NCC)  
2022, APPLICABLE AUSTRALIAN  
STANDARDS, AND REQUIREMENTS OF  
ANY RELEVANT LOCAL AUTHORITIES.



E3 NORTH EAST ELEVATION  
1:100



E4 SOUTH WEST ELEVATION  
1:100

0m 1m 5m  
SCALE: 1:100

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G:\Projects\P26011 Joske & Flanagan - Dolphin Sands Rebuild\20 Working\20.1 Design\Arch\P26011 Joske Flanagan - Dolphin Sands.pln 3/07/2026

NEW DWELLING

308 DOLPHIN SANDS ROAD DOLPHIN SANDS TAS 7190

TIM FLANAGAN AND FIONA JOSKE

SCALE: 1:100 (A3)

ISSUE  
DEVELOPMENT  
APPLICATION

REV  
01

DATE  
3/07/2026

PROJECT: P26011

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COLOUR AND MATERIALS

LEGEND

ALL COLORS TO HAVE A LIGHT REFLECTANCE VALUE (LRV) OF <40%

C1

MRS & MWS

PAINT

COLORBOND® TRIMDEK® METAL ROOF & WALL SHEETING BASALT® LIGHT REFLECTANCE VALUE: 15%

C2

MWS

PAINT

COLORBOND® CUSTOM ORB® METAL WALL SHEETING MONUMENT® FIXED VERTIALLY LIGHT REFLECTANCE VALUE: 9%

FC

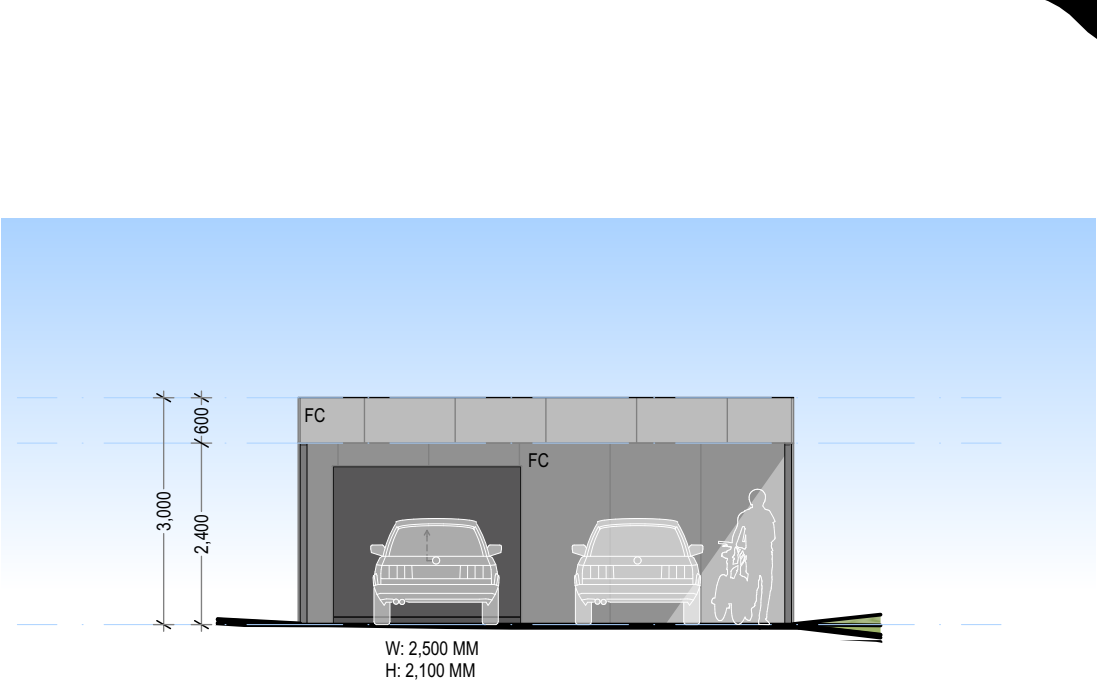
FIBRE CEMENT CLADDING CEMINTEL BARESTONE ORIGINAL NOMINAL SOLAR REFLECTANCE 39.8%

TLE

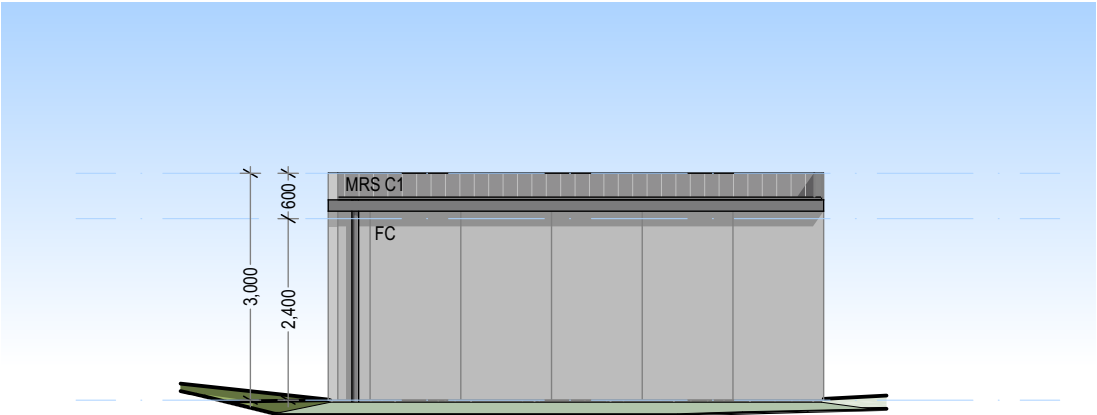
FEATURE WALL TILE WITH LRV <40%

TBR

TIMBER DECKING MODWOOD SILVER GUM - WIDE LIKELY LRV (APPROX.) 30-45% EQUIVALENT TO <40% FOR COMPLIANCE PURPOSES. ANTI SLIP RATING: R11



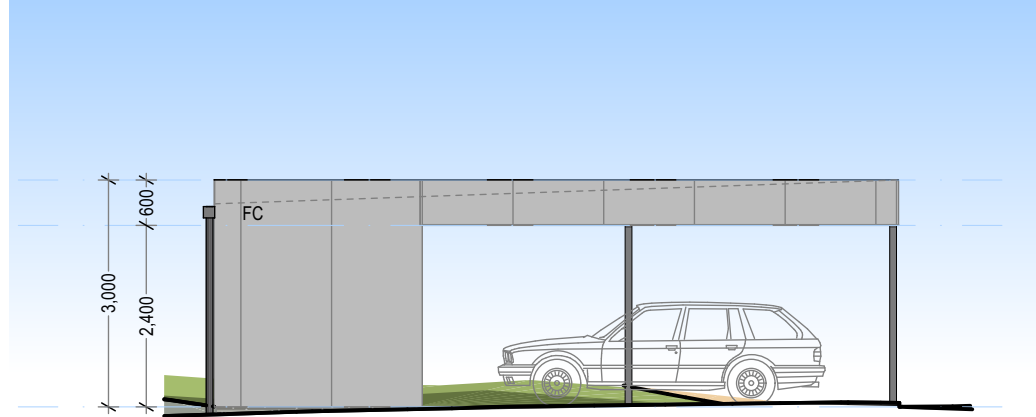
E5 CARPORT: NORTH WEST ELEVATION 1:100



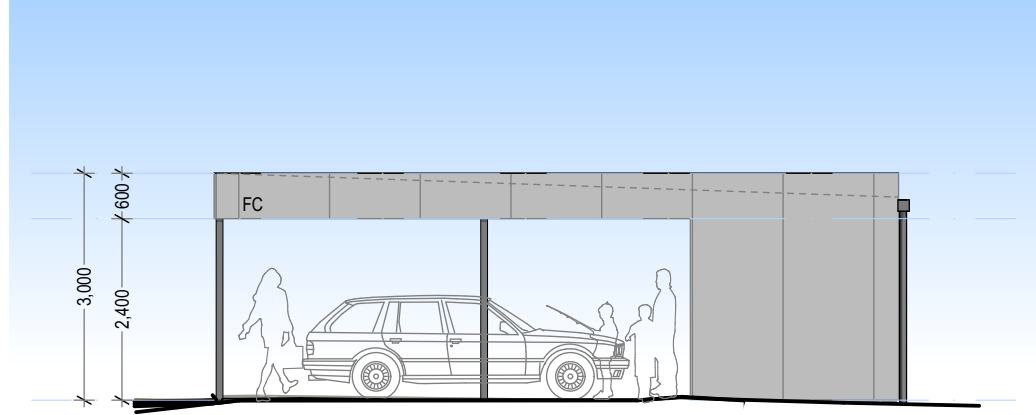
E6 CARPORT: SOUTH EAST ELEVATION 1:100

ELEVATIONS: CARPORT

A303



E7 CARPORT: NORTH EAST ELEVATION 1:100



E8 CARPORT: SOUTH WEST ELEVATION 1:100

BAL ASSESSMENT: (AS3959-2018)

19 (OR ABOVE)

SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE.

REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL.

AIR/C: AIR-CONDITIONING UNIT

B: BENCH

BH: BULKHEAD

BL: BLOCKWORK

BR: BRICKWORK

CUPB: CUPBOARD

CL: CEILING LEVEL

COL: COLUMN (REFER STRUCTURAL DWGS)

CON: EXPOSED CONCRETE

D: DOOR

DP: DOWNPIPE (REFER PLUMBING PLAN)

EX: EXISTING

FC: FIBRE CEMENT SHEET

FL: FLOOR LEVEL

HR: HANDRAIL / GRAB-RAIL

HWC: HOT WATER CYLINDER

MRS: METAL ROOF SHEETING

MWS: METAL WALL SHEETING

NGL: NATURAL GROUND LINE

OH: OVERHEAD (STORAGE)

PB: PLASTERBOARD

PV: PHOTOVOLTAIC PANELS

RL: RELATIVE LEVEL

SHF: SHELF / SHELVE

SH: SHED / OUTBUILDING

SS: STAINLESS STEEL

TBR: TIMBER

TLE: TILE

W: WINDOW

WDH: WOOD-HEATER / FIRE

WPB: WATER RESISTANT P'BOARD

WHT: WATER HARVESTING TANK

ADJACENT SURFACES TO BE FALLING AWAY FROM BUILDING.

FLASHINGS AND TRIMS TO BE COLOUR MATCHED (AS POSSIBLE).

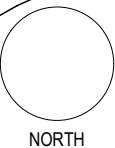
MATERIAL FINISHES TO BE SYMPATHETIC TO SITE CONTEXT.

PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS.

IMPORTANT

DO NOT SCALE.

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NEW DWELLING

308 DOLPHIN SANDS ROAD DOLPHIN SANDS TAS 7190

TIM FLANAGAN AND FIONA JOSKE

SCALE: 1:100 (A3)

| ISSUE                   | REV | DATE      |
|-------------------------|-----|-----------|
| DEVELOPMENT APPLICATION | 01  | 3/07/2026 |

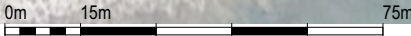
PROJECT: P26011











SCALE: 1:1500

DRIVEWAY ACCESS PLAN  
1:1500

FOR DEVELOPMENT APPLICATION

CBM SUSTAINABILITY

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**NEW DWELLING**

308 DOLPHIN SANDS ROAD DOLPHIN SANDS TAS 7190

TIM FLANAGAN AND FIONA JOSKE

SCALE: 1:1500 (A3)

| REV | AMENDMENT                              | DATE       |
|-----|----------------------------------------|------------|
| 01  | RFI: ADDITIONAL CARPARKING INFORMATION | 10/08/2026 |
|     |                                        |            |
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|     |                                        |            |

|                                        |
|----------------------------------------|
| ISSUED BY:<br>dstanford                |
| DRAWN BY:<br>jdingemans /<br>dstanford |
| APPROVED BY:<br>Daniel Stanford        |

**DRIVEWAY ACCESS PLAN**

DWG: **A105**

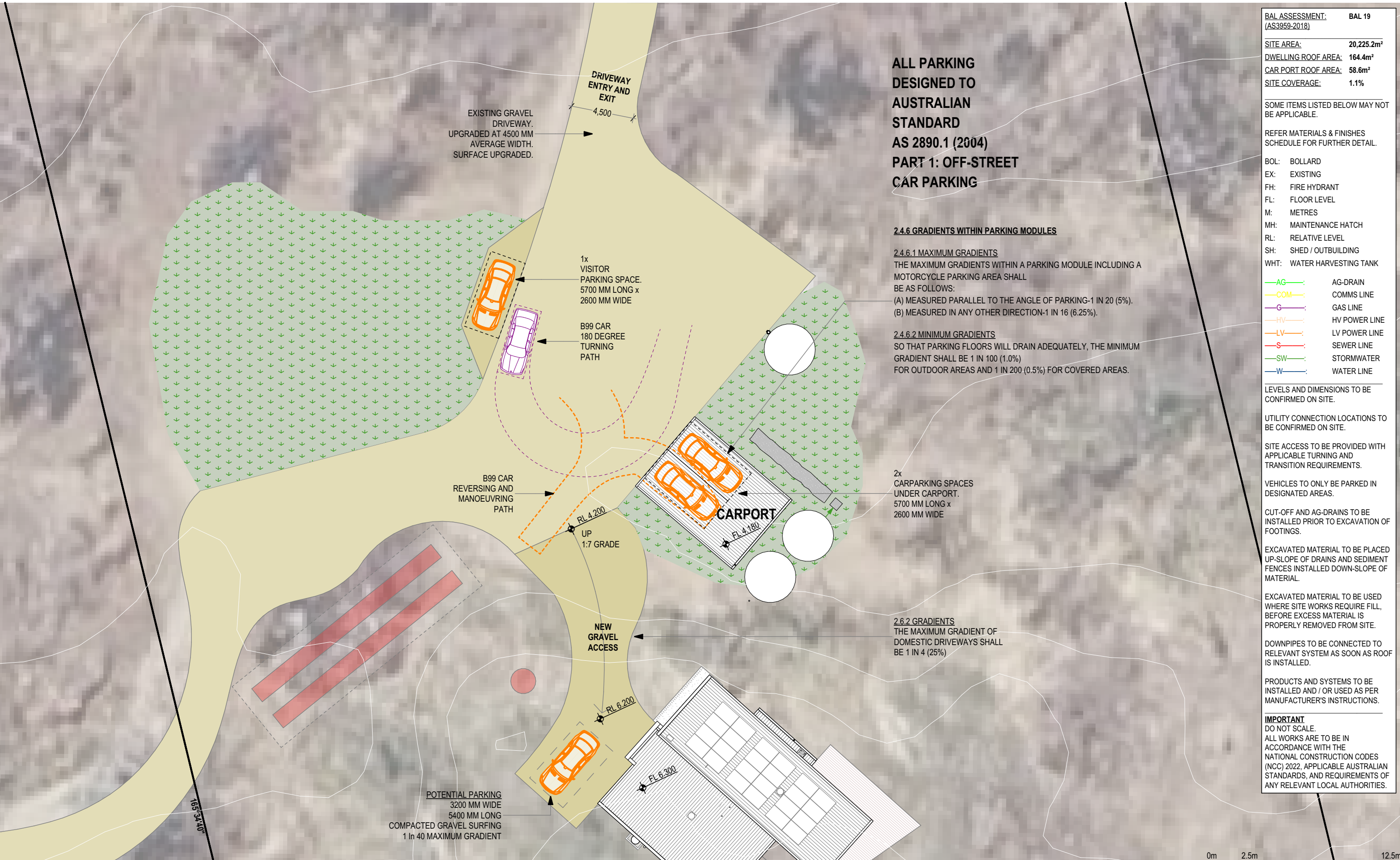
PROJECT: **P26011**

REV: **01**



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ALL PARKING  
DESIGNED TO  
AUSTRALIAN  
STANDARD  
AS 2890.1 (2004)  
PART 1: OFF-STREET  
CAR PARKING

2.4.6 GRADIENTS WITHIN PARKING MODULES

2.4.6.1 MAXIMUM GRADIENTS  
THE MAXIMUM GRADIENTS WITHIN A PARKING MODULE INCLUDING A  
MOTORCYCLE PARKING AREA SHALL  
BE AS FOLLOWS:  
(A) MEASURED PARALLEL TO THE ANGLE OF PARKING-1 IN 20 (5%).  
(B) MEASURED IN ANY OTHER DIRECTION-1 IN 16 (6.25%).

2.4.6.2 MINIMUM GRADIENTS  
SO THAT PARKING FLOORS WILL DRAIN ADEQUATELY, THE MINIMUM  
GRADIENT SHALL BE 1 IN 100 (1.0%)  
FOR OUTDOOR AREAS AND 1 IN 200 (0.5%) FOR COVERED AREAS.

2.6.2 GRADIENTS  
THE MAXIMUM GRADIENT OF  
DOMESTIC DRIVEWAYS SHALL  
BE 1 IN 4 (25%)

BAL ASSESSMENT:  
(AS3959-2018)

BAL 19

SITE AREA:

20,225.2m<sup>2</sup>

DWELLING ROOF AREA:

164.4m<sup>2</sup>

CAR PORT ROOF AREA:

58.6m<sup>2</sup>

SITE COVERAGE:

1.1%

SOME ITEMS LISTED BELOW MAY NOT  
BE APPLICABLE.

REFER MATERIALS & FINISHES  
SCHEDULE FOR FURTHER DETAIL.

BOL: BOLLARD

EX: EXISTING

FH: FIRE HYDRANT

FL: FLOOR LEVEL

M: METRES

MH: MAINTENANCE HATCH

RL: RELATIVE LEVEL

SH: SHED / OUTBUILDING

WHT: WATER HARVESTING TANK

AG: AG-DRAIN

COM: COMMS LINE

G: GAS LINE

HV: HV POWER LINE

LV: LV POWER LINE

S: SEWER LINE

SW: STORMWATER

W: WATER LINE

LEVELS AND DIMENSIONS TO BE  
CONFIRMED ON SITE.

UTILITY CONNECTION LOCATIONS TO  
BE CONFIRMED ON SITE.

SITE ACCESS TO BE PROVIDED WITH  
APPLICABLE TURNING AND  
TRANSITION REQUIREMENTS.

VEHICLES TO ONLY BE PARKED IN  
DESIGNATED AREAS.

CUT-OFF AND AG-DRAINS TO BE  
INSTALLED PRIOR TO EXCAVATION OF  
FOOTINGS.

EXCAVATED MATERIAL TO BE PLACED  
UP-SLOPE OF DRAINS AND SEDIMENT  
FENCES INSTALLED DOWN-SLOPE OF  
MATERIAL.

EXCAVATED MATERIAL TO BE USED  
WHERE SITE WORKS REQUIRE FILL,  
BEFORE EXCESS MATERIAL IS  
PROPERLY REMOVED FROM SITE.

DOWNPIPES TO BE CONNECTED TO  
RELEVANT SYSTEM AS SOON AS ROOF  
IS INSTALLED.

PRODUCTS AND SYSTEMS TO BE  
INSTALLED AND / OR USED AS PER  
MANUFACTURER'S INSTRUCTIONS.

IMPORTANT

DO NOT SCALE.

ALL WORKS ARE TO BE IN  
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(NCC) 2022, APPLICABLE AUSTRALIAN  
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ANY RELEVANT LOCAL AUTHORITIES.

CARPARKING AND MANOEUVRING PLAN 1  
1:250

FOR DEVELOPMENT APPLICATION

CBM SUSTAINABILITY

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NORTH

NEW DWELLING

308 DOLPHIN SANDS ROAD DOLPHIN SANDS TAS 7190

TIM FLANAGAN AND FIONA JOSKE

SCALE: 1:250 (A3)

| REV | AMENDMENT                              | DATE       |
|-----|----------------------------------------|------------|
| 01  | RFI: ADDITIONAL CARPARKING INFORMATION | 10/08/2026 |
|     |                                        |            |
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|     |                                        |            |
|     |                                        |            |

ISSUED BY:  
dstanford

DRAWN BY:  
jdingemans /  
dstanford

APPROVED BY:  
Daniel Stanford

CARPARKING AND MANOEUVRING  
PLAN 1

DWG: A106

PROJECT: P26011

REV: 01

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- BAL ASSESSMENT:  
(AS3959-2018)

BAL 19
- SITE AREA:

20,225.2m²
- DWELLING ROOF AREA:

164.4m²
- CAR PORT ROOF AREA:

58.6m²
- SITE COVERAGE:

1.1%
- SOME ITEMS LISTED BELOW MAY NOT  
BE APPLICABLE.
- REFER MATERIALS & FINISHES  
SCHEDULE FOR FURTHER DETAIL.
- BOL:

BOLLARD
- EX:

EXISTING
- FH:

FIRE HYDRANT
- FL:

FLOOR LEVEL
- M:

METRES
- MH:

MAINTENANCE HATCH
- RL:

RELATIVE LEVEL
- SH:

SHED / OUTBUILDING
- WHT:

WATER HARVESTING TANK
- AG:

AG-DRAIN
- COM:

COMMS LINE
- G:

GAS LINE
- HV:

HV POWER LINE
- LV:

LV POWER LINE
- S:

SEWER LINE
- SW:

STORMWATER
- W:

WATER LINE
- LEVELS AND DIMENSIONS TO BE  
CONFIRMED ON SITE.
- UTILITY CONNECTION LOCATIONS TO  
BE CONFIRMED ON SITE.
- SITE ACCESS TO BE PROVIDED WITH  
APPLICABLE TURNING AND  
TRANSITION REQUIREMENTS.
- VEHICLES TO ONLY BE PARKED IN  
DESIGNATED AREAS.
- CUT-OFF AND AG-DRAINS TO BE  
INSTALLED PRIOR TO EXCAVATION OF  
FOOTINGS.
- EXCAVATED MATERIAL TO BE PLACED  
UP-SLOPE OF DRAINS AND SEDIMENT  
FENCES INSTALLED DOWN-SLOPE OF  
MATERIAL.
- EXCAVATED MATERIAL TO BE USED  
WHERE SITE WORKS REQUIRE FILL,  
BEFORE EXCESS MATERIAL IS  
PROPERLY REMOVED FROM SITE.
- DOWNPIPES TO BE CONNECTED TO  
RELEVANT SYSTEM AS SOON AS ROOF  
IS INSTALLED.
- PRODUCTS AND SYSTEMS TO BE  
INSTALLED AND / OR USED AS PER  
MANUFACTURER'S INSTRUCTIONS.
- IMPORTANT
- DO NOT SCALE.
- ALL WORKS ARE TO BE IN  
ACCORDANCE WITH THE  
NATIONAL CONSTRUCTION CODES  
(NCC) 2022, APPLICABLE AUSTRALIAN  
STANDARDS, AND REQUIREMENTS OF  
ANY RELEVANT LOCAL AUTHORITIES.

CARPARKING AND MANOEUVRING PLAN 2

1:250

0m2.5m12.5m

SCALE: 1:250

NEW DWELLING

308 DOLPHIN SANDS ROAD DOLPHIN SANDS TAS 7190

TIM FLANAGAN AND FIONA JOSKE

SCALE: 1:250 (A3)

| REV | AMENDMENT                              | DATE       |
|-----|----------------------------------------|------------|
| 01  | RFI: ADDITIONAL CARPARKING INFORMATION | 10/08/2026 |
|     |                                        |            |
|     |                                        |            |
|     |                                        |            |
|     |                                        |            |
|     |                                        |            |

ISSUED BY:  
dstanford

DRAWN BY:  
jdingemanse /  
dstanford

APPROVED BY:  
Daniel Stanford

CARPARKING AND MANOEUVRING  
PLAN 2

DWG: A107

PROJECT: P26011

REV: 01

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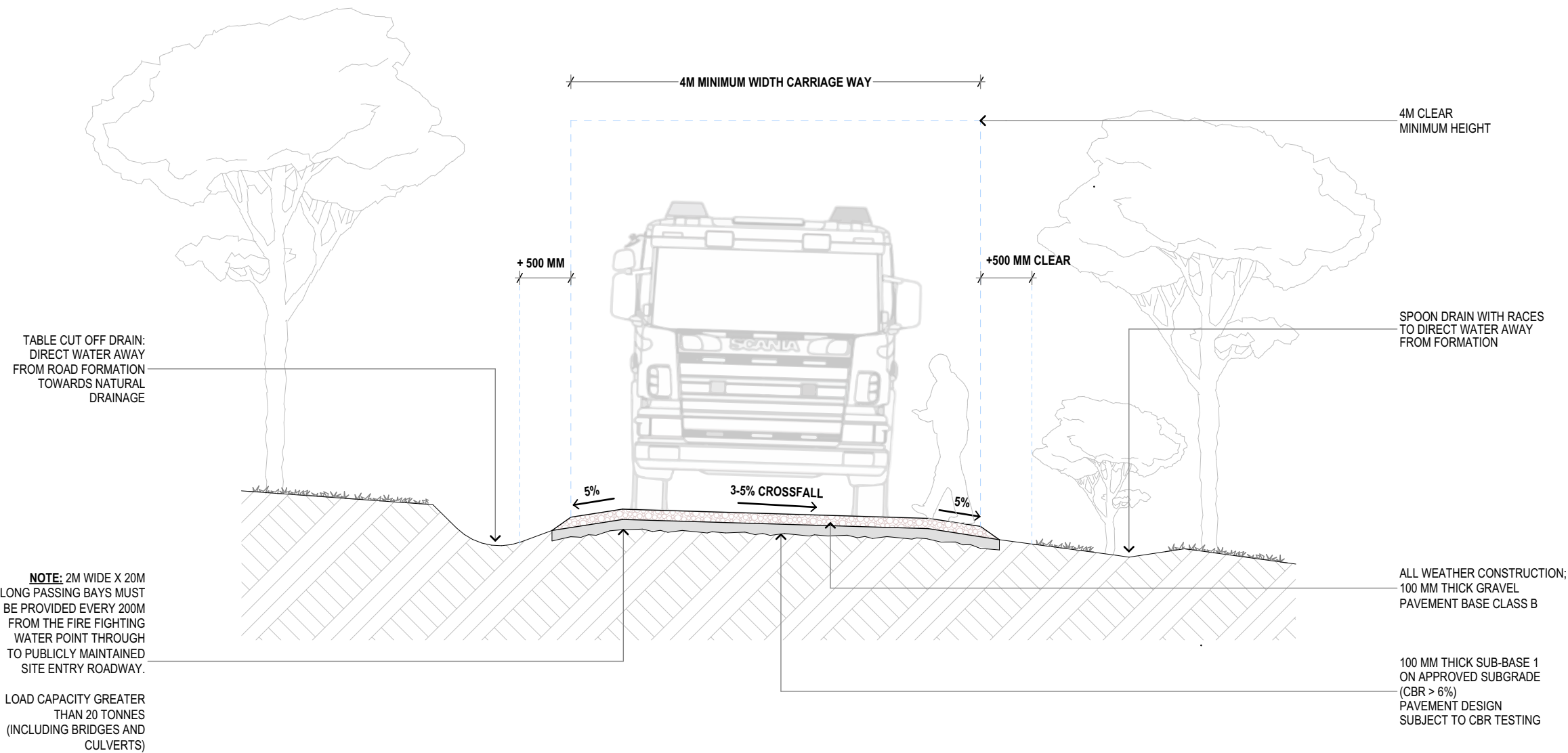
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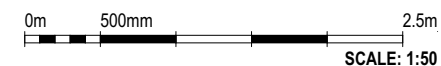
NORTH

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**BUSHFIRE STANDARDS FOR  
RURAL PROPERTY ACCESS  
ROAD / DRIVEWAY**

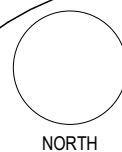
REFER TO BUSHFIRE HAZARD REPORT  
FOR DETAILS



A5 DRIVEWAY SECTION  
1:50

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**NEW DWELLING**

308 DOLPHIN SANDS ROAD DOLPHIN SANDS TAS 7190

TIM FLANAGAN AND FIONA JOSKE

SCALE: 1:50 (A3)

**FOR DEVELOPMENT APPLICATION**

| REV | AMENDMENT                              | DATE       | ISSUED BY:              |
|-----|----------------------------------------|------------|-------------------------|
| 01  | RFI: ADDITIONAL CARPARKING INFORMATION | 10/08/2026 | dstanford               |
|     |                                        |            | DRAWN BY:               |
|     |                                        |            | jdingemanse / dstanford |
|     |                                        |            | APPROVED BY:            |
|     |                                        |            | Daniel Stanford         |

**DRIVEWAY CROSS SECTION**

DWG: **A108**  
PROJECT: **P26011**

REV: **01**

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Project consulting solutions

**CBM Sustainability Pty Ltd**

ABN : 89 677 248 547

03/07/2026

**To: admin@freycinet.tas.gov.au**

Glamorgan Spring Bay Council  
9 Melbourne Street (PO Box 6)  
Triabunna TAS 7190

Dear Planning Department,

This planning submission supports an application for a new dwelling and carport at 308 Dolphin Sands Road, Dolphin Sands. The original log cabin residence was demolished in bushfires during December 2025. This proposal demonstrates compliance with the Glamorgan Spring Bay LPS, including Particular Purpose Zone standards, and relevant Code provisions, with no significant planning constraints identified.

|                         |                                                |
|-------------------------|------------------------------------------------|
| <b>Development:</b>     | New dwelling and carport                       |
| <b>Address:</b>         | 308 Dolphin Sands Road, Dolphin Sands          |
| <b>Owner:</b>           | Timothy Flanagan and Fiona Joske               |
| <b>Planning Scheme:</b> | Glamorgan Spring Bay Local Provisions Schedule |
| <b>Property ID:</b>     | 5280072                                        |
| <b>Title Reference:</b> | 54666/33                                       |
| <b>Site Zoning:</b>     | 31. Particular Purpose Zone – Dolphin Sands    |
| <b>Use Class:</b>       | Permitted                                      |
| <b>Qualification:</b>   | Residential - Single dwelling.                 |

A response to the PPZ – Dolphin Sands planning controls are as follows:



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### **GSB-P1.5 Use standards**

#### GSB-P1.5.1 Amenity

Not applicable, proposed use is permitted.

#### GSB-P1.5.2 Visitor Accommodation

Not applicable

### **GSB-P1.6 Development Standards for Buildings and Works**

#### GSB-P1.6.1 Building height

**A1** The proposed dwelling height will not exceed 5m.

#### GSB-P1.6.2 Setback

**A1** The proposed dwelling is setback greater than 20m from a frontage.

**A2** The proposed dwelling is setback greater than 10m from side and rear boundaries

**A3** The proposed dwelling is setback greater than 20m from both the Crown land and Local Government owned land. As indicated on drawings A001.



Figure 1: Site photo of proposed dwelling location, looking towards neighbouring 296 Dolphin Sands Road. Date: 2<sup>nd</sup> Mar 2026

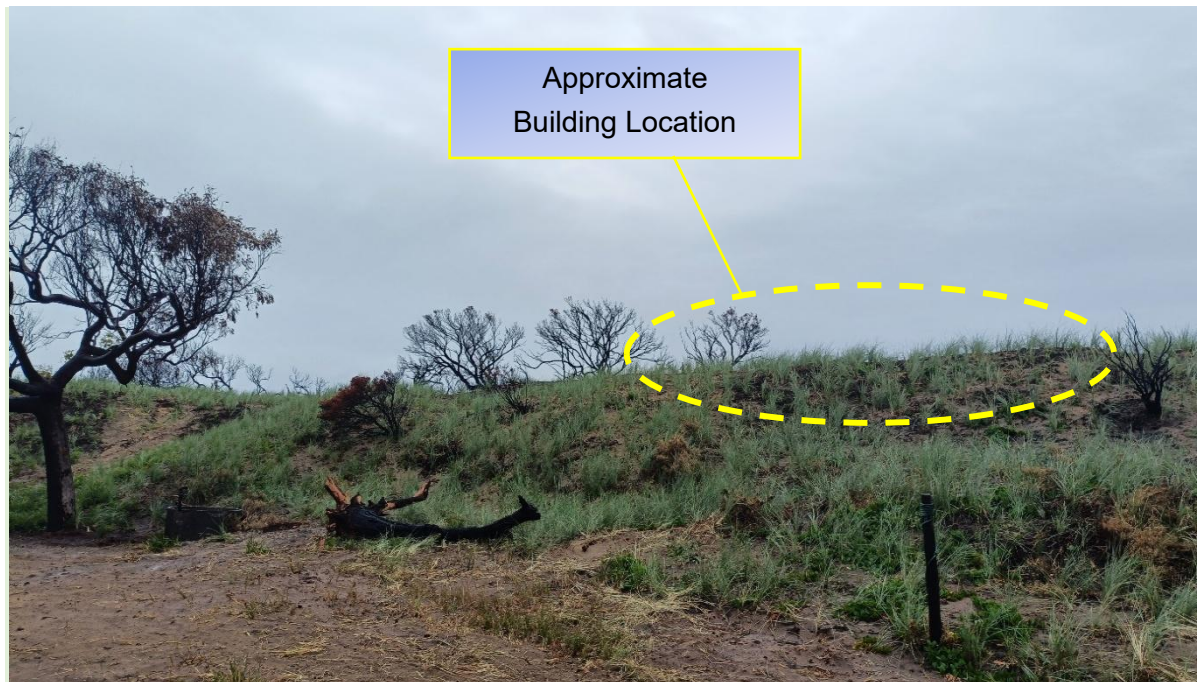


Figure 2: Site photo of proposed dwelling location. Date: 2<sup>nd</sup> Mar 2026

#### P4

There is no building envelope listed on the title. After the December 2025 fires, the proposed siting was entirely cleared of vegetation. Revegetation is currently limited to exotic Marram Grass, which dominates ground cover throughout Dolphin Sands. The design of the house will be constructed to a BAL 19 or greater rating.

#### GSB-P1.6.3 Building design

A1 Colours and materials have been selected to match and work with the surrounding site and environment, using tried and tested colours typical of the area and of unobtrusive colour shades.

Walls: Colorbond™ Basalt (a mild to dark grey colour) and

Walls: Colorbond™ Monument (a dark grey colour) and

Walls: Cemintel Barestone™ (a grey concrete tone).

Roofs: Colorbond™ Basalt (a mild to dark grey colour).

As indicated on the Elevation drawings, the light reflectance values are no greater than 40 percent. Visibility from Dolphin Sands Road will be limited due to the substantial setback and existing vegetation. The views of the dwelling from the beach and dunes to the south will be unintrusive and will merge with the surrounding vegetation.



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Page 3 of 9





A2 Dwellings material and colours to outer roofs and walls are of natural, common and unobtrusive colours, typical of the surrounding area. These colours are greys and browns.



Figure 3: View from dwelling entrance at Dolphin Sands Road looking towards dwelling. Date: 2<sup>nd</sup> Mar 2026



Figure 4: Above: View from southern dunes looking towards proposed site location (yellow circle). Date: 30<sup>th</sup> June 2025





Figure 5: Artistic impression of the dwelling's materials and colours.



Figure 6: Artistic impression of the dwelling's materials and colours.

#### GSB-P1.6.4 Frontage fences

- Not Applicable – No fences are proposed.

### **Code Provisions**

#### **C2.0 Parking and Sustainable Transport Code**

- There are 2x parking spaces provided plus space for 1x visitor parking.

#### **C3.0 Road and Railway Assets Code**

- There is no increase to traffic numbers from the original residence to the proposed dwelling and no upgrades to crossovers or any subdivision proposed.

#### **C7.0 Natural Assets Code**

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area:

##### **P1.1**

- The waterway and coastal protection area overlay applies only to the very southern extent of the site, and the proposed dwelling and associated works are outside of this overlay.

C7.6.2 Clearance within a priority vegetation area

##### **P1.1**

- The Priority Vegetation overlay applies to the entire site. Parts a and b of this clause are met, as the proposal replaces an existing residence recently destroyed, and is for the construction of a single dwelling and outbuilding only. The development will propose a bushfire managed vegetation area of approximately 1900m<sup>2</sup> (9.3% of total site) to meet the requirements of the Bushfire report proposed by Nova Land



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Consulting – BAL 19. As a result of the fire, a significant proportion of this vegetation has already been cleared.

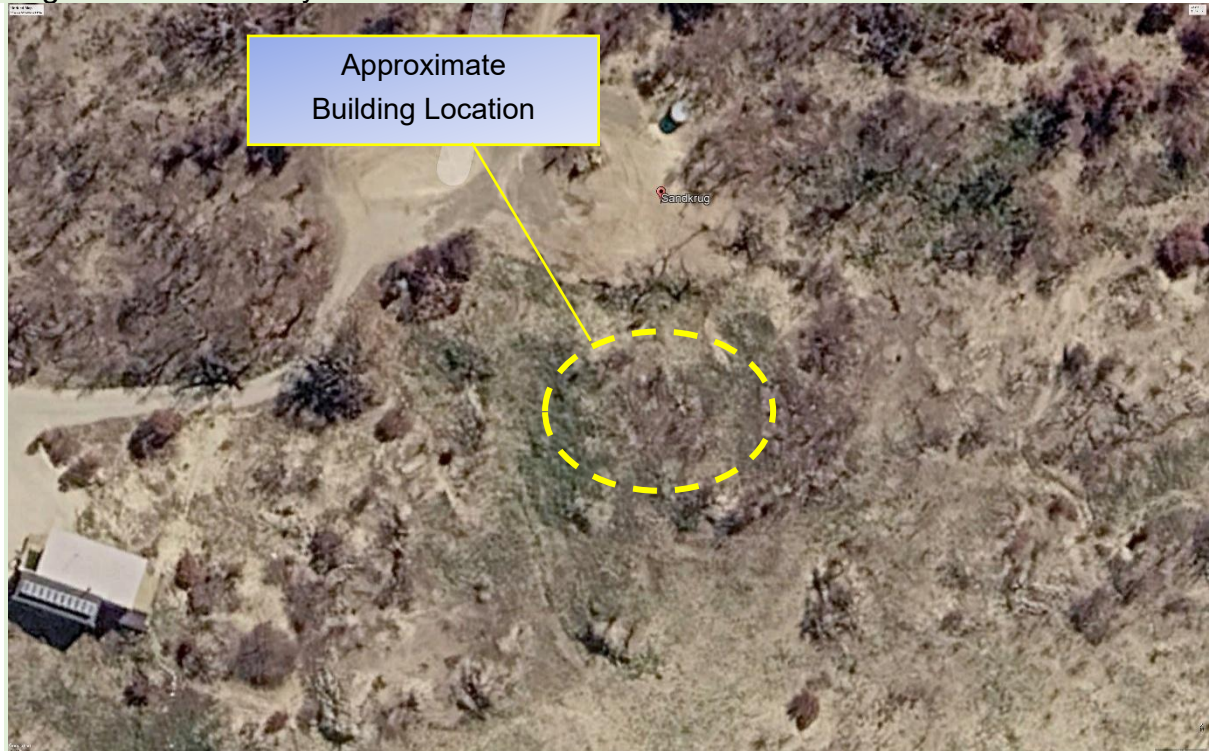


Figure 7: Aerial image of the site showing the building location and extent of burn vegetation. Source: Google Earth

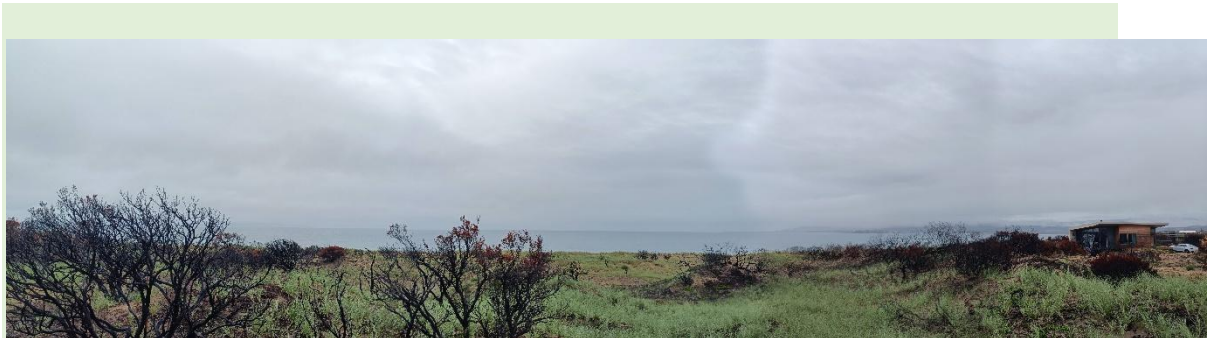


Figure 8: Panoramic photo of the site, looking south, showing existing vegetation. Date March 2026

## P1.2

P1.2 The proposed clearance of native vegetation within the priority vegetation area has been specifically designed to minimise adverse impacts on priority vegetation, as required by P1.2, through the following measures:

- a. The siting of the residence is within an area affected by the December 2025 bushfire, substantially reducing the need for additional clearance of intact native vegetation. Buildings have been located to avoid areas of remnant native vegetation wherever practicable, with site constraints such as topography and bushfire risk also considered.



- b. The external finishes of the buildings will be non-reflective and have low light reflectance values, supporting integration with the natural environment and minimising disturbance to native fauna.
- c. The siting of buildings has enabled the bushfire hazard management areas (BHMAs) to overlap with areas already cleared by the recent bushfire. This approach minimises the need for further vegetation management. Fire-resistant design principles have been adopted, including BAL19-compliant external claddings and roofing materials, to enhance bushfire resilience.
- d. All construction activities will be managed to avoid residual impacts to priority vegetation. Revegetation with locally indigenous and bushfire resistant species will be undertaken in disturbed areas to restore ecological function and reduce erosion and dune mobilisation risk.
- e. Given that only a minor proportion of the total site area is subject to clearance or within a hazard management area, and this is largely in areas already compromised by bushfire, the retention and protection of the remaining native vegetation across the majority of the site will function as an on-site biodiversity offset. No further offsetting is considered necessary.
- f. The development footprint has been concentrated within areas that were heavily impacted by the December 2025 bushfire. This approach avoids unnecessary removal of healthy native vegetation and makes efficient use of already disturbed land.

### **C10 Coastal Erosion Hazard Code**

The proposal is exempt from this code as it is building and plumbing work as defined in the *Building Act 2016* and is not for a critical use, hazardous use or vulnerable use, is not within a high coastal erosion hazard band and not for coastal protection works.

### **C13.0 Bushfire-Prone Areas Code**

This code does not apply as it is not for subdivision of land, nor for a vulnerable or hazardous use.



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If you wish to discuss the application, or have any questions, please feel welcome to contact me directly via mobile or email.

Kind regards



**Daniel Stanford**  
Senior Architect  
CBM Sustainability

**Contact**

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Project consulting solutions

**CBM Sustainability Pty Ltd**

ABN : 89 677 248 547

10/08/2026

**To: admin@freycinet.tas.gov.au**

Glamorgan Spring Bay Council  
9 Melbourne Street (PO Box 6)  
Triabunna TAS 7190

Dear Planning Department,

C2.0 Parking and Sustainable Transport Code

**C2.5.1 Car parking numbers**

A1

- (a) The dwelling provides 2x parking spaces plus 1x visitor park.
- (b) N/A as not within a parking precinct plan.
- (c) N/A as the sites zoning is Particular Purpose.

**C2.5.2 Bicycle parking numbers**

N/A – No requirement for single dwelling.

**C2.5.3 Motorcycle parking numbers**

N/A, as the proposal is for a single dwelling and is not for a communal residence, multiple dwellings or hostel use.

**C2.5.4 Loading bays**

N/A for residential use.

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

N/A as zoning is Particular Purpose



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## C2.6 Development Standards for Buildings and Works

### C2.6.1 Construction of parking areas

#### P1

- (a) The existing driveway is constructed as compacted gravel which provides all-weather access to the site. The proposal includes upgrading the driveway with a passing bay and localised widening as required to satisfy the conditions of the BHMP requirements, and final regrade and skim coat of FCR gravel once construction works are complete. This is considered suitable given the very low traffic volumes expected on the driveway.
- (b) the topography of the land is undulating, but there is no consisted fall across the site. The existing driveway is constructed generally level, provide safe access for the owners and a fire appliance.
- (c) There is no municipal drainage system present at the site. However the entire site consists of deep sandy soil, so any sheet stormwater flow from the road will be readily infiltrated in the sandy soil.
- (d) The likelihood of sediment or debris being transported onto Dolphin Sands Road is considered low and the new development is not expected to increase vehicle numbers or vehicle movements to and from the site. The site access is well-constructed and there is no clay or silt present at the site, which reduces the risk of sediment transfer offsite.
- (e) The likelihood of generating dust nuisance is minimal as the driveway is well constructed, and is screened by vegetation from neighbouring dwellings.

### C2.6.2 Design and layout of parking areas

#### A1.1

The proposed parking, access, manoeuvring and circulation areas are suitable for the residential use and will provide convenient, safe and efficient parking on the site. The existing access and driveway are already established and will be upgraded where required to provide all-weather access, a passing bay and localised widening consistent with bushfire access requirements.

The following response is provided having regard to the relevant matters:

- a. The site is a low-density coastal residential allotment with an established access and driveway. The proposed dwelling will not materially change the existing access



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arrangement or generate additional traffic beyond that normally associated with a single dwelling.

- b. The driveway and parking areas will be formed to grades suitable for domestic vehicle access. Localised widening and a passing bay will be provided where required, and the layout allows vehicles to access the dwelling and parking spaces safely and efficiently.
- c. The access and parking areas will be constructed as compacted gravel/all-weather pavement. This is suitable for the sandy site conditions and the low frequency of residential vehicle movements.
- d. Vehicle speeds within the site will be low and vehicle movements will be limited to those associated with a single dwelling. The access arrangement provides clear visibility and adequate manoeuvring space for residents, visitors and emergency access.
- e. The proposal is for a single dwelling. The parking and manoeuvring areas are therefore only required to accommodate normal domestic vehicles, visitor parking and occasional service or emergency vehicle access.
- f. The expected vehicle types are standard passenger vehicles, with low daily traffic volumes consistent with residential occupation. No commercial vehicle parking or regular loading activities are proposed.
- g. No dedicated accessible parking is required for a Class 1a single dwelling. The parking area is nevertheless located close to the dwelling and can be used flexibly by residents and visitors as required.
- h. Surrounding traffic volumes on Dolphin Sands Road are low and consistent with a rural/coastal residential environment. The proposal will not introduce a materially different traffic pattern or intensity.
- i. No delineation of the parking is required given the residential use.
- j. AS/NZS 2890.1 is of limited relevance to the proposal, as the development is for a Class 1a single dwelling rather than a formal off-street car parking facility. The parking and manoeuvring areas are domestic in nature, will not be line-marked or managed as a public/shared car park, and will be used at low frequency by residents and visitors. Notwithstanding this, the layout provides sufficient area for standard passenger vehicles to park and manoeuvre safely within the site, refer drawing

#### C2.6.3 Number of accesses for vehicles

##### A1

The number of accesses provided for each frontage is no more than one.

##### A2

N/A as development is not within a Central Business Zone or in a pedestrian priority street.

#### C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone

N/A

#### C2.6.5 Pedestrian access



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N/A

C2.6.6 Loading bays

N/A

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone

N/A

C2.6.8 Siting of parking and turning areas

N/A – Zoning is Particular Purpose

C2.7.1 Parking precinct plan

N/A – development not within a Parking precinct plan

Regards



**Daniel Stanford**

Senior Architect

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#### C2.6.5 Pedestrian access



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N/A

C2.6.6 Loading bays

N/A

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone

N/A

C2.6.8 Siting of parking and turning areas

N/A – Zoning is Particular Purpose

C2.7.1 Parking precinct plan

N/A – development not within a Parking precinct plan

Regards



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**CBM Sustainability**  
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ABN : 89 677 248 547

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# DESKTOP NATURAL VALUES ASSESSMENT

308 Dolphin Sands Rd, Dolphin Sands



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CLIENT: Fiona Joske & Tim Flanagan  
PROJECT: New residence  
JOB NO: P26011

| Date       | Purpose of Issue /Nature of Revision | Author | Revision No. | Authorised by |
|------------|--------------------------------------|--------|--------------|---------------|
| 05/08/2026 | Issue to council                     | LR     | 01           | RA            |

This report has been prepared by;  
Laura Rivera *PhD. MSc.*  
Environmental Consultant

And reviewed by:  
Royce Aldred *BTech (Env.)*  
Senior Environmental Consultant

This report is based on data, surveys, analyses, designs, plans, and other information provided by the client and referenced sources, as well as available data and assumptions detailed in the supporting documentation. Unless stated otherwise, CBM has not independently verified the accuracy or completeness of this information. The designs meet current relevant standards as of the date of this report, but future updates to standards, changes in land use, maintenance practices, rainfall patterns, or extreme weather events beyond the design threshold may affect performance. Similarly, the passage of time, latent conditions, or future events may lead to differences from what is described in this report.

The design and assessment has considered normal and reasonably anticipated conditions, however, it may not cover extraordinary events like natural disasters, extreme weather, unforeseen environmental changes, or future climate impacts on weather patterns, unless stated otherwise.

No responsibility is accepted for using this report in a different context, for a different purpose, or by third parties. This report does not provide legal advice, and readers should consult professional legal advisers for such guidance. The report should be read alongside all notes, warnings, and cautions in the associated design drawings (if applicable).



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## 1. Introduction

This report has been prepared to supplement a planning application for a proposed new dwelling and outbuilding. This report specifically responds to a request from the council as follows:

*A Natural Values Assessment report is required that addresses the requirements of clause C7.6.2 P1.2 of the Natural Assets Code of the TPS. Considering the proposed separation distance between the dwelling and bunkhouse and subsequent hazard management areas, the report must demonstrate how the proposal minimises adverse impacts on priority vegetation.*

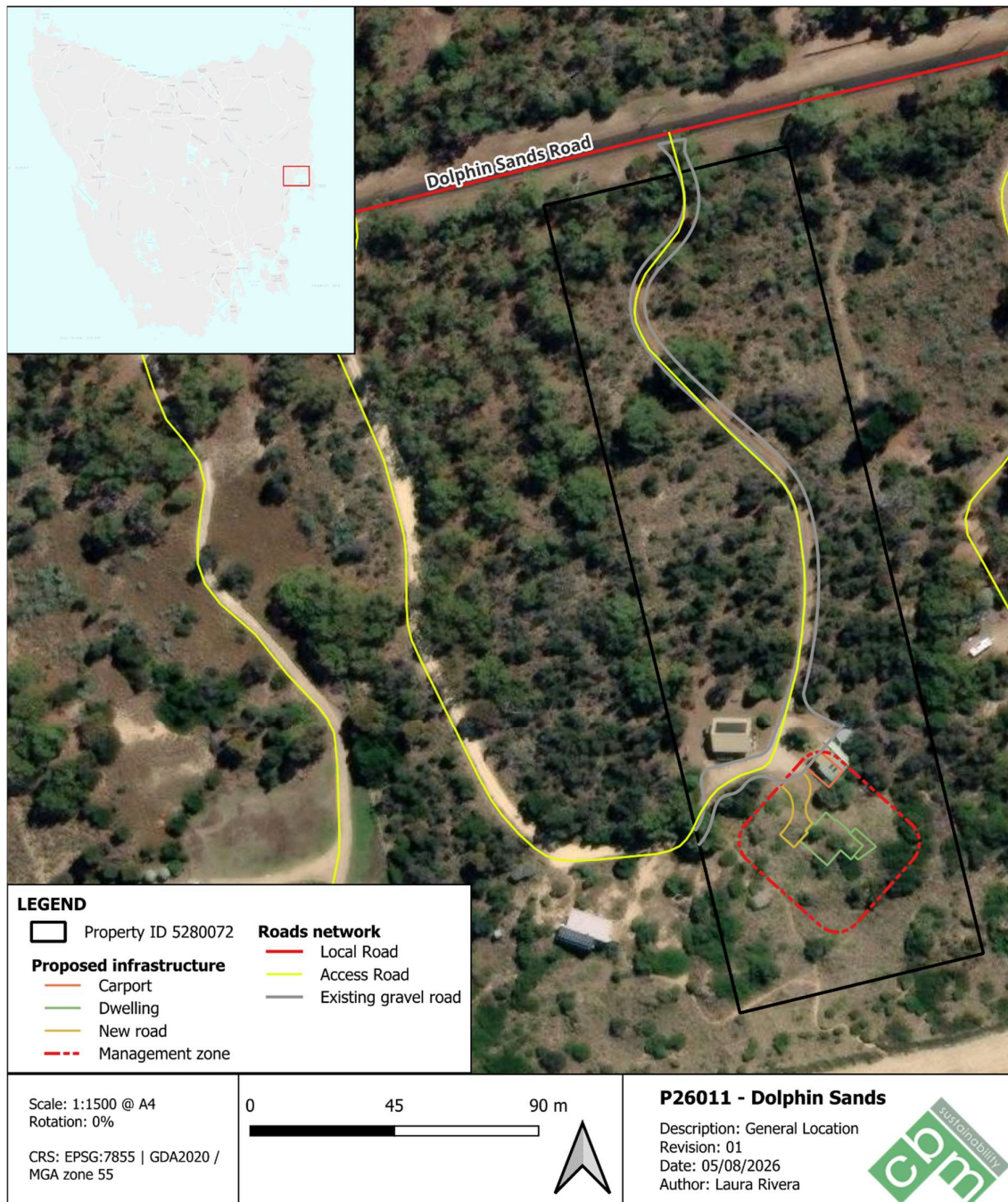
## 2. Site information

The site is located at 308 Dolphin Sands Rd, Dolphin Sands (title reference 54666/33) and comprises a 2.01 ha rural residential property. The land is currently vacant following the destruction of the former dwelling and shed during the December 2025 bushfire. Access is provided via an existing gravel driveway connected to Dolphin Sands Road.

The scope of this report is to assess the natural values present on the property, with particular focus on the proposed development area and associated Bushfire Hazard Management Area (BHMA). The proposed dwelling, carport, store, patio and deck occupy approximately 234 m<sup>2</sup> (0.023 ha) and are located within a previously disturbed area in the southern part of the property (Figure 1). Apart from minor disturbance associated with a turning circle and access upgrades, the remainder of the property will remain undisturbed.

The site comprises a coastal dune landform supporting a mosaic of *Eucalyptus viminalis* - *Eucalyptus globulus* coastal forest and woodland (DVC), managed land and grassland. The December 2025 bushfire removed much of the existing vegetation, including most vegetation within the proposed BHMA.





**Figure 1 Site plan showing proposed building locations and BHMA**

### 3. Natural values assessment

#### 3.1 Methodology

This preliminary desktop assessment collates and analyses data from multiple sources to evaluate the site's natural values and environmental constraints, identifying key ecological features, threatened species, and habitat that may be impacted by the proposed development.

The following information sources and databases were utilised in this assessment:

- Land Information System Tasmania (theLIST: LISTmap)
- Natural Values Atlas – Department of Natural Resources and Environment Tasmania (NRE Tas)

A Natural Values Atlas (NVA) report has been generated and is attached as Appendix A.

### 3.2 Geology and Soils

The site and surrounding area are mapped (Figure 2) as *Quaternary-age sand, gravel and mud of alluvial, lacustrine and littoral origin*. Site observations indicate the landform comprises predominantly deep coastal sands. Coastal Acid Sulfate Soils mapping identifies the site as having a low probability of occurrence.

### 3.3 Vegetation

TASVEG 5.0 mapping identifies two native vegetation communities within the site (Figure 3): DVC (*Eucalyptus viminalis* - *Eucalyptus globulus* coastal forest and woodland) in the northern portion of the site and SAL (*Acacia longifolia* coastal scrub) known as 'Coast Wattle', is seen in the southern portion. Areas mapped as FUM (*Extra-urban miscellaneous*) occur on nearby residential properties to the east and west, reflecting vegetation clearance and modification associated with residential development.



Figure 2. Geology features for the site and surrounding



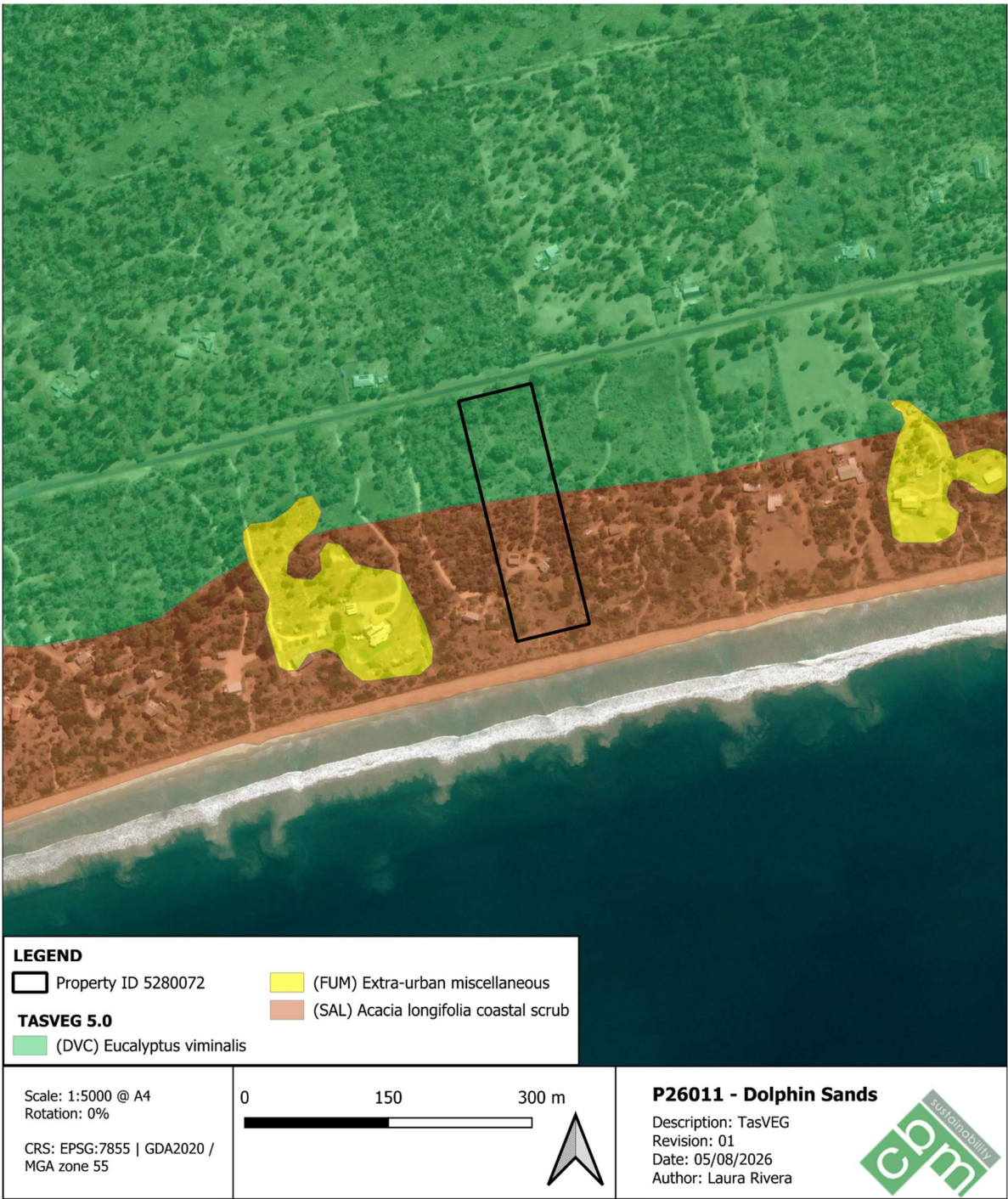


Figure 3 TASVEG 5.0 mapping for the site and surrounding area

Coast Wattle is widespread throughout the Dolphin Sands area following aerial seeding undertaken during the 1970s to stabilise coastal sand dunes (Glamorgan Spring Bay Council, n.d.). As the species was introduced from non-local seed sources, extensive stands are generally not considered representative of the original native vegetation communities of the area (Glamorgan Spring Bay Council, n.d.).

Marram Grass (*Ammophila arenaria*) is an introduced perennial grass that was widely

planted along Tasmanian coastlines for dune stabilisation. The species can outcompete native coastal vegetation, displacing native dune and beach plant communities and reducing habitat quality for some coastal fauna species (Parks and Wildlife Service, 2003).

Photos of the site access, car port area and proposed residence site were provided by the architect and demonstrate the transition from Eucalyptus-dominant vegetation in the northern portion of the site, to Coast Wattle and Marram Grass dominant vegetation in the southern portion of the site, as well as the significant fire damage to existing vegetation.



**Figure 4 Existing site access and mature Eucalypts present in the norther portion of the site**





**Figure 5 Existing cleared area to be utilised for the car port site and vehicular turning**



**Figure 6 Proposed residence site showing fire-damaged Coast Wattle and regenerating Marram Grass**





Figure 7 View from the residence site to the south, showing fire-damaged Coast Wattle and regenerating Marram Grass

### 3.4 Threatened species records

#### 3.4.1 Threatened Fauna

##### *3.4.1.1 Observations within 500 m buffer zone*

A search of the NVA identified one threatened fauna species recorded within 500 m of the site. The Hooded Plover (*Thinornis cucullatus*), listed as Vulnerable under the Threatened Species Protection Act 1995, has been recorded within the search area, with two observations most recently recorded in February 2014.

##### *3.4.1.2 Observations within 5,000 m buffer zone*

A review of the NVA identified 16 terrestrial threatened fauna species that have either been recorded within 5,000 m of the site or are represented by mapped range boundaries within the search area. The most frequently recorded species were the Tasmanian Devil (*Sarcophilus harrisii*; 76 observations), White-bellied Sea-eagle (*Ichthyophaga leucogaster*; 33 observations), Hooded Plover (*Thinornis cucullatus*; 30 observations) and Wedge-tailed Eagle (*Aquila audax*; 15 observations). Marine mammals, seabirds and aquatic species identified during the desktop assessment were excluded from further consideration due to the terrestrial nature of the proposal and the absence of suitable habitat on the site.

Table 1. Threatened Fauna and Threatened Fauna with range boundaries within 5,000 m buffer zone

**(NVA) (terrestrial species only).**

| <b>Species</b>                                                      | <b>Habitat</b>                                                                                                               | <b>Assessment</b>                                                                                                                                                         |
|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Aquila audax</i><br>(Wedge-tailed Eagle)                         | Nests in large mature trees and forages over a wide range of open habitats.                                                  | The site may be used for foraging; however, no nesting habitat is expected to be affected by the proposal.                                                                |
| <i>Antipodia chaostola</i><br>(Chaostola Skipper)                   | Coastal and inland native grasslands containing suitable larval food plants.                                                 | Habitat suitability cannot be determined from desktop information alone.                                                                                                  |
| <i>Aquila audax subsp. fleayi</i><br>(Tasmanian Wedge-tailed Eagle) | Nests in large mature eucalypts and forages across forest, woodland and open habitats.                                       | The site may provide occasional foraging habitat. Impacts to nesting habitat are unlikely.                                                                                |
| <i>Botaurus poiciloptilus</i><br>(Australasian Bittern)             | Associated with dense freshwater wetlands, reedbeds and marshes.                                                             | Suitable habitat is absent from the site.                                                                                                                                 |
| <i>Dasyurus maculatus</i><br>(Spotted-tailed Quoll)                 | Occurs in forest, woodland and scrub habitats; shelters in dens, hollows and rocky areas                                     | Potential habitat may occur within native vegetation; however, the proposal will result in minimal habitat loss.                                                          |
| <i>Dasyurus viverrinus</i><br>(Eastern Quoll)                       | Occupies woodland, grassland, pasture and scrub habitats                                                                     | Potential habitat is present. The site may provide habitat for this species; however, the proposal will result in minimal habitat disturbance.                            |
| <i>Gallinago hardwickii</i><br>(Latham's Snipe)                     | Utilises wetlands, marshes and seasonally inundated areas.                                                                   | Suitable habitat is absent from the site.                                                                                                                                 |
| <i>Hirundapus caudacutus</i> (White-throated Needle-tail)           | Highly mobile aerial species that forages over a wide range of habitats.                                                     | The species may occasionally fly over the site; no habitat values are likely to be affected.                                                                              |
| <i>Icthyophaga leucogaster</i> (White-bellied Sea-eagle)            | Nests in large trees near coastal and estuarine environments and forages over marine waters                                  | The site may be used occasionally for foraging. Impacts to nesting habitat are unlikely.                                                                                  |
| <i>Lathamus discolor</i><br>(Swift Parrot)                          | Forages on flowering eucalypts, particularly <i>Eucalyptus globulus</i> and <i>E. viminalis</i> , and nests in tree hollows. | DVC vegetation may provide potential foraging habitat. The proposal is located within a previously disturbed area and is unlikely to significantly affect habitat values. |
| <i>Neophema chrysostoma</i> (Blue-winged Parrot)                    | Utilises coastal grasslands, heathland and open vegetation communities.                                                      | Potential foraging habitat may occur within grassland areas; however, impacts are expected to be negligible.                                                              |
| <i>Pardalotus quadragintus</i><br>(Forty-spotted Pardalote)         | Strongly associated with White Gum ( <i>Eucalyptus viminalis</i> ) woodland and forest.                                      | DVC vegetation may provide habitat characteristics associated with the species.                                                                                           |
| <i>Perameles gunnii</i><br>(Eastern Barred Bandicoot)               | Occurs in native grassland, grassy woodland and habitats with dense ground cover.                                            | Potential habitat may occur on the site. The proposal will result in only minor vegetation disturbance.                                                                   |
| <i>Pseudomys novaehollandiae</i><br>(New Holland Mouse / Pookila)   | Coastal heathland, woodland and scrub with dense ground cover.                                                               | Habitat may appear within native vegetation surrounding the site.                                                                                                         |
| <i>Sarcophilus harrisii</i><br>(Tasmanian Devil)                    | Occupies a broad range of habitats including woodland, scrub and grassland.                                                  | The site may provide foraging and movement habitat; impacts are expected to be negligible.                                                                                |

| Species                                                                                    | Habitat                                                                         | Assessment                                                                                                                                                      |
|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Tachyspiza novaehollandiae</i> (Grey Goshawk)                                           | Occurs in mature forest and woodland habitats with suitable nesting trees.      | Potential environment to inhabit may occur within surrounding native vegetation. The proposal is unlikely to affect habitat values.                             |
| <i>Theclinesthes serpentatus</i> / <i>T. serpentatus lavara</i> (Chequered Blue Butterfly) | Coastal and open habitats containing suitable host plants.                      | Habitat suitability is determined by the specific habitat. Nevertheless, the specifications are not present in the development area, so it might be absent.     |
| <i>Thinornis cucullatus</i> (Hooded Plover)                                                | Associated with sandy beaches, dunes and upper beach habitats                   | Suitable breeding habitat is not present within the development area. Potential habitat is absent at this site.                                                 |
| <i>Tyto novaehollandiae</i> (Masked Owl)                                                   | Occupies forest and woodland habitats containing large hollow-bearing trees.    | The site occurs within the species' broader range; however, suitable nesting habitat is unlikely to be affected.                                                |
| <i>Tyto novaehollandiae subsp. castanops</i> (Tasmanian Masked Owl)                        | Requires mature woodland or forest with large hollows for nesting and roosting. | No mature hollow-bearing trees suitable for nesting were identified from available site information. Potential nesting habitat is therefore considered limited. |

### 3.4.2 Threatened Flora

#### 3.4.2.1 Observations within 500 m buffer zone

A NVA analysis identified three threatened flora species recorded within 500 m of the site: Warty Paperbark (*Melaleuca pustulata*), Grassland Greenhood (*Pterostylis ziegeleri*) and Narrow Threadpetal (*Stenopetalum lineare*). Warty Paperbark was the most frequently recorded species, with 23 observations within the search area.

#### 3.4.2.2 Observations within 5,000 m buffer zone

NVA identified 29 threatened flora species recorded within 5 km of the site (Table 2). These records are associated with a range of coastal, wetland, woodland, grassland and aquatic habitats. The relevance of each species to the site was assessed based on known habitat requirements and the vegetation communities present within and surrounding the site.

**Table 2: Observed Threatened Flora within 5,000 m buffer zone (NVA) (terrestrial species only)**

| Species                                         | Habitat                                                           | Assessment                                                                                  |
|-------------------------------------------------|-------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| <i>Acacia siculiformis</i> (Dagger Wattle)      | Dry sclerophyll forest, woodland and heath on well-drained soils. | Habitat suitability within the site cannot be confirmed from available desktop information. |
| <i>Calocephalus lacteus</i> (Milky Beautyheads) | Coastal grassland, heathland and dune systems.                    | Suitable habitat may occur within the broader coastal landscape.                            |
| <i>Calystegia soldanella</i> (Sea Bindweed)     | Coastal foredunes and sandy beaches.                              | Suitable habitat may occur within nearby coastal dune systems.                              |
| <i>Coronidium gunnianum</i> (Swamp Everlasting) | Damp grassland, sedgeland and wet heath.                          | Habitat suitability within the site is uncertain based on available desktop information.    |
| <i>Cryptandra amara</i> (Pretty Pearlflower)    | Dry woodland, shrubland and open forest.                          | Habitat may be present within native vegetation surrounding the site.                       |



|                                                                                    |                                                                    |                                                                                                   |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| <i>Eucalyptus barberi</i><br>(Barber's Gum)                                        | Dry woodland and forest on infertile soils.                        | Habitat suitability within the site cannot be confirmed from available desktop information.       |
| <i>Hyalosperma demissum</i><br>(Moss Sunray)                                       | Native grassland and open herbfield communities.                   | Potential habitat may occur within open native vegetation.                                        |
| <i>Lachnagrostis billardiarei</i><br><i>subsp. tenuiseta</i> (Small-awn Blowgrass) | Coastal dunes and sandy substrates near the seaward edge of dunes. | The coastal dune setting may provide suitable habitat.                                            |
| <i>Lasiopetalum micranthum</i><br>(Tasmanian Velvetbush)                           | Dry forest, woodland and scrub.                                    | Habitat suitability is uncertain based on available desktop information.                          |
| <i>Melaleuca pustulata</i> (Warty Paperbark)                                       | Coastal scrub, woodland, riparian habitats and stabilised dunes.   | Suitable habitat may occur within and surrounding the site.                                       |
| <i>Ozothamnus lycopodioides</i><br>(Clubmoss Everlastingbush)                      | Dry woodland, heath and coastal scrub.                             | Habitat may occur within native vegetation surrounding the site.                                  |
| <i>Pterostylis ziegeleri</i><br>(Grassland Greenhood)                              | Native grassland, grassy woodland, dunes and coastal vegetation.   | Suitable habitat may occur within open native vegetation.                                         |
| <i>Scaevola aemula</i> (Fairy Fanflower)                                           | Open woodland, grassland and coastal scrub.                        | Habitat suitability cannot be excluded based on desktop information.                              |
| <i>Scleranthus diander</i><br>(Tufted Knawel)                                      | Native grassland and open dry habitats.                            | Potential habitat may occur within open vegetation areas.                                         |
| <i>Stenanthemum pimeleoides</i> (Propeller Plant)                                  | Open woodland, heath and coastal sandy habitats.                   | Habitat may occur within native vegetation surrounding the site.                                  |
| <i>Stenopetalum lineare</i><br>(Narrow Threadpetal)                                | Coastal grassland, grassy dunes and open woodland.                 | Habitat consistent with the species' requirements may occur within the broader coastal landscape. |
| <i>Teucrium corymbosum</i><br>(Forest Germander)                                   | Dry forest and woodland.                                           | Habitat suitability cannot be determined with certainty from available desktop information.       |
| <i>Vittadinia burbridgeae</i><br>(Smooth New Holland Daisy)                        | Open grassland, woodland and coastal habitats.                     | Potential habitat may occur within open native vegetation.                                        |
| <i>Vittadinia cuneata</i> var. <i>cuneata</i> (Fuzzy New Holland Daisy)            | Grassland, woodland and open coastal habitats.                     | Habitat suitability is uncertain based on available desktop information.                          |
| <i>Vittadinia gracilis</i> (Woolly New Holland Daisy)                              | Dry grassland and open woodland.                                   | Potential habitat may occur within native vegetation surrounding the site.                        |
| <i>Xerochrysum bicolor</i> (East Coast Paperdaisy)                                 | Coastal grassland, woodland and stabilised dune systems.           | Suitable habitat may occur within the locality.                                                   |

### 3.4.3 Threatened flora and fauna mapping

Threatened species observation data were accessed from the natural environment rest Server using TheLIST database. Spatial data was then loaded into GIS for spatial analysis and visualisation (Figure 8).

### 3.4.4 Raptor nests

The closest known raptor nest is located approximately 1.4 and 1.3 km to the WNW. It is recorded as a white-bellied sea eagle nest and the observation occurred in 2016 and

2017. Management measures are not required for nests more than 1 km from a development site.

3.5 Threatened vegetation communities

A threatened native vegetation community (TNVC) is present within the site (Figure 8). The northern part of the site comprises *Eucalyptus viminalis* - *Eucalyptus globulus* coastal forest and woodland. However, the proposed dwelling and associated infrastructure are located outside this area, and the existing gravel access road will remain unchanged. Therefore, no impacts to the TNVC are anticipated.

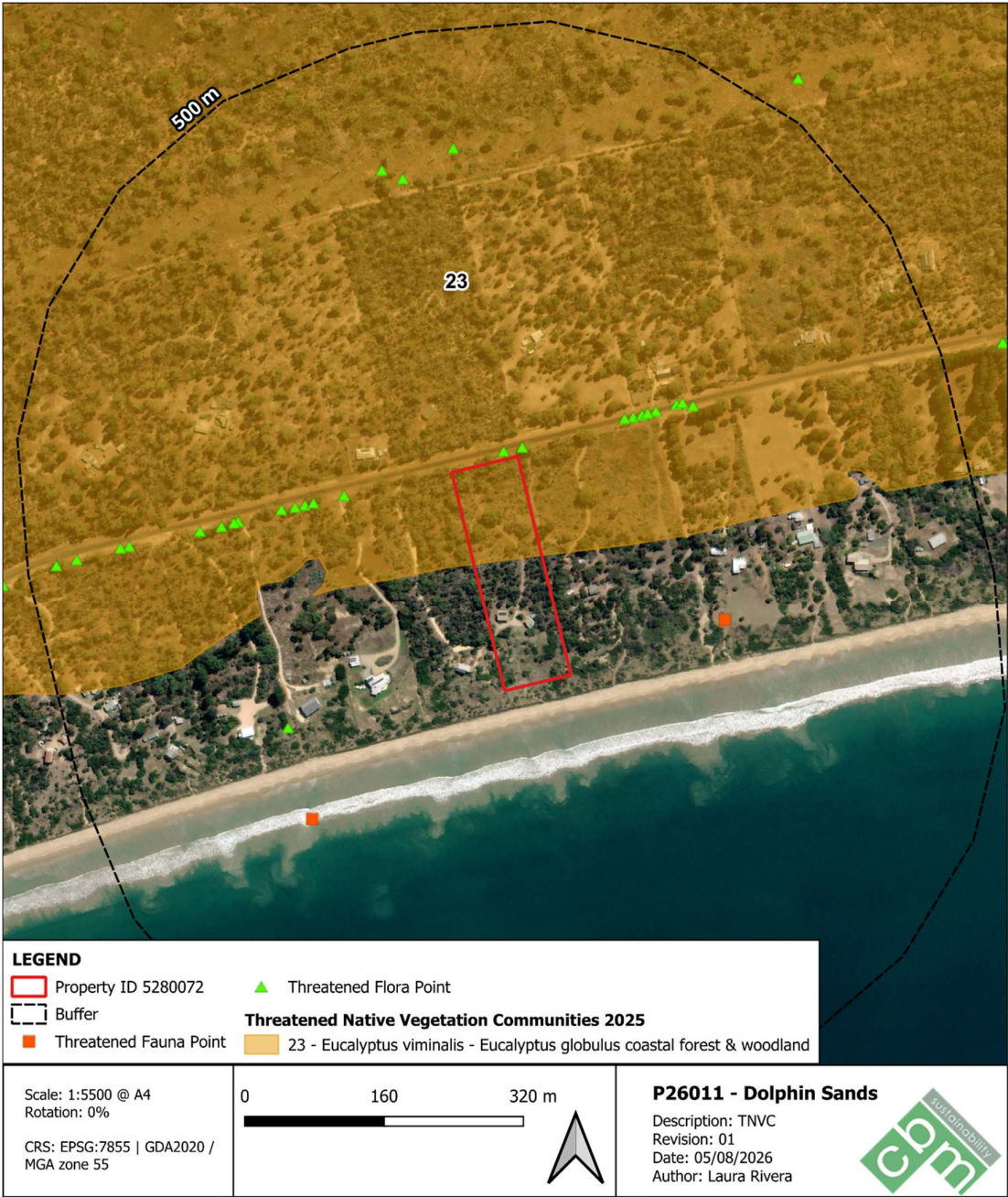


Figure 8. TNVC and Threatened flora and fauna

### 3.6 Habitat

Nesting and denning habitats have been assessed for key species most susceptible or within 1000 m buffer from the site.

#### 3.6.1 Masked owl

The Tasmanian Masked Owl is associated with mature forest and woodland containing large hollow-bearing trees suitable for nesting and roosting. Vegetation within the site is mapped as DVC, a threatened native vegetation community. Mapping from the Forest Practices Authority (FPA) Habitat Context Assessment Tool (HCAT) indicates that the site is predominantly classified as having negligible hollow-bearing habitat potential, with areas of low hollow-bearing habitat potential occurring within the northern part of the site (Figure 9). The southern part of the site is mapped as not applicable for hollow-bearing habitat. This suggests that suitable nesting habitat for the Tasmanian Masked Owl is likely to be limited within the site. However, the site occurs within the broader range of the species and may contribute to the wider foraging landscape.

FPA data to map Mature Habitat (hollows) for the masked owl has been removed from the public rest server, but the data is still available on the FPA webpage

[https://www.fpa.tas.gov.au/planning/biodiversity/habitat\\_context\\_assessment\\_tool](https://www.fpa.tas.gov.au/planning/biodiversity/habitat_context_assessment_tool)

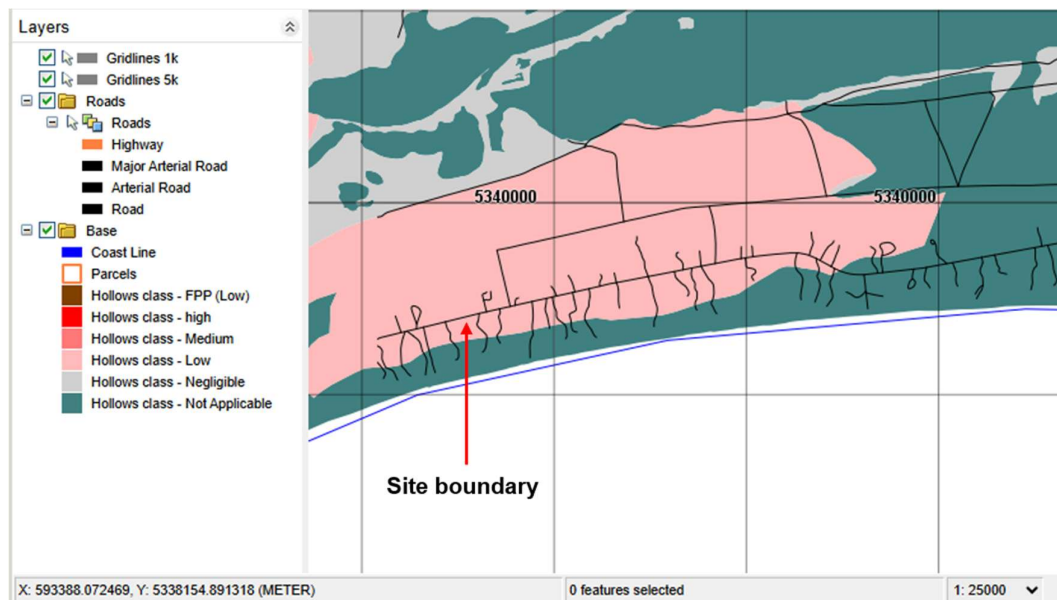


Figure 9. Mature Habitat (hollows) for the masked owl.

#### 3.6.2 Tasmanian devil

Observations of the Tasmanian Devil (*Sarcophilus harrisii*) have been recorded in the vicinity of the site, including records near the property boundary and 76 observations within 5,000 m. Range boundary mapping also indicates that the site occurs within the species' known range.



This desktop assessment has been undertaken with reference to the Survey Guidelines and Management Advice for Development Proposals that May Impact the Tasmanian Devil (Devil Guidelines) to assess the potential interaction between the proposed development and the species. Available mapping, topographic information and aerial imagery were reviewed to identify potential denning habitat characteristics, including steep slopes, rocky terrain, rock outcrops, caves, hollow logs and other potential shelter features. As the site is generally characterised by low-gradient terrain, consisting entirely of undulating sand dunes, the potential for denning habitat to be present at the site is low.

### 3.7 Weeds, Pests and Pathogens

#### 3.7.1 Declared weeds

Declared weeds listed under the Tasmanian Weed Management Act 1999 have been recorded within 500 m of the site, including Boneseed (*Chrysanthemoides monilifera subsp. monilifera*) and Serrated Tussock (*Nassella trichotoma*). Legal obligations apply to the management of declared weeds under the Tasmanian Weed Management Act 1999. Based on the surrounding records, weeds may also be present within the site.

#### 3.7.2 Pests and pathogens

The NVA and theLIST features indicated there are no pests or pathogen records within 500 m or 1000 m of the Site.

## 4. Planning assessment

The entire site (and the broader Dolphin Sands area) is mapped as Priority Vegetation under the Tasmanian Planning Scheme - Glamorgan Spring Bay.

The definition of priority vegetation as defined in the TPS is as follows:

*means native vegetation where any of the following apply:*

- (a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the Nature Conservation Act 2002;*
- (b) is a threatened flora species;*
- (c) it forms a significant habitat for a threatened fauna species; or*
- (d) it has been identified as native vegetation of local importance.*

In respect to this definition this report has confirmed that:

- A threatened native vegetation community is present within the northern part of the site, comprising DVC. The proposed dwelling and car port are located outside this area, and the existing driveway will remain unchanged. Accordingly, there will be no impacts to this vegetation.
- No threatened flora species have been identified within the site based on available desktop information.

- The site is not considered to comprise significant habitat for a threatened fauna species.
- The vegetation outside the mapped threatened native vegetation community is not considered to be native vegetation of local importance. Vegetation within the disturbance area is largely characterised by Coast Wattle (*Acacia longifolia*), which was historically introduced to stabilise coastal dunes in the Dolphin Sands area, together with Marram Grass (*Ammophila arenaria*), an introduced species that forms a substantial component of the ground layer (refer figures 4 – 7).

#### Response to GSB-P1.6.2 A4

| Criteria                                                                                                                                                                                                                                | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>P4</p> <p>Buildings may be located in areas containing native vegetation where no other alternative exists due to a lack of cleared area with suitable topography and setbacks, and having regard to bushfire hazard management.</p> | <p>The siting of proposed buildings has been carefully considered to minimise the clearance of native vegetation and to avoid the mapped Threatened Native Vegetation Community present in the northern part of the site, while also taking advantage of potential views and proximity to the beach.</p> <p>The vehicle turning area and car port is in an existing cleared area located in the central north of the site, and the residence is located within vegetation that was completely destroyed in the recent bushfire with revegetation dominated by the exotic Marram Grass.</p> <p>Despite these efforts, minor native vegetation clearance will be necessary within the bushfire hazard management area for the residence. Given the lack of cleared area of suitable topography present at the site, the proposed siting is considered to meet the requirements of P4.</p> |

#### Response to C7.6.2 P1.1 and P1.2:

| Criteria                                                                                                                                                                                                                                                                                                                                   | Response                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>P1.1</p> <p>Clearance of native vegetation within a priority vegetation area must be for:</p> <p>(a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;</p> | <p>Conditions a and b are met, as the site has an existing residential use (the residence existing until being destroyed in the December 2025 bushfire). It is also for buildings and works associated with the construction of a single dwelling and associated outbuilding.</p> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>(b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;</p> <p>(c) subdivision in the General Residential Zone or Low Density Residential Zone;</p> <p>(d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;</p> <p>(e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or</p> <p>(f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>P1.2<br/>Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</p> <p>(a) the design and location of buildings and works and any constraints such as topography or land hazards;</p> <p>(b) any particular requirements for the buildings and works;</p> <p>(c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;</p> <p>(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;</p> <p>(e) any on-site biodiversity offsets; and</p> <p>(f) any existing cleared areas on the site.</p>                          | <p>The proposed dwelling and car port have been sited to minimise vegetation clearance and associated impacts within the mapped priority vegetation area, having regard to the following:</p> <p>(a) Design and location / constraints: Habitable buildings are located in the southern portion of the site where the bushfire hazard management area (BHMA) is required. The BHMA is confined to an area of approximately 1911 m<sup>2</sup>, with the balance of the 2 ha title to remain undisturbed other than minor areas required for the shed location and access/turning circle.</p> <p>(b) Requirements for buildings and works: The proposal is for a new residence and car port and requires a BHMA around the habitable building. The layout focuses works within this defined development envelope, limiting vegetation disturbance elsewhere on the site.</p> <p>(c) Minimising bushfire management impacts: Bushfire hazard management impacts are minimised by siting the habitable building so the necessary BHMA is limited in extent and largely overlaps vegetation already substantially affected by the December 2025 bushfire, as well as previously disturbed areas. The BHMA is also entirely outside of the mapped Threatened Native Vegetation Community.</p> <p>(d) Mitigation measures: The approach to</p> |



|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>impact mitigation is avoidance and footprint minimisation: works are confined to the BHMA and small ancillary disturbance areas, and no additional clearance is proposed outside these areas. The desktop assessment indicates that no threatened flora or threatened native vegetation communities occur within the disturbance area, reducing the likelihood of residual impacts on priority vegetation values.</p> <p>(e) On-site biodiversity offsets: No on-site biodiversity offsets are proposed or required based on the findings of this assessment, as the mapped Threatened Native Vegetation Community will not be modified and the assessment did not identify the site as significant habitat for threatened fauna.</p> <p>(f) Existing cleared/disturbed areas: The proposal utilises existing access from Dolphin Sands Road and incorporates cleared areas for vehicular turning in the central south of the site where a previous residence was constructed (since demolished), thereby reducing the need for new vegetation clearance.</p> |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## 5. Summary and Conclusion

This Natural Values Assessment was prepared to support a planning application for a new dwelling and car port at 308 Dolphin Sands Rd, Dolphin Sands. The 2.01 ha site comprises stabilised coastal sand dunes supporting a mosaic of Coast Wattle (*Acacia longifolia*) scrub, Marram Grass (*Ammophila arenaria*) dominated vegetation and areas mapped as *Eucalyptus viminalis* – *Eucalyptus globulus* coastal forest and woodland (DVC) in the northern part of the site. A desktop assessment of natural values was undertaken using the Natural Values Atlas (NVA), TASVEG mapping, aerial imagery and other publicly available datasets.

The desktop assessment identified a threatened native vegetation community within the northern portion of the site. However, the proposed dwelling and associated infrastructure are located within the southern part of the site, outside the mapped DVC area. The existing access driveway will remain unchanged and no works are proposed within the threatened native vegetation community. Consequently, impacts to the DVC are not anticipated.

A review of threatened flora and fauna records identified a number of threatened species within the surrounding landscape. No threatened flora species have been confirmed within the site through this desktop assessment. The site is also not considered to constitute significant habitat for threatened fauna.

Declared weeds have been recorded within the locality, including Boneseed

(*Chrysanthemoides monilifera subsp. monilifera*) and Serrated Tussock (*Nassella trichotoma*), and weeds may also be present within the site. Appropriate weed hygiene and management measures should be implemented during construction activities.

Based on this assessment, the proposal demonstrates that impacts within the Priority Vegetation Area have been avoided and minimised in accordance with Clause C7.6.2 P1.2 of the Natural Assets Code. Impacts have been minimised through siting the development within the southern portion of the site, avoiding the mapped threatened native vegetation community, utilising the existing access track, and limiting disturbance to a relatively small development footprint and associated bushfire hazard management area. Given the absence of direct impacts to the mapped threatened native vegetation community and the limited significance of threatened fauna habitat within the site, residual impacts to priority vegetation values are expected to be low. No biodiversity offsets are considered necessary on the basis of this assessment.

## References

Environment Strategic Business Unit (2023) *Survey Guidelines and Management Advice for Development Proposals that may impact the Tasmanian Devil (Sarcophilus harrisii)*. Department of Natural Resources and Environment, Tasmania.

Glamorgan Spring Bay Council n.d., *Coast wattle (Acacia longifolia subsp. sophorae): Biodiversity fact sheet no. 1*, Glamorgan Spring Bay Council, Tasmania.

Parks and Wildlife Service Tasmania. (2003). *Marram grass (Ammophila arenaria): Threats – A hazard to our beaches* (Fact sheet). Department of Tourism, Parks, Heritage and the Arts, State of Tasmania.

## Appendices

### Appendix A NVA Report



# Natural Values Atlas Report

*Authoritative, comprehensive information on Tasmania's natural values.*

Reference:

Requested For:

Report Type: Summary Report

Timestamp: 08:38:41 AM Tuesday 04 August 2026

Threatened Flora: buffers Min: 500m Max: 5000m

Threatened Fauna: buffers Min: 500m Max: 5000m

Raptors: buffers Min: 500m Max: 5000m

Conservation Significance Flora: buffers Min: 500m Max: 5000m

Conservation Significance Fauna: buffers Min: 500m Max: 5000m

Conservation Significance filtered by:

Scientific Significance

Species Sensitivity

Cultural Significance

Tasmanian Weed Management Act Weeds: buffers Min: 500m Max: 5000m

Priority Weeds: buffers Min: 500m Max: 5000m

Geoconservation: buffer 1000m

Acid Sulfate Soils: buffer 1000m

TASVEG: buffer 1000m

Threatened Communities: buffer 1000m

Fire History: buffer 1000m

Freshwater Ecosystem Values: buffer 1000m

Freshwater Ecosystem Values displayed:

Rivers

Lakes

Wetlands

Saltmarshes

Estuaries

Karst

Other freshwater ecosystem values

Tasmanian Reserve Estate: buffer 1000m

Biosecurity Risks: buffer 1000m

The centroid for this query GDA94: 591630.0, 5339284.0 falls within:

Property: 5280072

## Threatened flora within 500 metres

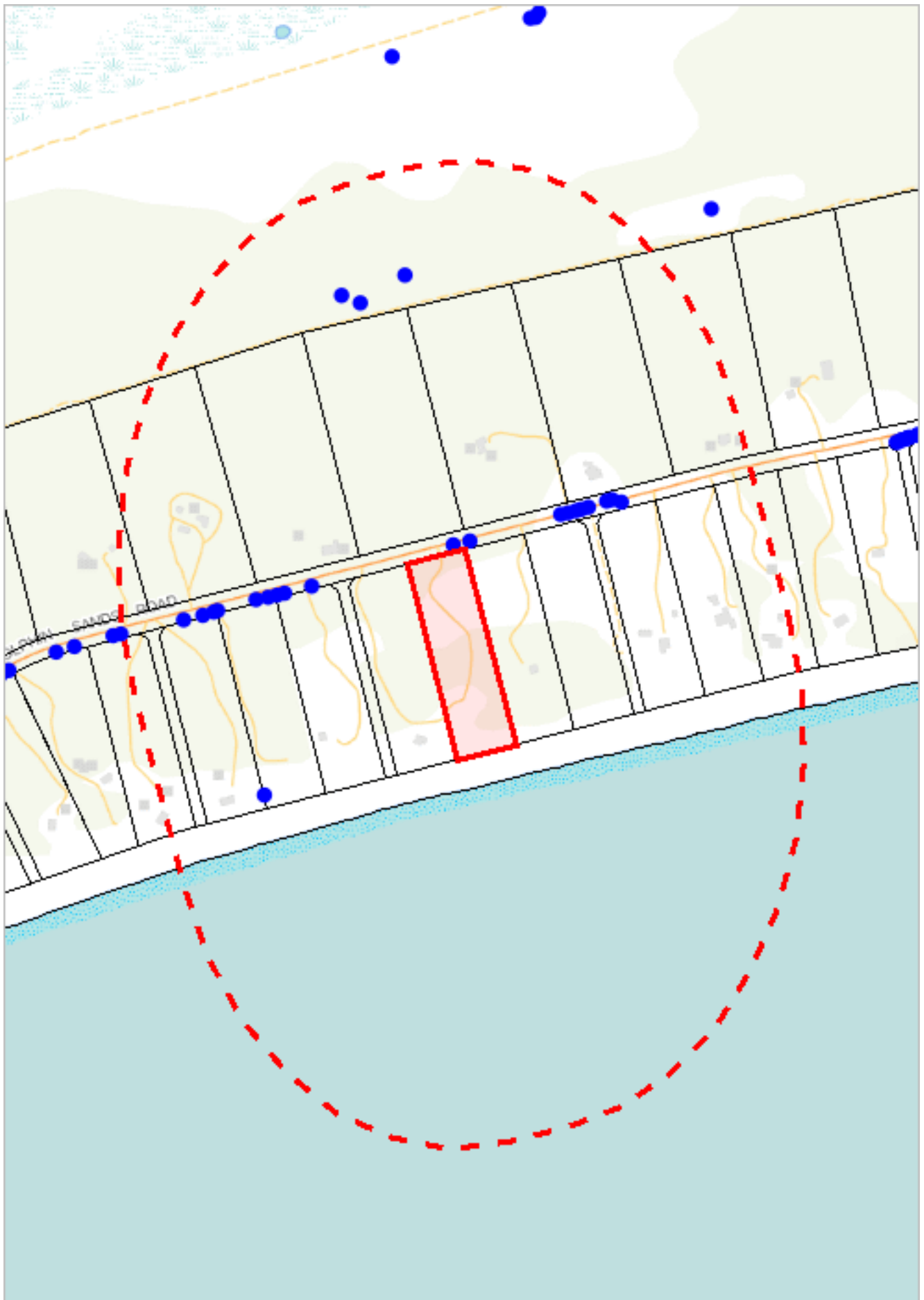


591028, 5338441

592231, 5340127

Please note that some layers may not display at all requested map scales

## Threatened flora within 500 metres



Legend: Verified and Unverified observations

● Point Verified  
— Line Unverified

● Point Unverified  
■ Polygon Verified

— Line Verified  
■ Polygon Unverified

# Threatened flora within 500 metres

Legend: Cadastral Parcels





# Threatened flora within 500 metres

## Verified Records

| Species               | Common Name         | SS | NS | Bio | Observation Count | Last Recorded |
|-----------------------|---------------------|----|----|-----|-------------------|---------------|
| Melaleuca pustulata   | warty paperbark     | r  |    | e   | 23                | 05-Jul-2016   |
| Pterostylis ziegeleri | grassland greenhood | v  | VU | e   | 3                 | 27-Oct-2016   |
| Stenopetalum lineare  | narrow threadpetal  | e  |    | n   | 1                 | 09-Sep-2020   |

## Unverified Records

No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.

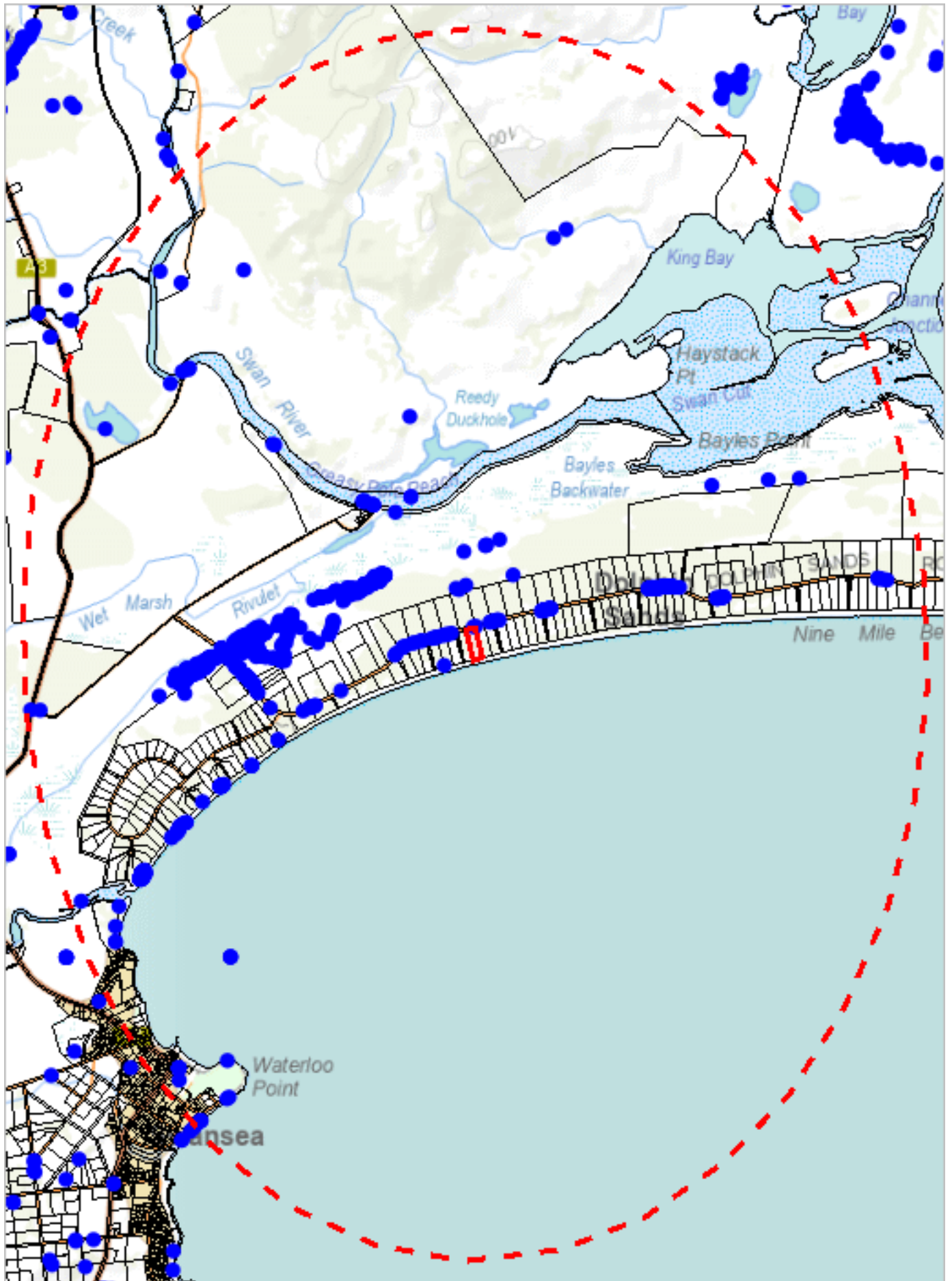
Telephone: 1300 368 550

Email: [ThreatenedSpecies.Enquiries@nre.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@nre.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

# Threatened flora within 5000 metres

595638, 5344667



587627, 5333899

Please note that some layers may not display at all requested map scales

# Threatened flora within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



# Threatened flora within 5000 metres

## Verified Records

| Species                                                   | Common Name              | SS | NS | Bio | Observation Count | Last Recorded |
|-----------------------------------------------------------|--------------------------|----|----|-----|-------------------|---------------|
| <i>Acacia siculiformis</i>                                | dagger wattle            | r  |    | n   | 2                 | 01-Jan-1882   |
| <i>Althenia patentifolia</i>                              | spreading watermat       | r  |    | ae  | 13                | 20-Jan-2022   |
| <i>Bolboschoenus caldwellii</i>                           | sea clubsedge            | r  |    | n   | 1                 | 01-Feb-1979   |
| <i>Calocephalus lacteus</i>                               | milky beautyheads        | r  |    | n   | 1                 | 19-Jan-1928   |
| <i>Calystegia soldanella</i>                              | sea bindweed             | r  |    | n   | 10                | 25-Oct-2013   |
| <i>Coronidium gunnianum</i>                               | swamp everlasting        | e  |    | n   | 1                 | 17-Apr-1979   |
| <i>Cryptandra amara</i>                                   | pretty pearlflower       | e  |    | n   | 1                 | 01-Jan-1896   |
| <i>Damasonium minus</i>                                   | starfruit                | r  |    | n   | 1                 | 01-Oct-1978   |
| <i>Eucalyptus barberi</i>                                 | barbers gum              | r  |    | e   | 1                 | 15-Aug-1900   |
| <i>Haloragis heterophylla</i>                             | variable raspwort        | r  |    | n   | 2                 | 18-Jan-2010   |
| <i>Hyalosperma demissum</i>                               | moss sunray              | e  |    | n   | 1                 | 01-Jan-1881   |
| <i>Lachnagrostis billardierei</i> subsp. <i>tenuiseta</i> | small-awn blowgrass      | r  |    | e   | 2                 | 20-Feb-1983   |
| <i>Lasiopetalum micranthum</i>                            | tasmanian velvetbush     | r  |    | e   | 9                 | 01-Apr-1992   |
| <i>Lobelia pratioides</i>                                 | poison lobelia           | v  |    | n   | 2                 | 16-Nov-2006   |
| <i>Melaleuca pustulata</i>                                | warty paperbark          | r  |    | e   | 232               | 15-Aug-2024   |
| <i>Ozothamnus lycopodioides</i>                           | clubmoss everlastingbush | r  |    | e   | 1                 | 01-Oct-1892   |
| <i>Phyllangium divergens</i>                              | wiry mitrewort           | v  |    | n   | 1                 | 01-Jan-1881   |
| <i>Pterostylis ziegeleri</i>                              | grassland greenhood      | v  | VU | e   | 361               | 18-Oct-2023   |
| <i>Scaevola aemula</i>                                    | fairy fanflower          | e  |    | n   | 1                 | 01-Dec-1892   |
| <i>Scleranthus diander</i>                                | tufted knawel            | v  |    | n   | 1                 | 31-Dec-1881   |
| <i>Stenanthemum pimeleoides</i>                           | propeller plant          | v  | VU | e   | 4                 | 14-Nov-2024   |
| <i>Stenopetalum lineare</i>                               | narrow threadpetal       | e  |    | n   | 118               | 10-Sep-2020   |
| <i>Stuckenia pectinata</i>                                | fennel pondweed          | r  |    | n   | 1                 | 14-Aug-1984   |
| <i>Teucrium corymbosum</i>                                | forest germander         | r  |    | n   | 4                 | 12-Oct-2022   |
| <i>Vittadinia burbridgeae</i>                             | smooth new-holland-daisy | r  |    | e   | 4                 | 11-Dec-2007   |
| <i>Vittadinia cuneata</i> var. <i>cuneata</i>             | fuzzy new-holland-daisy  | r  |    | n   | 1                 | 01-Oct-1881   |
| <i>Vittadinia gracilis</i>                                | woolly new-holland-daisy | r  |    | n   | 1                 | 01-Jan-1993   |
| <i>Wilsonia humilis</i>                                   | silky wilsonia           | r  |    | n   | 1                 | 01-Aug-2022   |
| <i>Wilsonia rotundifolia</i>                              | roundleaf wilsonia       | r  |    | n   | 6                 | 01-Aug-2022   |
| <i>Xerochrysum bicolor</i>                                | eastcoast paperdaisy     | r  |    | n   | 1                 | 01-Jan-1876   |

## Unverified Records

No unverified records were found!

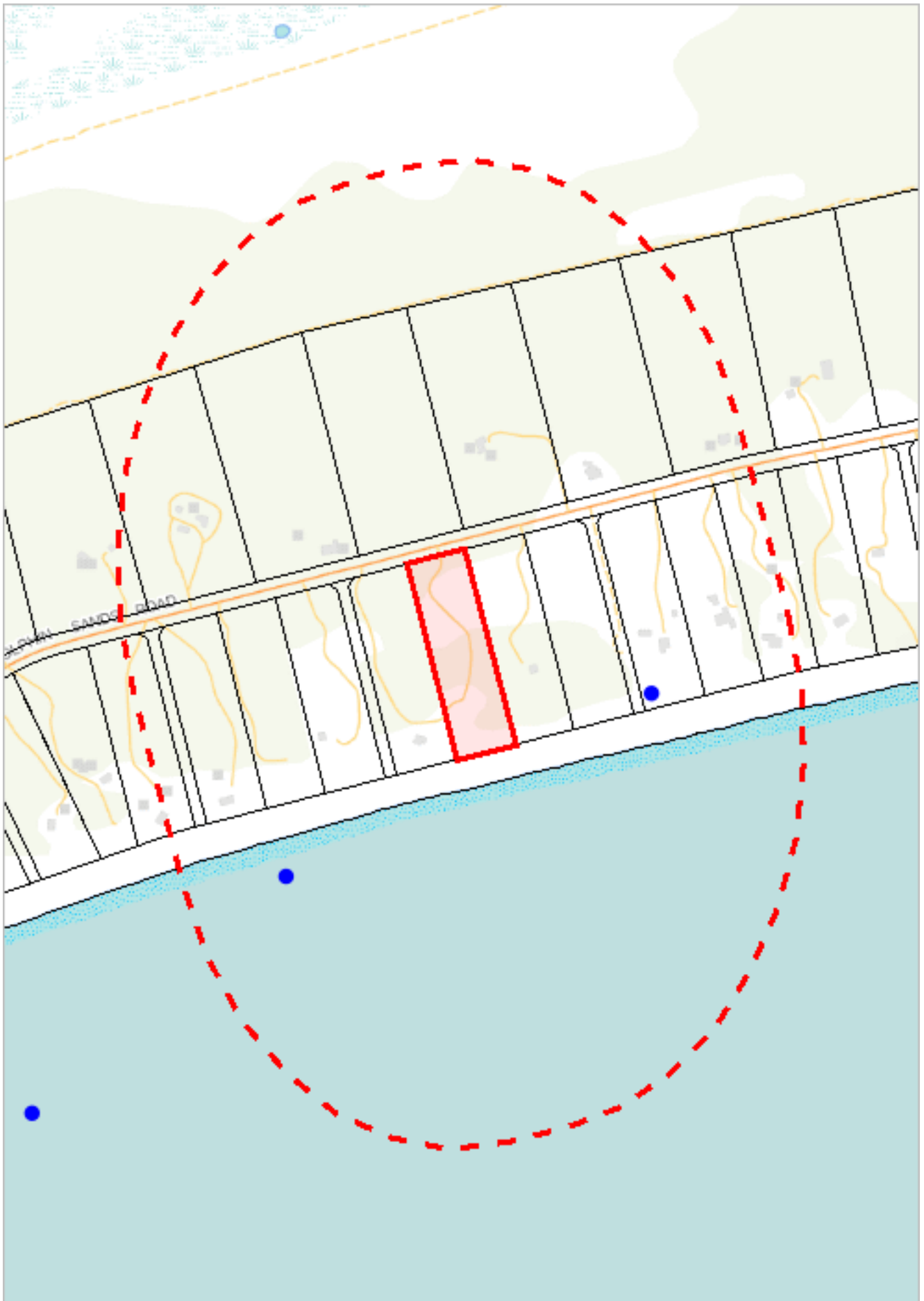
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Email: [ThreatenedSpecies.Enquiries@nre.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@nre.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000





591028, 5338441

Please note that some layers may not display at all requested map scales

# Threatened fauna within 500 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



# Threatened fauna within 500 metres

## Verified Records

| Species              | Common Name   | SS | NS  | Bio | Observation Count | Last Recorded |
|----------------------|---------------|----|-----|-----|-------------------|---------------|
| Thinornis cucullatus | hooded plover |    | PVU | ae  | 2                 | 24-Feb-2014   |

## Unverified Records

No unverified records were found!

## Threatened fauna within 500 metres (based on Range Boundaries)

| Species                               | Common Name                  | SS | NS | BO  | Potential | Known | Core |
|---------------------------------------|------------------------------|----|----|-----|-----------|-------|------|
| Lathamus discolor                     | swift parrot                 | e  | CR | mbe | 1         | 0     | 1    |
| Tachypiza novaehollandiae             | grey goshawk                 | e  |    | n   | 1         | 0     | 0    |
| Prototroctes maraena                  | australian grayling          | v  | VU | ae  | 1         | 0     | 0    |
| Antipodia chaostola                   | chaostola skipper            | e  | EN | ae  | 1         | 0     | 0    |
| Galaxias fontanus                     | swan galaxias                | e  | EN | e   | 1         | 0     | 0    |
| Tyto novaehollandiae subsp. castanops | Tasmanian masked owl         | e  | VU | e   | 1         | 0     | 1    |
| Haliaeetus leucogaster                | white-bellied sea-eagle      | v  |    | n   | 2         | 0     | 0    |
| Brachiosilurus ziebelli               | Ziebell's Handfish           | e  | VU | e   | 1         | 0     | 0    |
| Dasyurus maculatus subsp. maculatus   | spotted-tailed quoll         | r  | VU | n   | 1         | 0     | 0    |
| Litoria raniformis                    | green and gold frog          | v  | VU | ae  | 1         | 0     | 0    |
| Accipiter novaehollandiae             | grey goshawk                 | e  |    | n   | 1         | 0     | 0    |
| Sarcophilus harrisii                  | tasmanian devil              | e  | EN | e   | 1         | 0     | 0    |
| Pardalotus quadragintus               | forty-spotted pardalote      | e  | EN | e   | 1         | 0     | 0    |
| Perameles gunnii                      | eastern barred bandicoot     |    | VU | n   | 1         | 0     | 1    |
| Aquila audax subsp. fleayi            | tasmanian wedge-tailed eagle | e  | EN | e   | 1         | 0     | 0    |
| Pseudomys novaehollandiae             | pookila or new holland mouse | e  | VU | n   | 1         | 0     | 0    |
| Dasyurus viverrinus                   | eastern quoll                |    | EN | n   | 0         | 0     | 1    |
| Ichthyophaga leucogaster              | white-bellied sea-eagle      | v  |    | n   | 1         | 0     | 0    |

For more information about threatened species, please contact Threatened Species Enquiries.

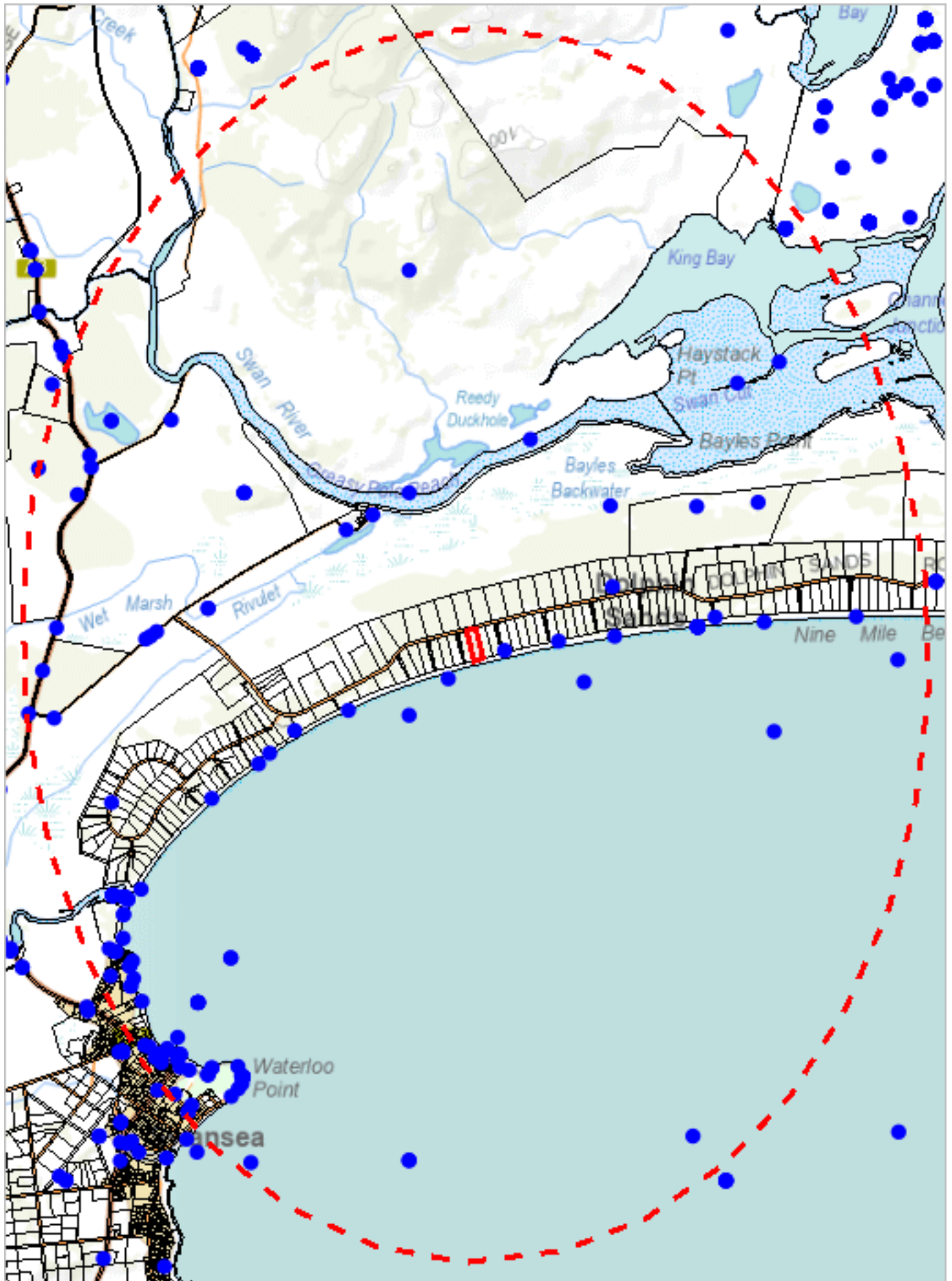
Telephone: 1300 368 550

Email: [ThreatenedSpecies.Enquiries@nre.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@nre.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

# Threatened fauna within 5000 metres

595638, 5344667



587627, 5333899

Please note that some layers may not display at all requested map scales



# Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



# Threatened fauna within 5000 metres

## Verified Records

| Species                                             | Common Name                  | SS | NS  | Bio | Observation Count | Last Recorded |
|-----------------------------------------------------|------------------------------|----|-----|-----|-------------------|---------------|
| <i>Aquila audax</i>                                 | wedge-tailed eagle           | pe | PEN | n   | 15                | 29-May-2025   |
| <i>Aquila audax</i> subsp. <i>fleayi</i>            | tasmanian wedge-tailed eagle | e  | EN  | e   | 4                 | 07-Aug-2024   |
| <i>Arctocephalus forsteri</i>                       | new zealand fur seal         | r  |     | n   | 7                 | 27-Apr-2025   |
| <i>Arctocephalus tropicalis</i>                     | sub-antarctic fur seal       | e  | VU  | n   | 7                 | 12-Jul-2025   |
| <i>Ardenna grisea</i>                               | sooty shearwater             | v  | VU  | n   | 1                 | 23-Nov-2019   |
| <i>Botaurus poiciloptilus</i>                       | australasian bittern         |    | EN  | n   | 1                 | 08-Dec-1996   |
| <i>Dasyurus maculatus</i>                           | spotted-tailed quoll         | r  | VU  | n   | 4                 | 16-Nov-2018   |
| <i>Dasyurus viverrinus</i>                          | eastern quoll                |    | EN  | n   | 1                 | 01-Jan-1990   |
| <i>Dromaius novaehollandiae</i>                     | emu                          | px | PEX | ix  | 1                 | 29-May-2025   |
| <i>Eubalaena australis</i>                          | southern right whale         | e  | EN  | m   | 17                | 09-Jul-2017   |
| <i>Gallinago hardwickii</i>                         | Latham's snipe               | v  | VU  | n   | 1                 | 13-Jan-2020   |
| <i>Gazameda gunnii</i>                              | Gunn's screw shell           | v  |     | ae  | 2                 | 11-Apr-1987   |
| <i>Haliaeetus leucogaster</i>                       | white-bellied sea-eagle      | v  |     | n   | 2                 | 12-Apr-2025   |
| <i>Hirundapus caudacutus</i>                        | white-throated needletail    |    | VU  | n   | 1                 | 20-Mar-2024   |
| <i>Ichthyophaga leucogaster</i>                     | white-bellied sea-eagle      | v  |     | n   | 33                | 29-Mar-2025   |
| <i>Lathamus discolor</i>                            | swift parrot                 | e  | CR  | mbe | 10                | 23-Mar-2025   |
| <i>Macronectes giganteus</i>                        | southern giant-petrel        | v  | EN  | n   | 2                 | 07-Nov-2018   |
| <i>Neophema chrysostoma</i>                         | blue-winged parrot           | v  | VU  | n   | 2                 | 06-Nov-2022   |
| <i>Numenius madagascariensis</i>                    | eastern curlew               | e  | CR  | m   | 4                 | 27-Oct-2024   |
| <i>Perameles gunnii</i>                             | eastern barred bandicoot     |    | VU  | n   | 4                 | 13-Jan-1993   |
| <i>Prototroctes maraena</i>                         | australian grayling          | v  | VU  | ae  | 3                 | 29-Mar-1979   |
| <i>Sarcophilus harrisii</i>                         | tasmanian devil              | e  | EN  | e   | 76                | 10-Jun-2026   |
| <i>Seriolella brama</i>                             | Blue Warehou                 |    | CD  | n   | 2                 | 01-Jan-1995   |
| <i>Sterna striata</i>                               | white-fronted tern           | v  |     | n   | 3                 | 30-May-2022   |
| <i>Sternula nereis</i> subsp. <i>nereis</i>         | fairy tern                   | v  | VU  | n   | 5                 | 22-Nov-2016   |
| <i>Tachypiza novaehollandiae</i>                    | grey goshawk                 | e  |     | n   | 1                 | 26-Dec-1976   |
| <i>Thalassarche cauta</i>                           | shy albatross                | v  | EN  | ae  | 1                 | 26-Sep-2019   |
| <i>Theclinessthes serpentatus</i>                   | chequered blue               | pr |     | n   | 6                 | 06-Mar-2023   |
| <i>Theclinessthes serpentatus</i> <i>lavra</i>      | chequered blue butterfly     | r  |     | e   | 1                 | 28-Mar-2012   |
| <i>Thinornis cucullatus</i>                         | hooded plover                |    | PVU | ae  | 30                | 30-Jul-2025   |
| <i>Thinornis rubricollis</i>                        | hooded plover                |    | VU  | n   | 23                | 20-Feb-1999   |
| <i>Tringa nebularia</i>                             | common greenshank            |    | EN  | n   | 13                | 12-Oct-2021   |
| <i>Tyto novaehollandiae</i>                         | masked owl                   | pe | PVU | n   | 6                 | 09-Aug-1995   |
| <i>Tyto novaehollandiae</i> subsp. <i>castanops</i> | Tasmanian masked owl         | e  | VU  | e   | 1                 | 01-Jan-2008   |

## Unverified Records

No unverified records were found!

## Threatened fauna within 5000 metres (based on Range Boundaries)

| Species                                             | Common Name                  | SS | NS | BO  | Potential | Known | Core |
|-----------------------------------------------------|------------------------------|----|----|-----|-----------|-------|------|
| <i>Lathamus discolor</i>                            | swift parrot                 | e  | CR | mbe | 1         | 0     | 1    |
| <i>Tachypiza novaehollandiae</i>                    | grey goshawk                 | e  |    | n   | 1         | 0     | 0    |
| <i>Prototroctes maraena</i>                         | australian grayling          | v  | VU | ae  | 27        | 0     | 0    |
| <i>Antipodia chaostola</i>                          | chaostola skipper            | e  | EN | ae  | 2         | 0     | 0    |
| <i>Galaxias fontanus</i>                            | swan galaxias                | e  | EN | e   | 1         | 0     | 1    |
| <i>Tyto novaehollandiae</i> subsp. <i>castanops</i> | Tasmanian masked owl         | e  | VU | e   | 1         | 0     | 1    |
| <i>Haliaeetus leucogaster</i>                       | white-bellied sea-eagle      | v  |    | n   | 2         | 0     | 0    |
| <i>Brachiopsilus ziebelli</i>                       | Ziebell's Handfish           | e  | VU | e   | 1         | 0     | 0    |
| <i>Dasyurus maculatus</i> subsp. <i>maculatus</i>   | spotted-tailed quoll         | r  | VU | n   | 1         | 0     | 0    |
| <i>Litoria raniformis</i>                           | green and gold frog          | v  | VU | ae  | 1         | 0     | 1    |
| <i>Accipiter novaehollandiae</i>                    | grey goshawk                 | e  |    | n   | 1         | 0     | 0    |
| <i>Sarcophilus harrisii</i>                         | tasmanian devil              | e  | EN | e   | 1         | 0     | 0    |
| <i>Pardalotus quadragintus</i>                      | forty-spotted pardalote      | e  | EN | e   | 1         | 0     | 0    |
| <i>Perameles gunnii</i>                             | eastern barred bandicoot     |    | VU | n   | 1         | 0     | 1    |
| <i>Aquila audax</i> subsp. <i>fleayi</i>            | tasmanian wedge-tailed eagle | e  | EN | e   | 1         | 0     | 0    |
| <i>Pseudomys novaehollandiae</i>                    | pookila or new holland mouse | e  | VU | n   | 2         | 0     | 0    |
| <i>Dasyurus viverrinus</i>                          | eastern quoll                |    | EN | n   | 0         | 0     | 1    |
| <i>Ichthyophaga leucogaster</i>                     | white-bellied sea-eagle      | v  |    | n   | 1         | 0     | 0    |

# Threatened fauna within 5000 metres

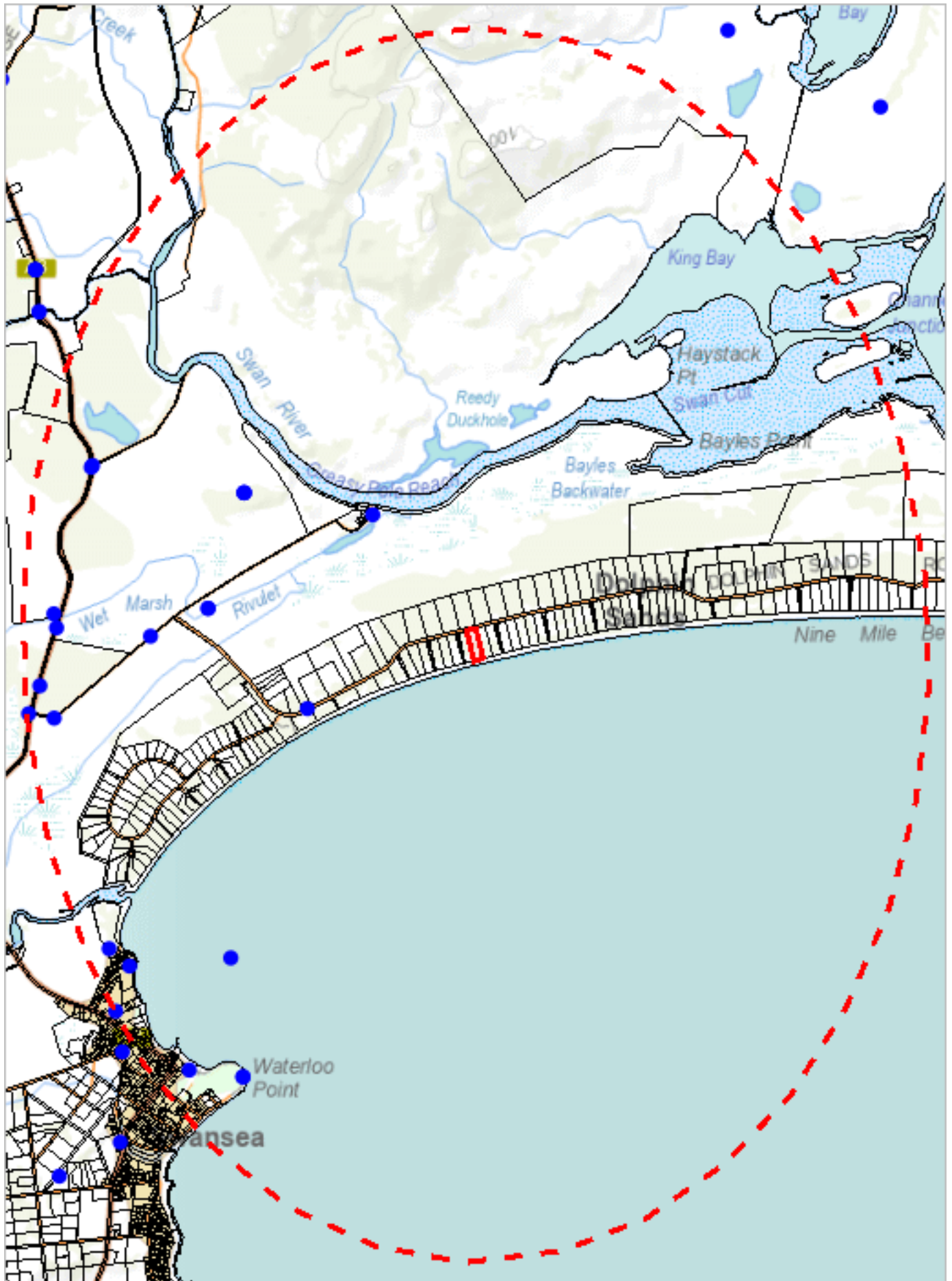
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Telephone: 1300 368 550

Email: [ThreatenedSpecies.Enquiries@nre.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@nre.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

\*\*\* No Raptor nests or sightings found within 500 metres. \*\*\*



587627, 5333899

Please note that some layers may not display at all requested map scales



# Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

✍ Line Unverified

● Point Unverified

□ Polygon Verified

✍ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



# Raptor nests and sightings within 5000 metres

## Verified Records

| Nest Id/Location Foreign Id | Species                    | Common Name                  | Obs Type     | Observation Count | Last Recorded |
|-----------------------------|----------------------------|------------------------------|--------------|-------------------|---------------|
| 1271                        | Ichthyophaga leucogaster   | white-bellied sea-eagle      | Nest         | 3                 | 24-Mar-2017   |
| 2356                        | Ichthyophaga leucogaster   | white-bellied sea-eagle      | Nest         | 1                 | 27-Oct-2016   |
| 2545                        | Ichthyophaga leucogaster   | white-bellied sea-eagle      | Nest         | 1                 | 23-Jun-2017   |
| 2667                        | Ichthyophaga leucogaster   | white-bellied sea-eagle      | Nest         | 1                 | 14-Jun-2019   |
| 2711                        | Ichthyophaga leucogaster   | white-bellied sea-eagle      | Nest         | 1                 | 03-Oct-2019   |
| 757                         | Ichthyophaga leucogaster   | white-bellied sea-eagle      | Nest         | 1                 | 01-Jan-1985   |
|                             | Aquila audax               | wedge-tailed eagle           | Not Recorded | 8                 | 20-Jun-2018   |
|                             | Aquila audax               | wedge-tailed eagle           | Sighting     | 7                 | 29-May-2025   |
|                             | Aquila audax subsp. fleayi | tasmanian wedge-tailed eagle | Sighting     | 4                 | 07-Aug-2024   |
|                             | Falco cenchroides          | nankeen kestrel              | Sighting     | 1                 | 03-Sep-1980   |
|                             | Falco longipennis          | australian hobby             | Sighting     | 4                 | 28-May-2024   |
|                             | Falco peregrinus           | peregrine falcon             | Sighting     | 3                 | 20-Mar-2024   |
|                             | Haliaeetus leucogaster     | white-bellied sea-eagle      | Sighting     | 2                 | 12-Apr-2025   |
|                             | Tyto novaehollandiae       | masked owl                   | Not Recorded | 1                 | 30-Jun-1977   |
|                             | Tyto novaehollandiae       | masked owl                   | Sighting     | 5                 | 09-Aug-1995   |

## Unverified Records

No unverified records were found!

## Raptor nests and sightings within 5000 metres (based on Range Boundaries)

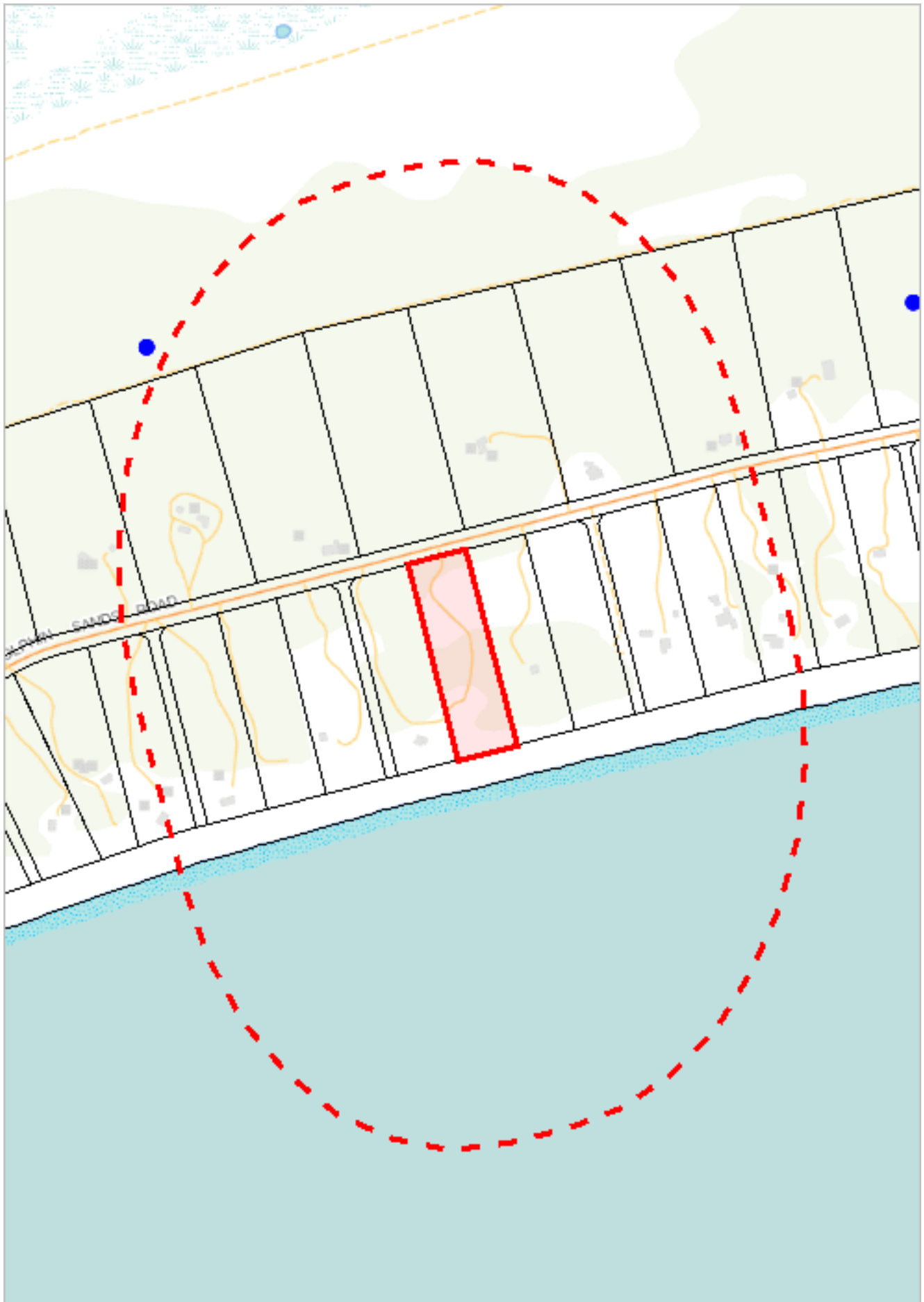
| Species                    | Common Name                  | SS | NS | Potential | Known | Core |
|----------------------------|------------------------------|----|----|-----------|-------|------|
| Aquila audax subsp. fleayi | tasmanian wedge-tailed eagle | e  | EN | 1         | 0     | 0    |
| Accipiter novaehollandiae  | grey goshawk                 | e  |    | 1         | 0     | 0    |
| Haliaeetus leucogaster     | white-bellied sea-eagle      | v  |    | 2         | 0     | 0    |

For more information about raptor nests, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

Email: [ThreatenedSpecies.Enquiries@nre.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@nre.tas.gov.au)

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591028, 5338441

Please note that some layers may not display at all requested map scales

# Non-threatened flora of conservation significance within 500 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified

□ Polygon Verified

□ Polygon Unverified

Legend: Cadastral Parcels





# Non-threatened flora of conservation significance within 500 metres

## Verified Records

| Species                                       | Common Name     | Sci | RF<br>A | Nat | Int | Bio | Res | Pri | Unc | Sen | Cul | Observation<br>Count | Last<br>Recorded |
|-----------------------------------------------|-----------------|-----|---------|-----|-----|-----|-----|-----|-----|-----|-----|----------------------|------------------|
| <i>Acacia dealbata</i> subsp. <i>dealbata</i> | silver wattle   |     |         |     |     | n   | 2   |     |     |     | y   | 1                    | 17-Mar-1993      |
| <i>Acacia mearnsii</i>                        | black wattle    |     |         |     |     | n   | 3a  |     |     |     | y   | 1                    | 17-Mar-1993      |
| <i>Allocasuarina littoralis</i>               | black sheoak    |     |         |     |     | n   | 2   |     |     |     | y   | 1                    | 17-Mar-1993      |
| <i>Banksia marginata</i>                      | silver banksia  |     |         |     |     | n   | 2   | y   |     |     | y   | 1                    | 17-Mar-1993      |
| <i>Callitris rhomboidea</i>                   | oyster bay pine |     |         |     |     | n   | 3b  |     |     |     | y   | 1                    | 17-Mar-1993      |
| <i>Themeda triandra</i>                       | kangaroo grass  |     |         |     |     | n   | 2   |     |     |     | y   | 1                    | 17-Mar-1993      |

## Unverified Records

No unverified records were found!

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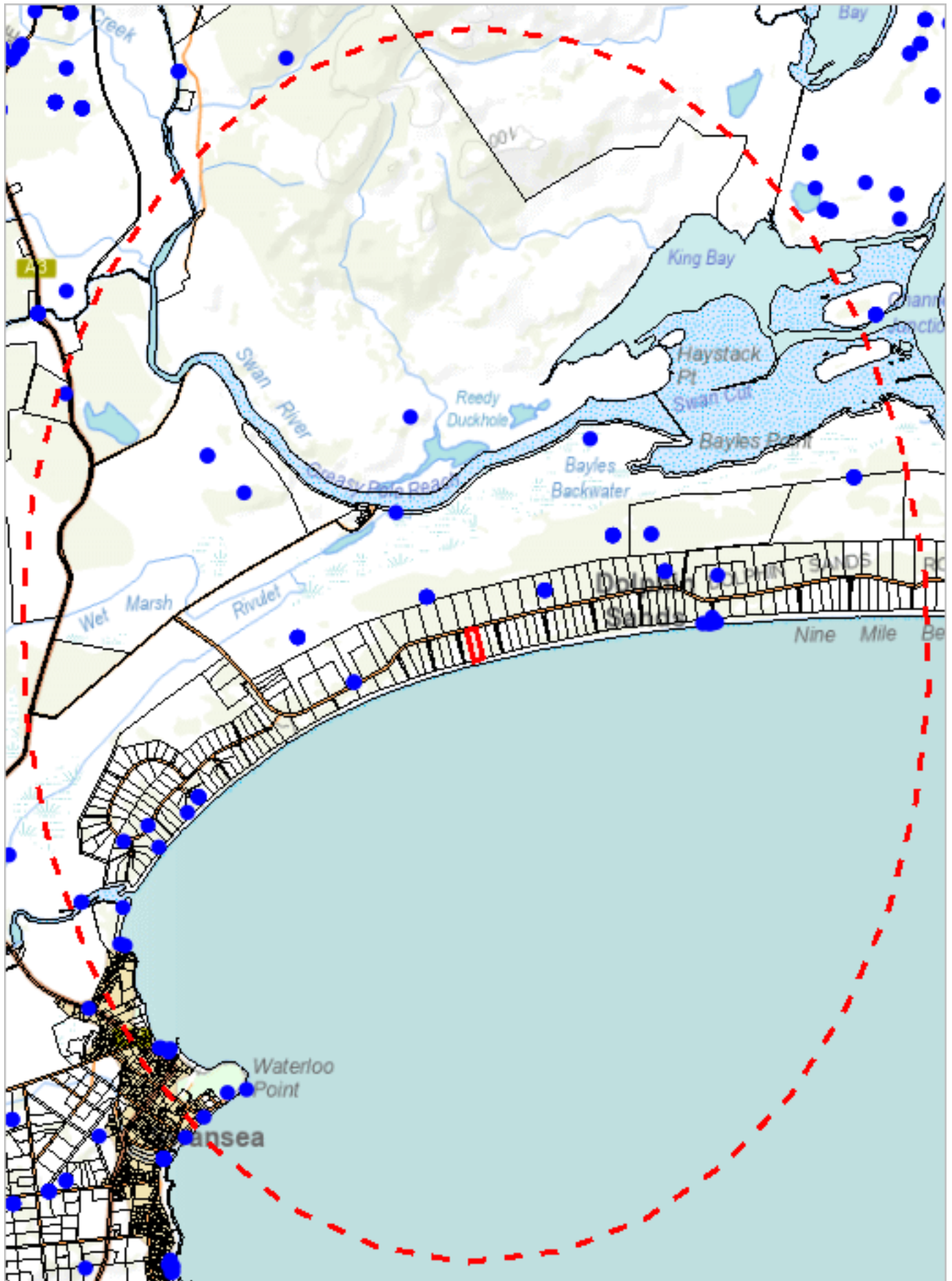
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# Non-threatened flora of conservation significance within 5000 metres

595638, 5344667



587627, 5333899

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# Non-threatened flora of conservation significance within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

Line Verified

Line Unverified

Polygon Verified

Polygon Unverified

Legend: Cadastral Parcels



# Non-threatened flora of conservation significance within 5000 metres

## Verified Records

| Species                                        | Common Name                         | Sci | RF<br>A | Nat | Int | Bio | Res | Pri | Unc | Sen | Cul | Observation<br>Count | Last<br>Recorded |
|------------------------------------------------|-------------------------------------|-----|---------|-----|-----|-----|-----|-----|-----|-----|-----|----------------------|------------------|
| Acacia dealbata subsp. dealbata                | silver wattle                       |     |         |     |     | n   | 2   |     |     |     | y   | 11                   | 20-Mar-2025      |
| Acacia mearnsii                                | black wattle                        |     |         |     |     | n   | 3a  |     |     |     | y   | 8                    | 27-Mar-2025      |
| Acacia melanoxylon                             | blackwood                           |     |         |     |     | n   | 2   |     |     |     | y   | 1                    | 06-Nov-2011      |
| Acacia verticillata                            | prickly moses                       |     |         |     |     | n   | 2   |     |     |     | y   | 1                    | 20-Oct-1981      |
| Acrotriche serrulata                           | ants delight                        |     |         |     |     | n   | 2   |     |     |     | y   | 1                    | 01-Apr-1992      |
| Actites megalocarpus                           | dune thistle                        |     |         |     |     | n   | 1-2 |     |     |     | y   | 2                    | 06-Nov-2011      |
| Allocastrum littoralis                         | black sheoak                        |     |         |     |     | n   | 2   |     |     |     | y   | 11                   | 24-Oct-2016      |
| Allocastrum monilifera                         | necklace sheoak                     |     |         |     |     | e   | 2   |     |     |     | y   | 1                    | 02-Jun-2006      |
| Apium prostratum var. prostratum               | creeping sea-celery                 |     |         |     |     | n   | 3a  |     |     |     | y   | 5                    | 15-Dec-2023      |
| Arthropodium milleflorum                       | pale vanilla-lily                   |     |         |     |     | n   | 2   |     |     |     | y   | 2                    | 22-Jun-2006      |
| Banksia marginata                              | silver banksia                      |     |         |     |     | n   | 2   | y   |     |     | y   | 13                   | 25-Mar-2020      |
| Brachyloma ciliatum                            | fringed heath                       |     |         |     |     | n   | 2   |     |     |     | y   | 1                    | 01-Apr-1992      |
| Burchardia umbellata                           | milkmaids                           |     |         |     |     | n   | 3a  |     |     |     | y   | 1                    | 06-Nov-2011      |
| Bursaria spinosa subsp. spinosa                | prickly box                         |     |         |     |     | n   | 2   |     |     |     | y   | 3                    | 27-Mar-2025      |
| Caladenia carnea                               | pink fingers                        |     |         |     |     | n   | 2   |     |     |     | y   | 1                    | 18-Oct-1996      |
| Callitris rhomboidea                           | oyster bay pine                     |     |         |     |     | n   | 3b  |     |     |     | y   | 8                    | 08-Apr-2023      |
| Carpobrotus rossii                             | native pigface                      |     |         |     |     | n   | 3a  |     |     |     | y   | 9                    | 25-Mar-2020      |
| Cassytha pubescens                             | downy dodderlaurel                  |     |         |     |     | n   | 2   |     |     |     | y   | 1                    | 01-Apr-1992      |
| Convolvulus angustissimus subsp. angustissimus | blushing bindweed                   |     |         |     |     | n   | 3a  |     |     |     | y   | 1                    | 10-Dec-1984      |
| Cycnogeton procerum                            | greater waterribbons                |     |         |     |     | n   | 3a  |     |     |     | y   | 1                    | 01-Feb-1979      |
| Dianella brevicaulis                           | shortstem flaxlily                  |     |         |     |     | n   | 3a  |     |     |     | y   | 1                    | 06-Nov-2011      |
| Dianella revoluta                              | spreading or black-anther flax-lily |     |         |     |     | n   | 2   |     |     |     | y   | 3                    | 04-Oct-2006      |
| Dianella revoluta var. revoluta                | spreading flaxlily                  |     |         |     |     | n   | H   |     |     |     | y   | 1                    | 06-Nov-2011      |
| Diplarrena moraea                              | white flag-iris                     |     |         |     |     | n   | 2   |     |     |     | y   | 1                    | 01-Apr-1992      |
| Disphyma crassifolium subsp. clavellatum       | roundleaf pigface                   |     |         |     |     | n   | 2   |     |     |     | y   | 5                    | 26-Mar-2025      |
| Diuris sp.                                     |                                     |     |         |     |     | n   |     |     |     |     | y   | 2                    | 24-Oct-2016      |
| Diuris sulphurea                               | tiger orchid                        |     |         |     |     | n   | 3a  |     |     |     | y   | 1                    | 18-Oct-1996      |
| Durvillaea potatorum                           | bull kelp                           |     |         |     |     | n   |     |     |     |     | y   | 1                    | 19-Jan-1949      |
| Solanum laciniatum                             | kangaroo apple                      |     |         |     |     | n   | 3a  |     |     |     | y   | 2                    | 27-Mar-2025      |
| Solanum vescum                                 | gunyang                             |     |         |     |     | n   | 3a  |     |     |     | y   | 1                    | 11-Dec-1984      |
| Spinifex sericeus                              | beach spinifex                      |     |         |     |     | n   | 2   |     |     |     | y   | 6                    | 19-Nov-2023      |
| Stenanthra pinifolia                           | pine heath                          |     |         |     |     | n   | 3a  |     |     |     | y   | 1                    | 13-Dec-2006      |
| Stylidium graminifolium                        | narrowleaf triggerplant             |     |         |     |     | n   | 2   |     |     |     | y   | 1                    | 06-Nov-2011      |
| Styphelia adscendens                           | golden heath                        |     |         |     |     | n   | 2   |     |     |     | y   | 2                    | 17-Mar-1993      |
| Styphelia humifusa                             | native cranberry                    |     |         |     |     | n   | 2   |     |     |     | y   | 7                    | 27-Mar-2025      |
| Tetragonia implexicoma                         | bower spinach                       |     |         |     |     | n   | 2   |     |     |     | y   | 2                    | 25-Mar-2020      |
| Tetragonia tetragonoides                       | new zealand spinach                 |     |         |     |     | n   | 3b  |     |     |     | y   | 3                    | 15-Sep-2013      |
| Themeda triandra                               | kangaroo grass                      |     |         |     |     | n   | 2   |     |     |     | y   | 8                    | 27-Mar-2025      |

## Unverified Records

No unverified records were found!

For more information about flora and fauna species, please contact Natural Values Conservation Enquiries.

Telephone: (03) 6165 4319

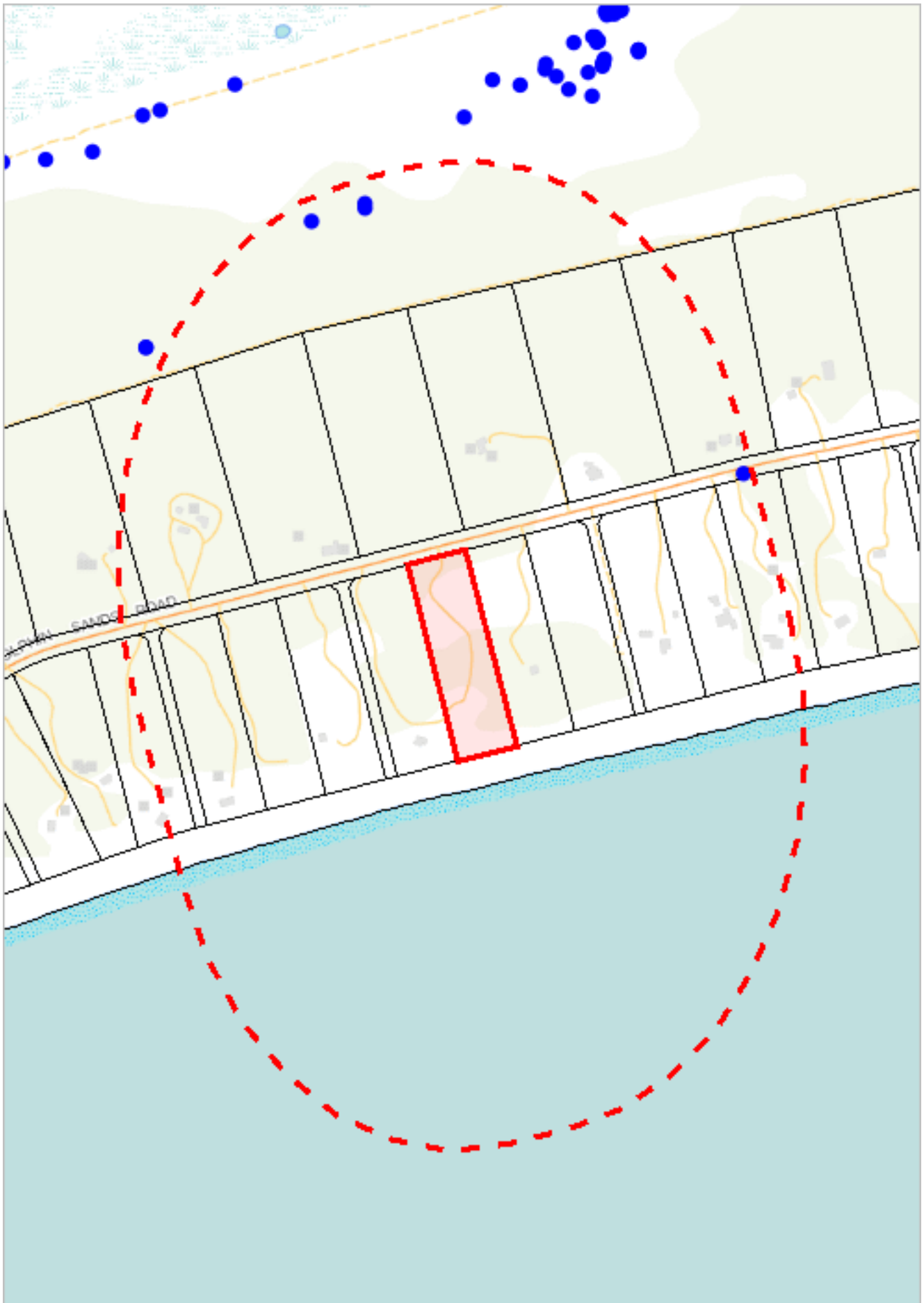
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Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

\*\*\* No non-threatened fauna of conservation significance found within 500 metres \*\*\*

\*\*\* No non-threatened fauna of conservation significance found within 5000 metres \*\*\*





591028, 5338441

Please note that some layers may not display at all requested map scales

# Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



# Tas Management Act Weeds within 500 m

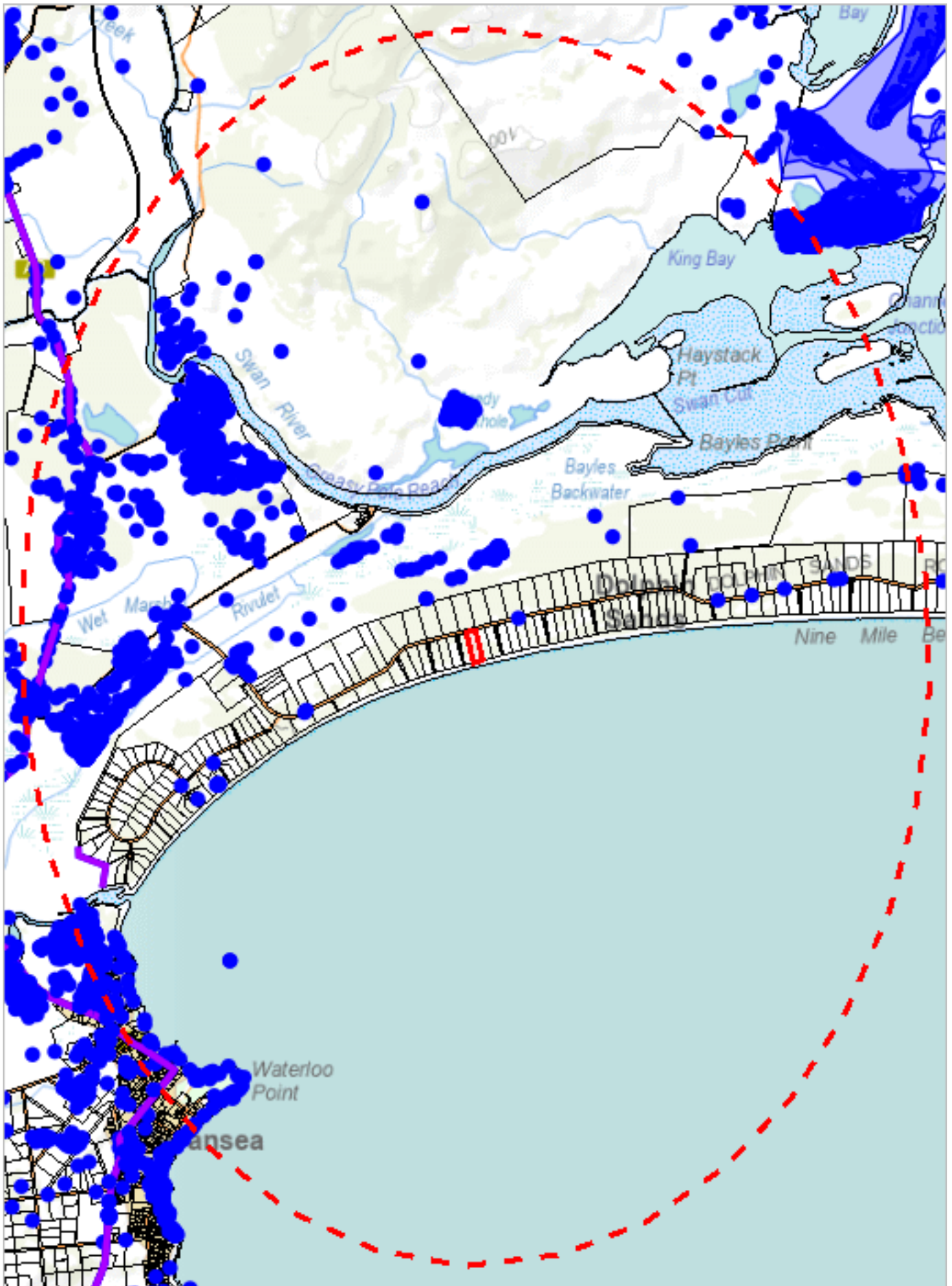
## Verified Records

| Species                                                     | Common Name      | Observation Count | Last Recorded |
|-------------------------------------------------------------|------------------|-------------------|---------------|
| <i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i> | boneseed         | 1                 | 29-Nov-2022   |
| <i>Lycium ferocissimum</i>                                  | african boxthorn | 1                 | 17-Mar-1993   |
| <i>Nassella trichotoma</i>                                  | serrated tussock | 3                 | 01-Jun-2021   |
| <i>Ulex europaeus</i>                                       | gorse            | 1                 | 17-Mar-1993   |

## Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

<https://www.nre.tas.gov.au/invasive-species/weeds>



587627, 5333899

Please note that some layers may not display at all requested map scales



# Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



# Tas Management Act Weeds within 5000 m

## Verified Records

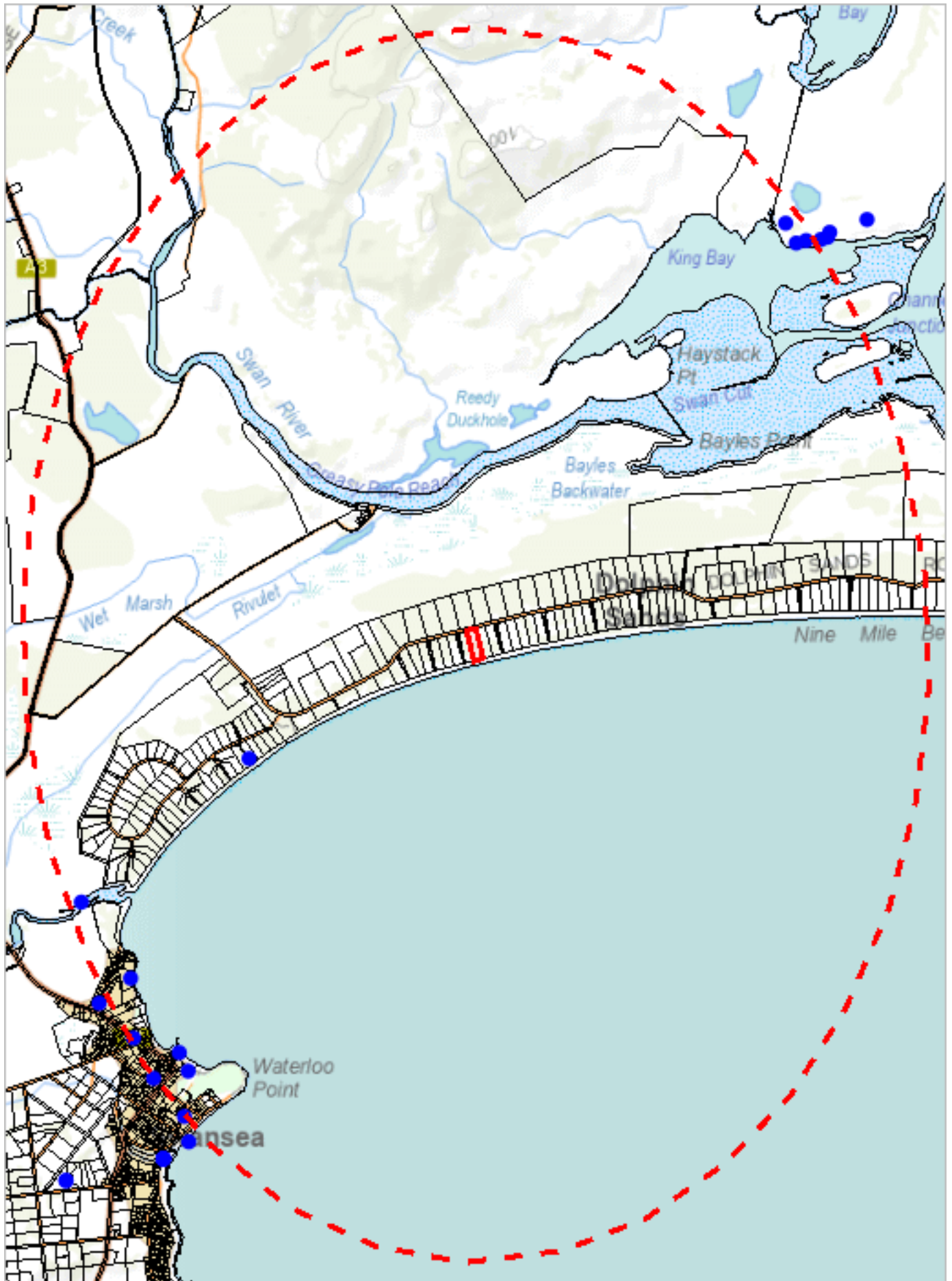
| Species                                                     | Common Name              | Observation Count | Last Recorded |
|-------------------------------------------------------------|--------------------------|-------------------|---------------|
| <i>Asparagus asparagoides</i>                               | bridal creeper           | 234               | 28-Oct-2024   |
| <i>Carduus pycnocephalus</i>                                | slender thistle          | 1                 | 16-Nov-2011   |
| <i>Carthamus lanatus</i>                                    | saffron thistle          | 1                 | 01-Jan-1993   |
| <i>Cenchrus longisetus</i>                                  | feathertop               | 2                 | 01-Mar-2010   |
| <i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i> | boneseed                 | 15                | 29-Nov-2022   |
| <i>Cirsium arvense</i> var. <i>arvense</i>                  | creeping thistle         | 6                 | 17-Mar-2026   |
| <i>Cortaderia</i> sp.                                       | pampas grass             | 1                 | 01-Jun-2008   |
| <i>Cytisus scoparius</i>                                    | english broom            | 1                 | 19-Feb-2015   |
| <i>Echium plantagineum</i>                                  | patersons curse          | 21                | 23-Dec-2020   |
| <i>Eragrostis curvula</i>                                   | african lovegrass        | 22                | 05-May-2022   |
| <i>Erica lusitanica</i>                                     | spanish heath            | 1                 | 23-Feb-2021   |
| <i>Foeniculum vulgare</i>                                   | fennel                   | 1                 | 30-Dec-2011   |
| <i>Hypericum perforatum</i>                                 | perforated st johns-wort | 1                 | 28-May-2024   |
| <i>Lepidium draba</i>                                       | hoary cress              | 1                 | 24-Jan-2012   |
| <i>Lycium ferocissimum</i>                                  | african boxthorn         | 107               | 24-Apr-2024   |
| <i>Marrubium vulgare</i>                                    | white horehound          | 4                 | 25-Nov-2022   |
| <i>Nassella trichotoma</i>                                  | serrated tussock         | 3025              | 05-Sep-2022   |
| <i>Onopordum acanthium</i>                                  | scotch thistle           | 1                 | 01-Jan-1993   |
| <i>Opuntia</i> sp.                                          | prickly pear or cholla   | 1                 | 06-Nov-2011   |
| <i>Rubus fruticosus</i>                                     | blackberry               | 5                 | 15-Nov-2011   |
| <i>Solanum marginatum</i>                                   | white-edged nightshade   | 2                 | 01-Nov-1979   |
| <i>Ulex europaeus</i>                                       | gorse                    | 1181              | 27-Mar-2025   |

## Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

<https://www.nre.tas.gov.au/invasive-species/weeds>

\*\*\* No Priority Weeds found within 500 metres \*\*\*



587627, 5333899

Please note that some layers may not display at all requested map scales

# Priority Weeds within 5000 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- ▬

 Line Verified
- ▬

 Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels





## Priority Weeds within 5000 m

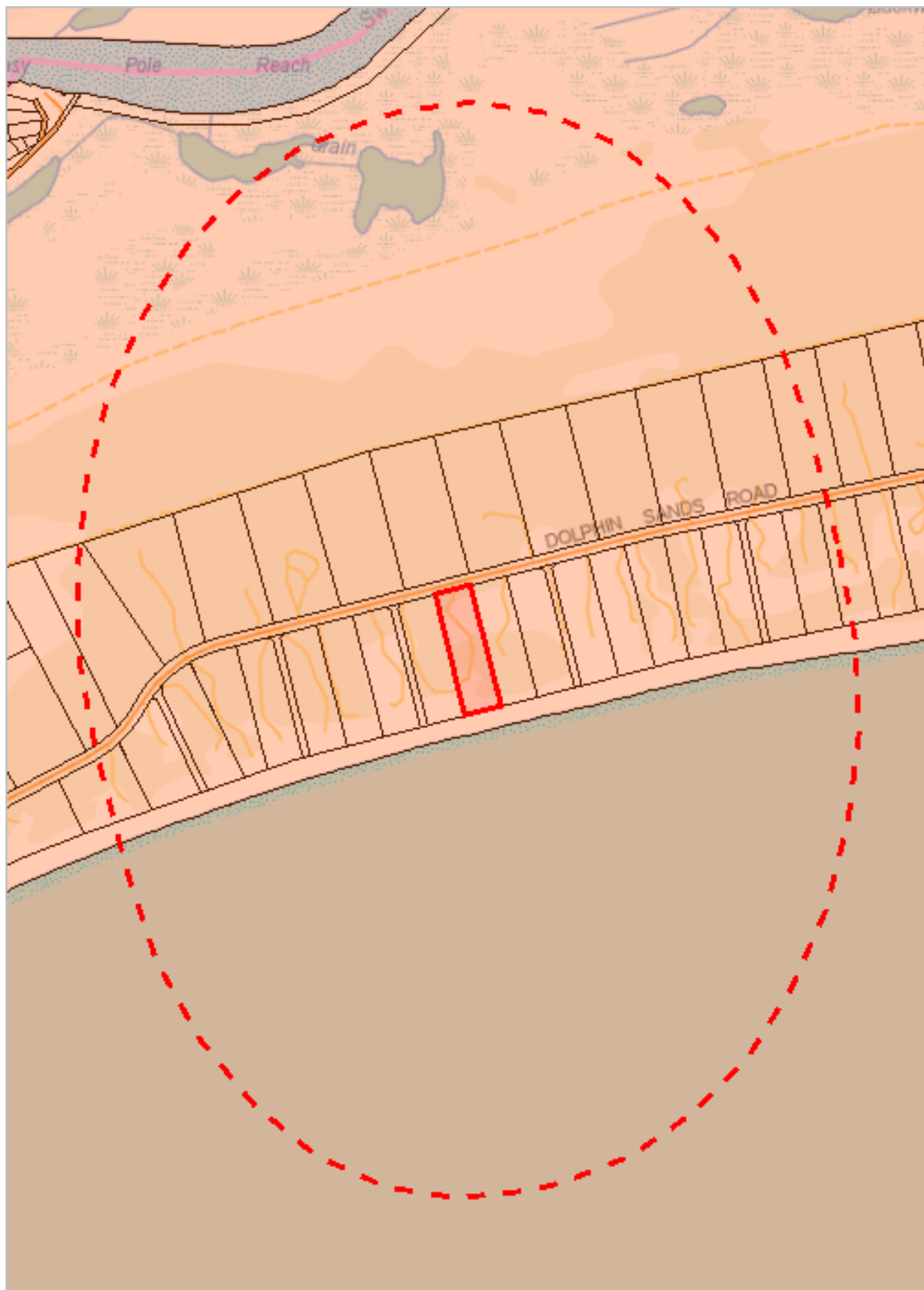
### Verified Records

| Species                                   | Common Name         | Observation Count | Last Recorded |
|-------------------------------------------|---------------------|-------------------|---------------|
| Acacia howittii                           | sticky wattle       | 1                 | 06-Nov-2011   |
| Billardiera heterophylla                  | bluebell creeper    | 1                 | 06-Nov-2011   |
| Echium candicans                          | pride-of-madeira    | 4                 | 14-Jul-2024   |
| Gomphocarpus fruticosus subsp. fruticosus | swanplant           | 3                 | 13-Sep-2018   |
| Pittosporum undulatum                     | sweet pittosporum   | 2                 | 07-Dec-2023   |
| Polygala myrtifolia                       | myrtleleaf milkwort | 1                 | 06-Nov-2011   |
| Reseda luteola                            | weld                | 1                 | 15-Dec-2023   |
| Verbascum thapsus                         | great mullein       | 9                 | 04-Mar-2025   |

### Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

<https://www.nre.tas.gov.au/invasive-species/weeds>



590650, 5337937

Please note that some layers may not display at all requested map scales

## Geoconservation sites within 1000 metres

Legend: Geoconservation (NVA)



Legend: Cadastral Parcels



## Geoconservation sites within 1000 metres

| Id   | Name                                  | Statement of Significance | Significance Level | Status |
|------|---------------------------------------|---------------------------|--------------------|--------|
| 2410 | Moulting Lagoon -<br>Great Oyster Bay | Notable example of type.  | District           | Listed |

For more information about the Geoconservation Database, please visit the website: <https://www.nre.tas.gov.au/conservation/geoconservation> or contact the Geoconservation Officer:

Telephone: (03) 6165 4401

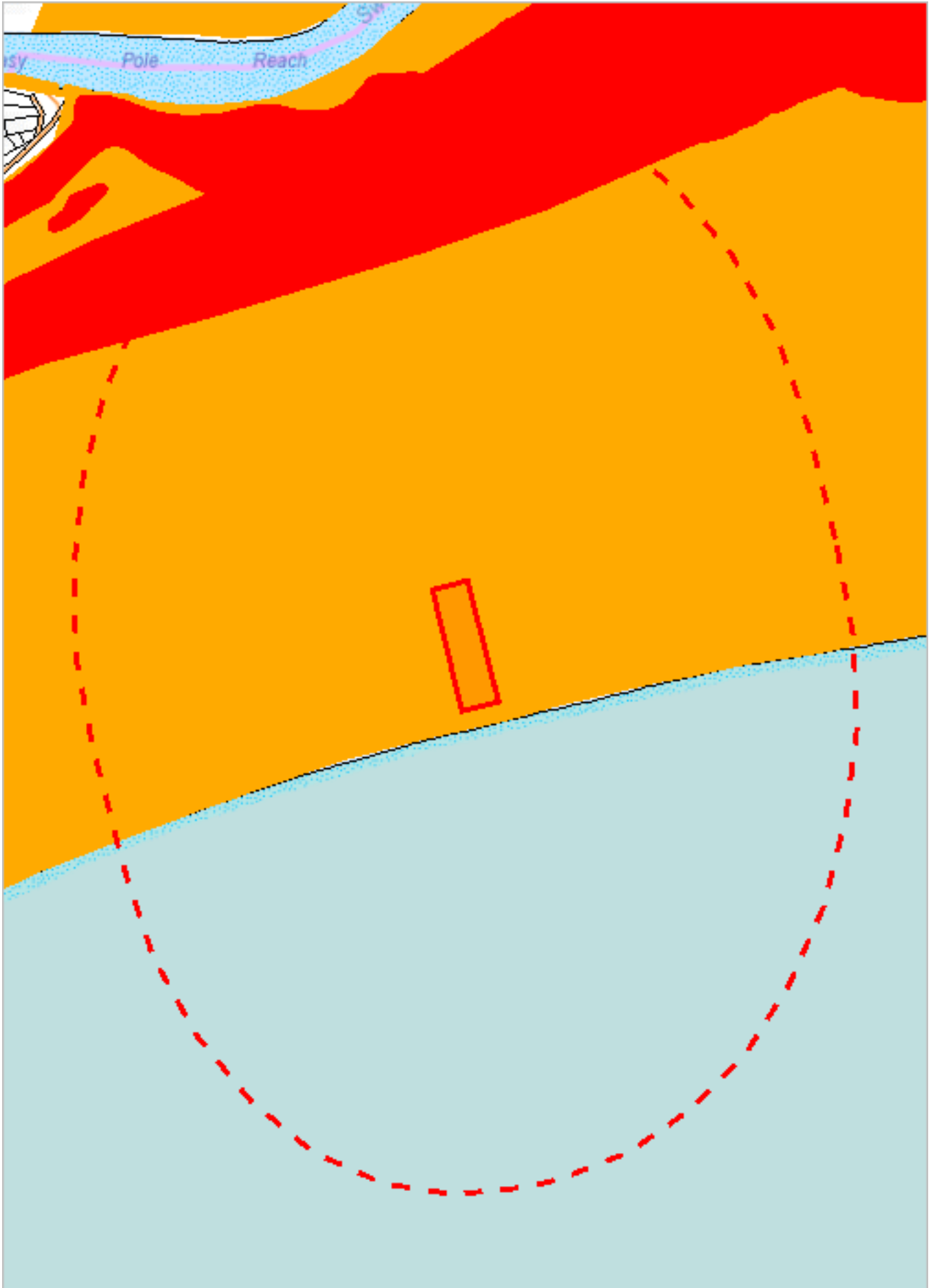
Email: [Geoconservation.Enquiries@nre.tas.gov.au](mailto:Geoconservation.Enquiries@nre.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



## Acid Sulfate Soils within 1000 metres

592610, 5340631



590650, 5337937

Please note that some layers may not display at all requested map scales

## Acid Sulfate Soils within 1000 metres

Legend: Coastal Acid Sulfate Soils (0 - 20m AHD)

 High  Low  Extremely Low

Legend: Inland Acid Sulfate Soils (>20m AHD)

 High  Low  Extremely Low

Legend: Marine Subaqueous/Intertidal Acid Sulfate Soil

 High (Intertidal)  High (Subtidal)

Legend: Cadastral Parcels



## Acid Sulfate Soils within 1000 metres

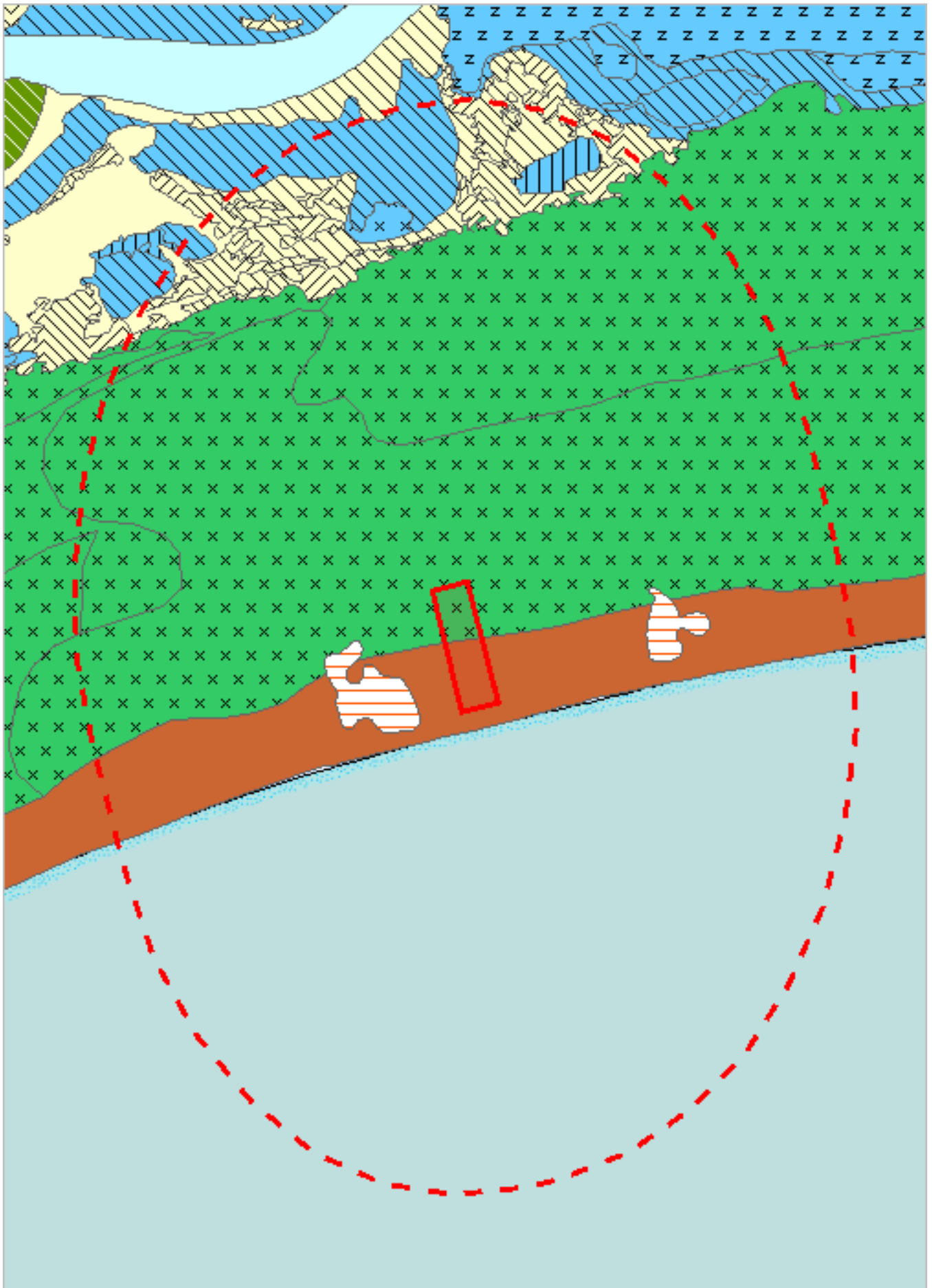
| Dataset Name               | Acid Sulfate Soil Probability | Acid Sulfate Soil Atlas | Description                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------|-------------------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Coastal Acid Sulfate Soils | High                          | Ac(p3)                  | High probability of occurrence (>70% chance of occurrence in mapping unit). Supratidal flats, ASS generally within upper 1m. Halophytes (mainly samphire), salt marsh, salt pans. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.           |
| Coastal Acid Sulfate Soils | Low                           | Bh(p3)                  | Low probability of occurrence (6-70% chance of occurrence in mapping unit). Sandplains and dunes <2m AHD, ASS generally within 1m of the surface. Often wet heath. Holocene or Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments. |

For more information about Acid Sulfate Soils, please contact Land Management Enquiries.

Telephone: (03) 6777 2227

Email: [LandManagement.Enquiries@nre.tas.gov.au](mailto:LandManagement.Enquiries@nre.tas.gov.au)

Address: 171 Westbury Road, Prospect, Tasmania, Australia, 7250



590650, 5337937

Please note that some layers may not display at all requested map scales



## Legend: TASVEG 5.0

|  |                                                                              |
|--|------------------------------------------------------------------------------|
|  | (DAC) Eucalyptus amygdalina coastal forest and woodland                      |
|  | (DAD) Eucalyptus amygdalina forest and woodland on dolerite                  |
|  | (DAM) Eucalyptus amygdalina forest on mudstone                               |
|  | (DAS) Eucalyptus amygdalina forest and woodland on sandstone                 |
|  | (DAZ) Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits |
|  | (DBA) Eucalyptus barberi forest and woodland                                 |
|  | (DCO) Eucalyptus coccifera forest and woodland                               |
|  | (DCR) Eucalyptus cordata forest                                              |
|  | (DDE) Eucalyptus tasmaniensis dry forest and woodland                        |
|  | (DDP) Eucalyptus dalrympleana - Eucalyptus pauciflora forest and woodland    |
|  | (DFP) Furneaux peppermint forest                                             |
|  | (DGL) Eucalyptus globulus dry forest and woodland                            |
|  | (DGW) Eucalyptus gunnii woodland                                             |
|  | (DKW) King Island Eucalypt woodland                                          |
|  | (DMO) Eucalyptus morrisbyi forest and woodland                               |
|  | (DMW) Midlands woodland complex                                              |
|  | (DNI) Eucalyptus nitida dry forest and woodland                              |
|  | (DOB) Eucalyptus obliqua dry forest                                          |
|  | (DOV) Eucalyptus ovata forest and woodland                                   |
|  | (DOW) Eucalyptus ovata heathy woodland                                       |
|  | (DPD) Eucalyptus pauciflora forest and woodland on dolerite                  |
|  | (DPE) Eucalyptus perriniana forest and woodland                              |
|  | (DPO) Eucalyptus pauciflora forest and woodland not on dolerite              |
|  | (DPU) Eucalyptus pulchella forest and woodland                               |
|  | (DRI) Eucalyptus risdonii forest and woodland                                |
|  | (DRO) Eucalyptus rodwayi forest and woodland                                 |
|  | (DSC) Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest     |
|  | (DSG) Eucalyptus sieberi forest and woodland on granite                      |
|  | (DSO) Eucalyptus sieberi forest and woodland not on granite                  |
|  | (DTD) Eucalyptus tenuiramis forest and woodland on dolerite                  |
|  | (DTG) Eucalyptus tenuiramis forest and woodland on granite                   |
|  | (DTO) Eucalyptus tenuiramis forest and woodland on sediments                 |
|  | (DVC) Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland |
|  | (DVF) Eucalyptus viminalis Furneaux forest and woodland                      |
|  | (DVG) Eucalyptus viminalis grassy forest and woodland                        |
|  | (HCH) Alpine coniferous heathland                                            |
|  | (HCM) Cushion moorland                                                       |
|  | (HHE) Eastern alpine heathland                                               |
|  | (HHW) Western alpine heathland                                               |
|  | (HSE) Eastern alpine sedgeland                                               |
|  | (HSW) Western alpine sedgeland/herbland                                      |
|  | (HUE) Eastern alpine vegetation (undifferentiated)                           |
|  | (FAC) Improved pasture with native tree canopy                               |
|  | (FAL) Agricultural land                                                      |
|  | (FMG) Marram grassland                                                       |
|  | (FPE) Permanent easements                                                    |
|  | (FPF) Pteridium esculentum fernland                                          |
|  | (FPH) Plantations for silviculture - hardwood                                |
|  | (FPS) Plantations for silviculture - softwood                                |
|  | (FPU) Unverified plantations for silviculture                                |
|  | (FRG) Regenerating cleared land                                              |
|  | (FSM) Spartina marshland                                                     |
|  | (FUM) Extra-urban miscellaneous                                              |
|  | (FUR) Urban areas                                                            |
|  | (FWU) Weed infestation                                                       |
|  | (MBE) Eastern buttongrass moorland                                           |
|  | (MBP) Pure buttongrass moorland                                              |
|  | (MBR) Sparse buttongrass moorland on slopes                                  |
|  | (MBS) Buttongrass moorland with emergent shrubs                              |

# TASVEG 5.0 Communities within 1000 metres

|                                                                                   |                                                                                  |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
|      | {MBU} Buttongrass moorland (undifferentiated)                                    |
|    | {MBW} Western buttongrass moorland                                               |
|    | {MDS} Subalpine <i>Diplarrena latifolia</i> rushland                             |
|    | {MGH} Highland grassy sedgeland                                                  |
|    | {MRR} Restionaceae rushland                                                      |
|    | {MSW} Western lowland sedgeland                                                  |
|    | {GCL} Lowland grassland complex                                                  |
|    | {GHC} Coastal grass and herbfield                                                |
|    | {GPH} Highland <i>Poa</i> grassland                                              |
|    | {GPL} Lowland <i>Poa labillardierei</i> grassland                                |
|    | {GRP} Rockplate grassland                                                        |
|    | {GSL} Lowland grassy sedgeland                                                   |
|    | {GTL} Lowland <i>Themeda triandra</i> grassland                                  |
|    | {NAD} <i>Acacia dealbata</i> forest                                              |
|    | {NAF} <i>Acacia melanoxylon</i> swamp forest                                     |
|    | {NAL} <i>Allocasuarina littoralis</i> forest                                     |
|    | {NAR} <i>Acacia melanoxylon</i> forest on rises                                  |
|    | {NAV} <i>Allocasuarina verticillata</i> forest                                   |
|    | {NBA} <i>Bursaria</i> - <i>Acacia</i> woodland                                   |
|    | {NBS} <i>Banksia serrata</i> woodland                                            |
|    | {NCR} <i>Callitris rhomboidea</i> forest                                         |
|    | {NLA} <i>Leptospermum scoparium</i> - <i>Acacia mucronata</i> forest             |
|    | {NLE} <i>Leptospermum</i> forest                                                 |
|    | {NLM} <i>Leptospermum lanigerum</i> - <i>Melaleuca squarrosa</i> swamp forest    |
|    | {NLN} Subalpine <i>Leptospermum nitidum</i> woodland                             |
|    | {NME} <i>Melaleuca ericifolia</i> swamp forest                                   |
|    | {OAQ} Water, sea                                                                 |
|   | {ORO} Lichen lithosere                                                           |
|  | {OSM} Sand, mud                                                                  |
|  | {RCO} Coastal rainforest                                                         |
|  | {RFE} Rainforest fernland                                                        |
|  | {RFS} <i>Nothofagus gunnii</i> rainforest scrub                                  |
|  | {RHP} <i>Lagarostrobos franklinii</i> rainforest and scrub                       |
|  | {RKF} <i>Athrotaxis selaginoides</i> - <i>Nothofagus gunnii</i> short rainforest |
|  | {RKP} <i>Athrotaxis selaginoides</i> rainforest                                  |
|  | {RKS} <i>Athrotaxis selaginoides</i> subalpine scrub                             |
|  | {RKK} Highland rainforest scrub with dead <i>Athrotaxis selaginoides</i>         |
|  | {RML} <i>Nothofagus</i> - <i>Leptospermum</i> short rainforest                   |
|  | {RMS} <i>Nothofagus</i> - <i>Phyllocladus</i> short rainforest                   |
|  | {RMT} <i>Nothofagus</i> - <i>Atherosperma</i> rainforest                         |
|  | {RMU} <i>Nothofagus</i> rainforest (undifferentiated)                            |
|  | {RPF} <i>Athrotaxis cupressoides</i> - <i>Nothofagus gunnii</i> short rainforest |
|  | {RPP} <i>Athrotaxis cupressoides</i> rainforest                                  |
|  | {RPW} <i>Athrotaxis cupressoides</i> open woodland                               |
|  | {RSH} Highland low rainforest and scrub                                          |
|  | {AAP} Alkaline pans                                                              |
|  | {AHF} Freshwater aquatic herbland                                                |
|  | {AHL} Lacustrine herbland                                                        |
|  | {AHS} Saline aquatic herbland                                                    |
|  | {ARS} Saline sedgeland / rushland                                                |
|  | {ASF} Freshwater aquatic sedgeland and rushland                                  |
|  | {ASP} Sphagnum peatland                                                          |
|  | {ASS} Succulent saline herbland                                                  |
|  | {AUS} Saltmarsh (undifferentiated)                                               |
|  | {AWU} Wetland (undifferentiated)                                                 |
|  | {SAL} <i>Acacia longifolia</i> coastal scrub                                     |
|  | {SBM} <i>Banksia marginata</i> wet scrub                                         |
|  | {SBR} Broad-leaf scrub                                                           |
|  | {SCA} Coastal scrub on alkaline sands                                            |
|  | {SCH} Coastal heathland                                                          |
|  | {SCL} Heathland on calcareous substrates                                         |

# TASVEG 5.0 Communities within 1000 metres

|                                                                                   |                                                             |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------|
|      | {SED} Eastern scrub on dolerite                             |
|    | {SHS} Subalpine heathland                                   |
|    | {SHW} Wet heathland                                         |
|    | {SKA} Kunzea ambigua regrowth scrub                         |
|    | {SLG} Leptospermum glaucescens heathland and scrub          |
|    | {SLL} Leptospermum lanigerum scrub                          |
|    | {SLS} Leptospermum scoparium heathland and scrub            |
|    | {SMM} Melaleuca squamea heathland                           |
|    | {SMP} Melaleuca pustulata scrub                             |
|    | {SMR} Melaleuca squarrosa scrub                             |
|    | {SRE} Eastern riparian scrub                                |
|    | {SRF} Leptospermum with rainforest scrub                    |
|    | {SRH} Rookery halophytic herbland                           |
|    | {SSC} Coastal scrub                                         |
|    | {SSK} Scrub complex on King Island                          |
|    | {SSW} Western subalpine scrub                               |
|    | {SSZ} Spray zone coastal complex                            |
|    | {SWR} Western regrowth complex                              |
|    | {SWW} Western wet scrub                                     |
|    | {WBR} Eucalyptus brookeriana wet forest                     |
|    | {WDA} Eucalyptus dalrympleana forest                        |
|    | {WDB} Eucalyptus tasmaniensis forest with broad-leaf shrubs |
|    | {WDL} Eucalyptus tasmaniensis forest over Leptospermum      |
|    | {WDR} Eucalyptus tasmaniensis forest over rainforest        |
|   | {WDU} Eucalyptus tasmaniensis wet forest (undifferentiated) |
|  | {WGL} Eucalyptus globulus King Island forest                |
|  | {WGL} Eucalyptus globulus wet forest                        |
|  | {WNL} Eucalyptus nitida forest over Leptospermum            |
|  | {WNR} Eucalyptus nitida forest over rainforest              |
|  | {WNU} Eucalyptus nitida wet forest (undifferentiated)       |
|  | {WOB} Eucalyptus obliqua forest with broad-leaf shrubs      |
|  | {WOL} Eucalyptus obliqua forest over Leptospermum           |
|  | {WOR} Eucalyptus obliqua forest over rainforest             |
|  | {WOU} Eucalyptus obliqua wet forest (undifferentiated)      |
|  | {WRE} Eucalyptus regnans forest                             |
|  | {WSU} Eucalyptus subcrenulata forest and woodland           |
|  | {WVI} Eucalyptus viminalis wet forest                       |

Legend: Cadastral Parcels



## TASVEG 5.0 Communities within 1000 metres

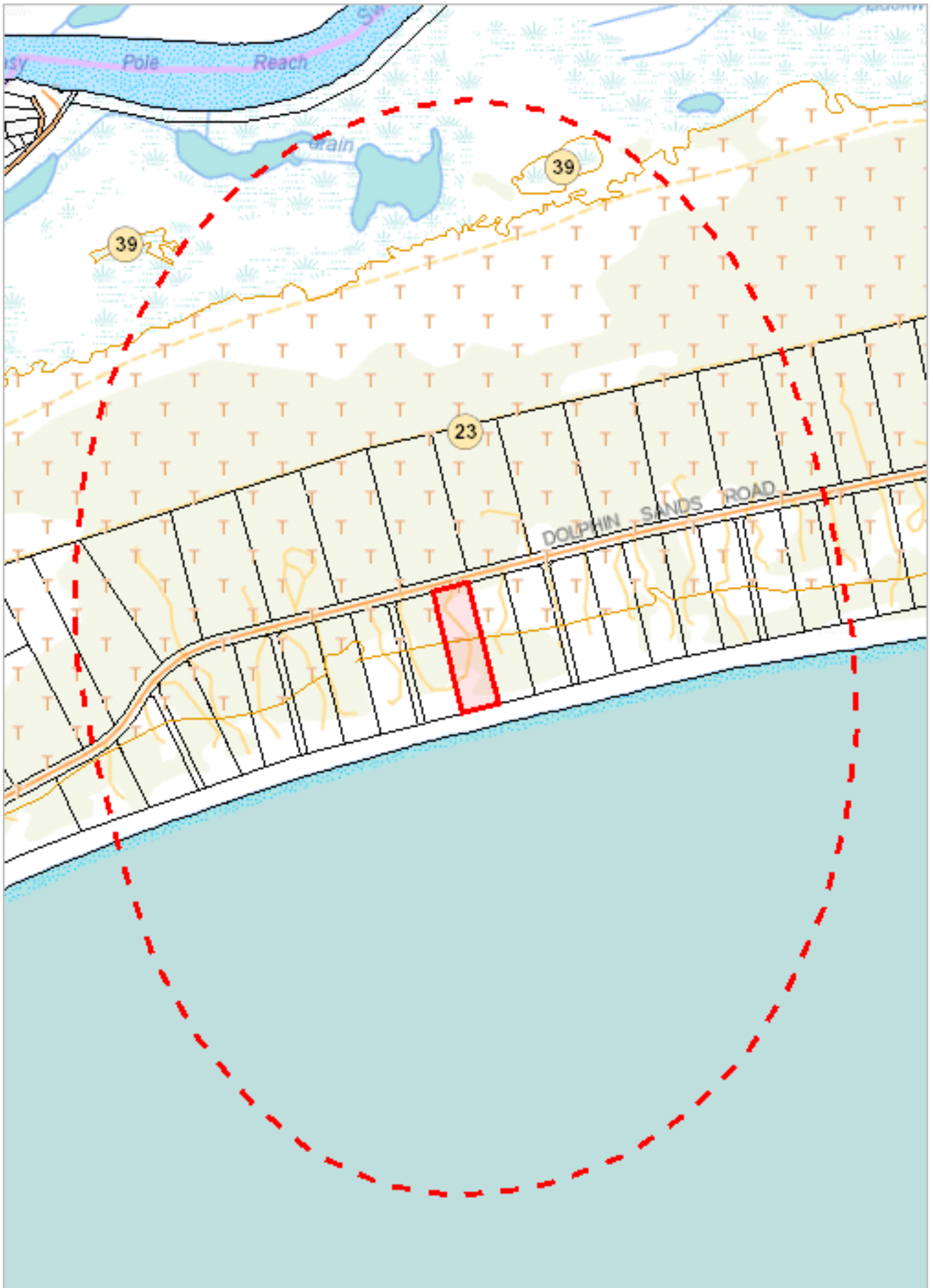
| Code | Community                                                                    | Notable Tree |
|------|------------------------------------------------------------------------------|--------------|
| AHL  | (AHL) Lacustrine herbland                                                    |              |
| ARS  | (ARS) Saline sedgeland / rushland                                            |              |
| AUS  | (AUS) Saltmarsh (undifferentiated)                                           |              |
| DVC  | (DVC) Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland |              |
| FAL  | (FAL) Agricultural land                                                      |              |
| FRG  | (FRG) Regenerating cleared land                                              |              |
| FUM  | (FUM) Extra-urban miscellaneous                                              |              |
| FWU  | (FWU) Weed infestation                                                       |              |
| SAL  | (SAL) Acacia longifolia coastal scrub                                        |              |

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.

Telephone: (03) 6165 4320

Email: [TVMMPsupport@nre.tas.gov.au](mailto:TVMMPsupport@nre.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



590650, 5337937

Please note that some layers may not display at all requested map scales



# Threatened Communities (TNVC 2025) within 1000 metres

## Legend: Threatened Communities

- ☐ 1 - Alkaline pans
- ☐ 2 - Allocasuarina littoralis forest
- ☐ 3 - Athrotaxis cupressoides/Nothofagus gunnii short rainforest
- ☐ 4 - Athrotaxis cupressoides open woodland
- ☐ 5 - Athrotaxis cupressoides rainforest
- ☐ 6 - Athrotaxis selaginoides/Nothofagus gunnii short rainforest
- ☐ 7 - Athrotaxis selaginoides rainforest
- ☐ 8 - Athrotaxis selaginoides subalpine scrub
- ☐ 9 - Banksia marginata wet scrub
- ☐ 10 - Banksia serrata woodland
- ☐ 11 - Callitris rhomboidea forest
- ☐ 13 - Cushion moorland
- ☐ 14 - Eucalyptus amygdalina forest and woodland on sandstone
- ☐ 15 - Eucalyptus amygdalina inland forest and woodland on cainozoic deposits
- ☐ 16 - Eucalyptus brookeriana wet forest
- ☐ 17 - Eucalyptus globulus dry forest and woodland
- ☐ 18 - Eucalyptus globulus King Island forest
- ☐ 19 - Eucalyptus morrisbyi forest and woodland
- ☐ 20 - Eucalyptus ovata forest and woodland
- ☐ 21 - Eucalyptus risdonii forest and woodland
- ☐ 22 - Eucalyptus tenuiramis forest and woodland on sediments
- ☐ 23 - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- ☐ 24 - Eucalyptus viminalis Furneaux forest and woodland
- ☐ 25 - Eucalyptus viminalis wet forest
- ☐ 26 - Heathland on calcareous substrates
- ☐ 27 - Heathland scrub complex at Wingaroo
- ☐ 28 - Highland grassy sedge land
- ☐ 29 - Highland Poa grassland
- ☐ 30 - Melaleuca ericifolia swamp forest
- ☐ 31 - Melaleuca pustulata scrub
- ☐ 32 - Notelaea - Pomaderris - Beyeria forest
- ☐ 33 - Rainforest fernland
- ☐ 34 - Riparian scrub
- ☐ 35 - Seabird rookery complex
- ☐ 36 - Sphagnum peatland
- ☐ 36A - Spray zone coastal complex
- ☐ 37 - Subalpine Diplarrena latifolia rushland
- ☐ 38 - Subalpine Leptospermum nitidum woodland
- ☐ 39 - Wetlands

## Legend: Cadastral Parcels



## Threatened Communities (TNVC 2025) within 1000 metres

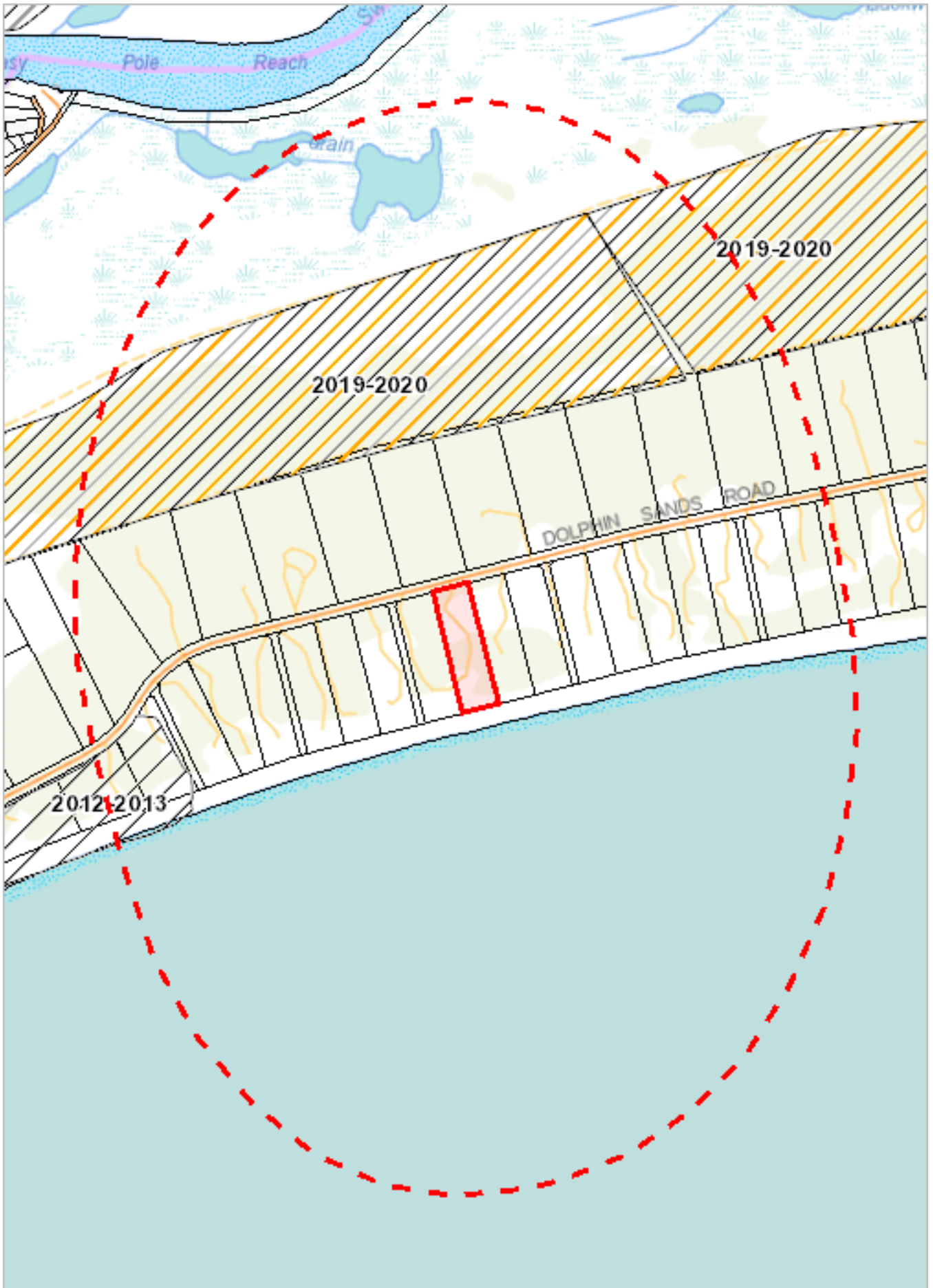
| Scheduled Community Id | Scheduled Community Name                                               |
|------------------------|------------------------------------------------------------------------|
| 23                     | Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland |
| 39                     | Wetlands                                                               |

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.

Telephone: (03) 6165 4320

Email: [TVMMPsupport@nre.tas.gov.au](mailto:TVMMPsupport@nre.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



590650, 5337937

Please note that some layers may not display at all requested map scales

# Fire History (All) within 1000 metres

Legend: Fire History All

- ☒ Bushfire-Unknown Category
- ☒ Bushfire
- ☒ Completed Planned Burn

Legend: Cadastral Parcels



## Fire History (All) within 1000 metres

| Incident Number | Fire Name                     | Ignition Date | Fire Type    | Ignition Cause | Fire Area (HA) |
|-----------------|-------------------------------|---------------|--------------|----------------|----------------|
| 201301          | Dolphin Sands Road            | 27-Dec-2012   | Bushfire     | Undetermined   | 10.90361822    |
| TEZ007BU        | Dolphin Sands Cambria Central | 22-May-2020   | Planned Burn | Planned Burn   | 69.57319849    |
| TEZ008BU        | Dolphin Sands Cambria West    | 04-Sep-2019   | Planned Burn | Planned Burn   | 74.71095014    |

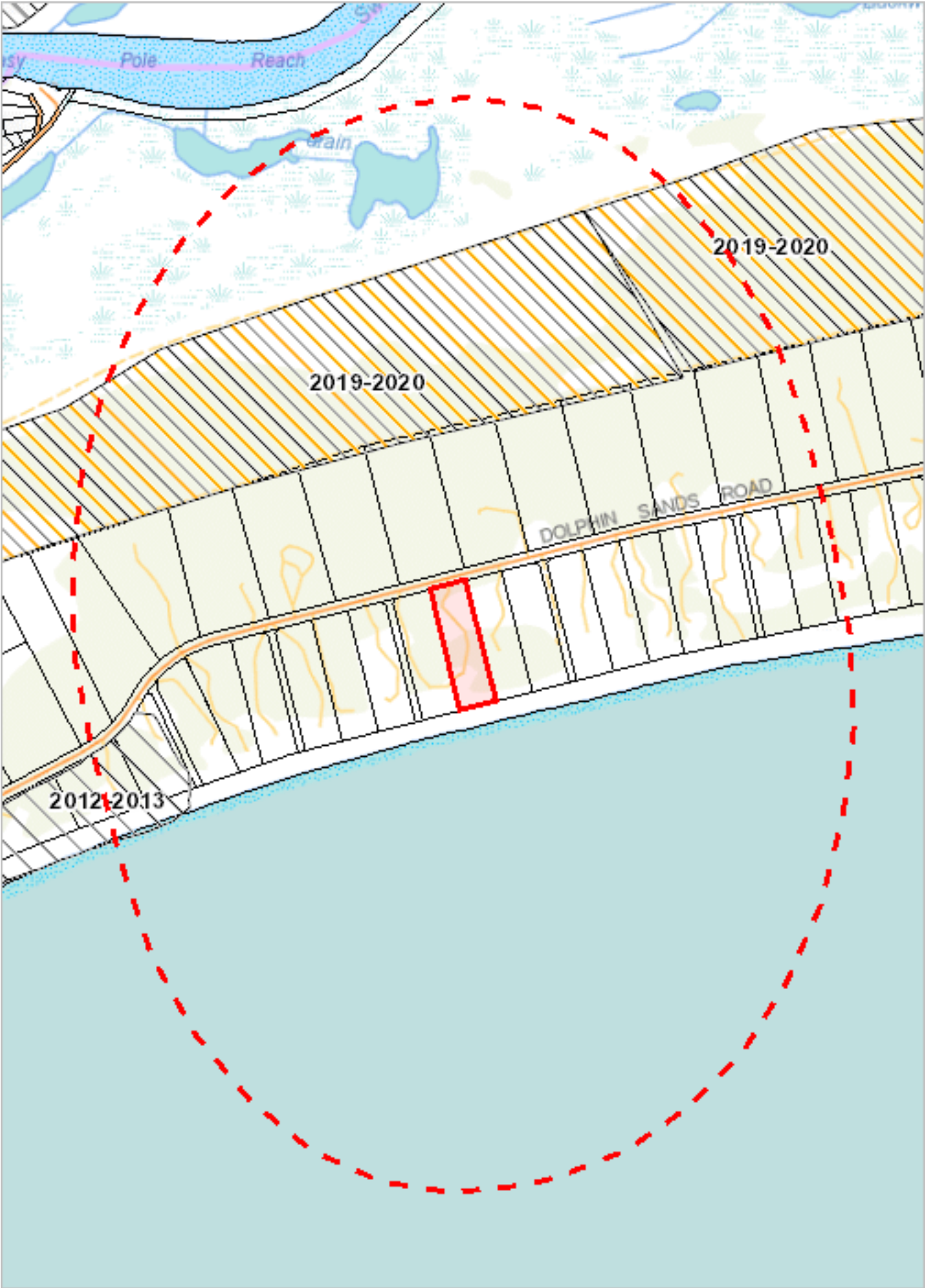
For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.

Telephone: 1800 000 699

Email: [planning@fire.tas.gov.au](mailto:planning@fire.tas.gov.au)

Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000





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Please note that some layers may not display at all requested map scales

# Fire History (Last Burnt) within 1000 metres

Legend: Fire History Last

-  Bushfire-Unknown category
-  Completed Planned Burn

 Bushfire

Legend: Cadastral Parcels



## Fire History (Last Burnt) within 1000 metres

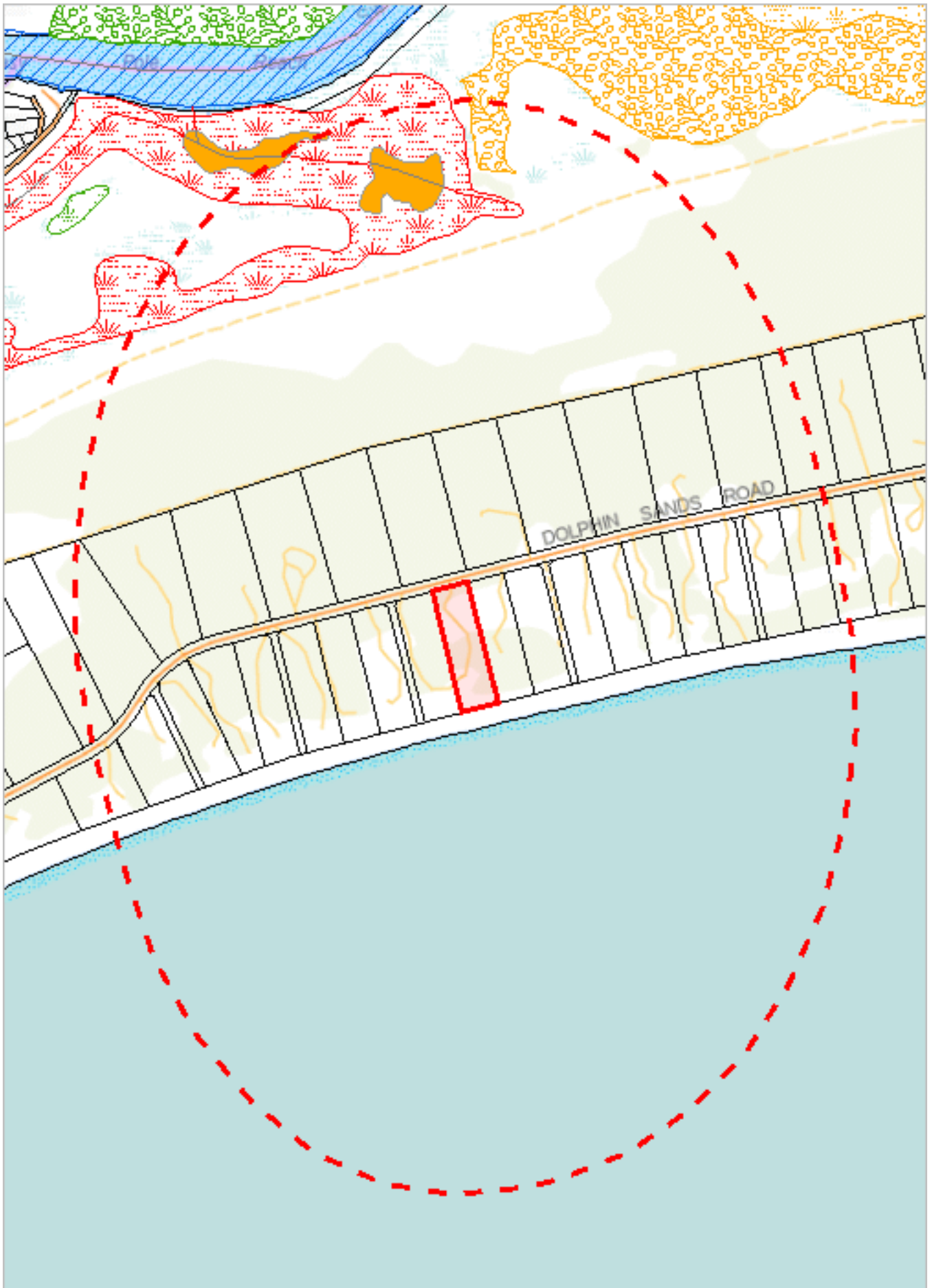
| Incident Number | Fire Name                     | Ignition Date | Fire Type    | Ignition Cause | Fire Area (HA) |
|-----------------|-------------------------------|---------------|--------------|----------------|----------------|
| 201301          | Dolphin Sands Road            | 27-Dec-2012   | Bushfire     | Undetermined   | 10.90361822    |
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For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.

Telephone: 1800 000 699

Email: [planning@fire.tas.gov.au](mailto:planning@fire.tas.gov.au)

Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000



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Please note that some layers may not display at all requested map scales

# Freshwater Ecosystem Values within 1000 metres

## Legend: CFEV Rivers - Integrated Conservation Value

 Very High
  High
  Medium
  Low
  Artificial drainage

## Legend: CFEV Waterbodies - Integrated Conservation Value

 Very High
  High
  Medium
  Low

## Legend: CFEV Wetlands - Integrated Conservation Value

 Very High
  High
  Medium
  Low

## Legend: CFEV Saltmarshes - Integrated Conservation Value

 Very High
  High
  Medium

## Legend: CFEV Estuaries - Integrated Conservation Value

 Very High
  High
  Medium

## Legend: CFEV Karst - Integrated Conservation Value

 Very High
  High
  Medium

## Legend: CFEV Groundwater Dependent Ecosystems (GDEs)

■

## Legend: Cadastral Parcels





# Freshwater Ecosystem Values within 1000 metres

## Rivers

| Id       | Name | Naturalness | Integrated Conservation Value | Conservation Management Priority | Number of Special Values |
|----------|------|-------------|-------------------------------|----------------------------------|--------------------------|
| 268764.0 |      |             |                               |                                  | 0.0                      |
| 268765.0 |      | High        | L                             | M                                | 1.0                      |
| 268766.0 |      |             |                               |                                  | 1.0                      |
| 268767.0 |      | High        | L                             | M                                | 1.0                      |

## Waterbodies

| Id     | Name | Naturalness | Integrated Conservation Value | Conservation Management Priority | Number of Special Values |
|--------|------|-------------|-------------------------------|----------------------------------|--------------------------|
| 1082.0 |      | Medium      | M                             | M                                | 1.0                      |
| 1084.0 |      | Medium      | M                             | M                                | 1.0                      |

## Wetlands

| Id      | Name | Naturalness | Integrated Conservation Value | Conservation Management Priority | Number of Special Values |
|---------|------|-------------|-------------------------------|----------------------------------|--------------------------|
| 16636.0 |      | Low         | L                             | L                                | 1.0                      |

## Saltmarshes

No Saltmarsh features found within 1000 metres

## Estuaries

No Estuary features found within 1000 metres

## Karst

No Karst features found within 1000 metres

## Groundwater Dependent Ecosystems

No Groundwater Dependent Ecosystem features found within 1000 metres

For more information about Freshwater Ecosystem Values, please contact the Conservation of Freshwater Ecosystem Values Program.

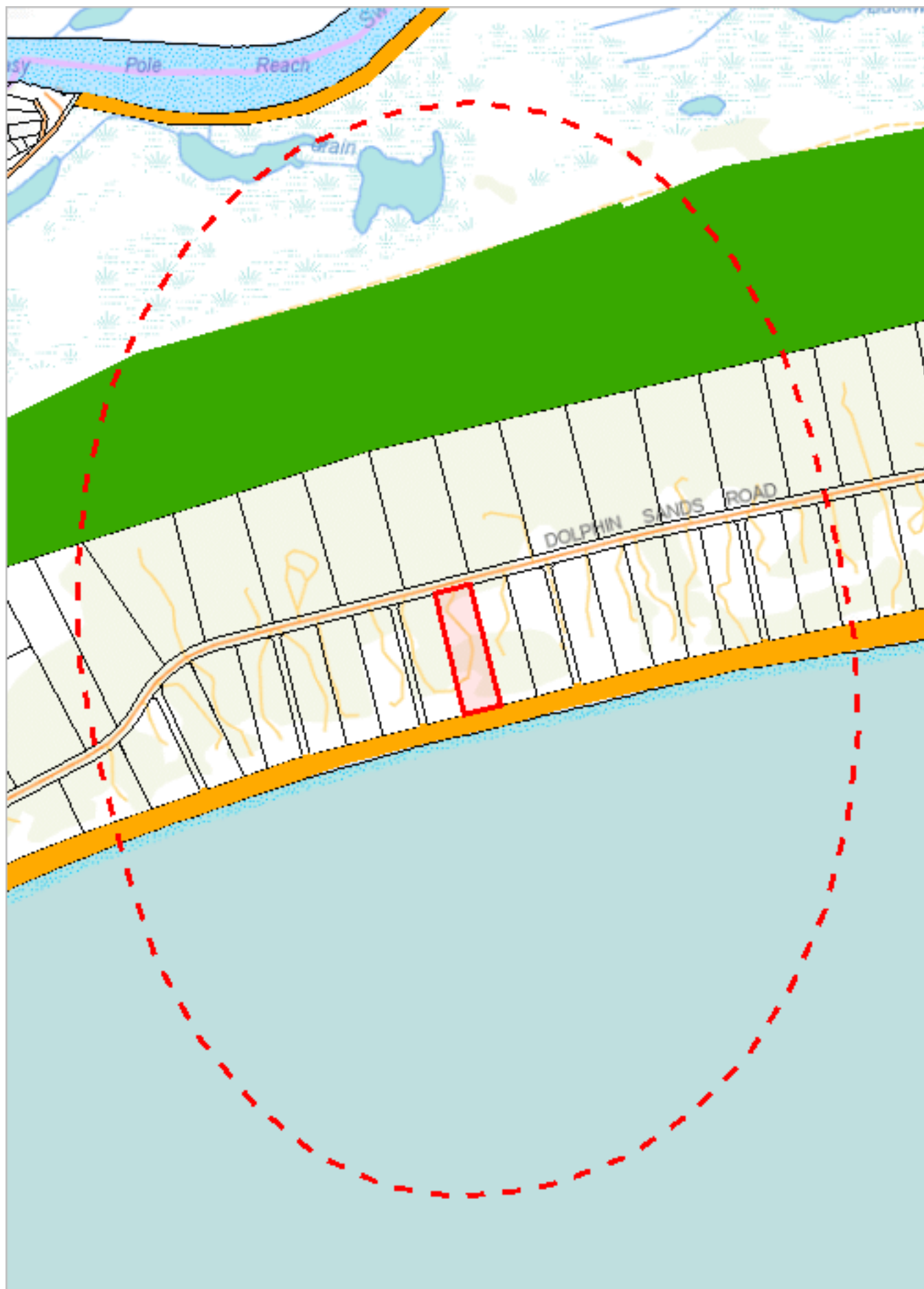
Telephone: (03) 6165 53271

Email: [cfev@nre.tas.gov.au](mailto:cfev@nre.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Website: <https://www.nre.tas.gov.au/cfev>

For more detailed information on freshwater ecosystems, see the Conservation of Freshwater Ecosystem Values (CFEV) database: <https://wrt.tas.gov.au/cfev>



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Please note that some layers may not display at all requested map scales

# Reserves within 1000 metres

## Legend: Tasmanian Reserve Estate

- Conservation Area
- Conservation Area and Conservation Covenant (NCA)
- Game Reserve
- Historic Site
- Indigenous Protected Area
- National Park
- Nature Reserve
- Nature Recreation Area
- Regional Reserve
- State Reserve
- Wellington Park
- Other Public Authority Land within TWWHA
- Future Potential Production Forest
- Informal Reserve on Permanent Timber Production Zone Land or STT managed land
- Informal Reserve on other public land
- Roadside Conservation Site
- Conservation Covenant (NCA)
- Private Nature Reserve and Conservation Covenant (NCA)
- Private Sanctuary and Conservation Covenant (NCA)
- Private Sanctuary
- Private land within TWWHA
- Private land within other WHA (Convict Sites)
- Management Agreement
- Stewardship Agreement
- Part 5 Agreement (Meander Dam Offset)
- Other Private Reserve

## Legend: Cadastral Parcels



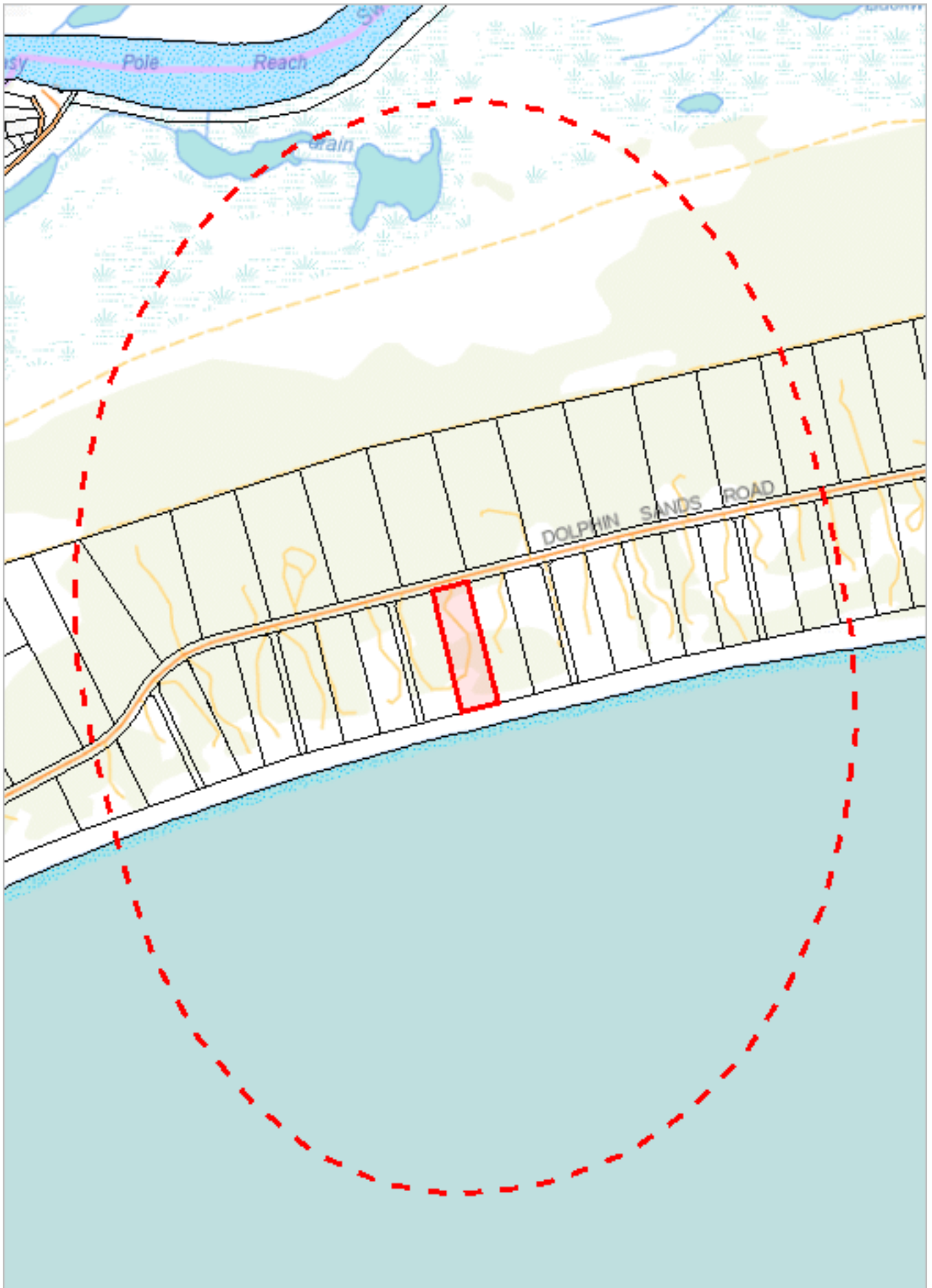
## Reserves within 1000 metres

| Name | Classification                        | Status                      | Area (HA)    |
|------|---------------------------------------|-----------------------------|--------------|
|      | Conservation Covenant (NCA)           | Private Reserve (Perpetual) | 115.84105874 |
|      | Informal Reserve on other public land | Informal Reserve            | 87.20590243  |

For more information about the Tasmanian Reserve Estate, please contact the Natural Values Science Services Branch.

Email: [LandManagement.Enquiries@nre.tas.gov.au](mailto:LandManagement.Enquiries@nre.tas.gov.au)

Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



590650, 5337937

Please note that some layers may not display at all requested map scales



# Known biosecurity risks within 1000 meters

## Legend: Biosecurity Risk Species

- |                                                                                                 |                                                                                                    |                                                                                                        |
|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
|  Point Verified  |  Point Unverified |  Line Verified      |
|  Line Unverified |  Polygon Verified |  Polygon Unverified |

## Legend: Hygiene infrastructure

- |                                                                                                           |                                                                                                               |
|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
|  Location Point Verified   |  Location Point Unverified   |
|  Location Line Verified    |  Location Line Unverified    |
|  Location Polygon Verified |  Location Polygon Unverified |

## Legend: Cadastral Parcels



# Known biosecurity risks within 1000 meters

## Verified Species of biosecurity risk

No verified species of biosecurity risk found within 1000 metres

## Unverified Species of biosecurity risk

No unverified species of biosecurity risk found within 1000 metres

## Generic Biosecurity Guidelines

The level and type of hygiene protocols required will vary depending on the tenure, activity and land use of the area. In all cases adhere to the land manager's biosecurity (hygiene) protocols. As a minimum always Check / Clean / Dry (Disinfect) clothing and equipment before trips and between sites within a trip as needed <https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual>

On Reserved land, the more remote, infrequently visited and undisturbed areas require tighter biosecurity measures.

In addition, where susceptible species and communities are known to occur, tighter biosecurity measures are required.

Apply controls relevant to the area / activity:

- Don't access sites infested with pathogen or weed species unless absolutely necessary. If it is necessary to visit, adopt high level hygiene protocols.
- Consider not accessing non-infested sites containing known susceptible species / communities. If it is necessary to visit, adopt high level hygiene protocols.
- Don't undertake activities that might spread pest / pathogen / weed species such as deliberately moving soil or water between areas.
- Modify / restrict activities to reduce the chance of spreading pest / pathogen / weed species e.g. avoid periods when weeds are seeding, avoid clothing/equipment that excessively collects soil and plant material e.g. Velcro, excessive tread on boots.
- Plan routes to visit clean (uninfested) sites prior to dirty (infested) sites. Do not travel through infested areas when moving between sites.
- Minimise the movement of soil, water, plant material and hitchhiking wildlife between areas by using the Check / Clean / Dry (Disinfect when drying is not possible) procedure for all clothing, footwear, equipment, hand tools and vehicles <https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene>
- Neoprene and netting can take 48 hours to dry, use non-porous gear wherever possible.
- Use walking track boot wash stations where available.
- Keep a hygiene kit in the vehicle that includes a scrubbing brush, boot pick, and disinfectant <https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual>
- Dispose of all freshwater away from natural water bodies e.g. do not empty water into streams or ponds.
- Dispose of used disinfectant ideally in town through a treatment or septic system. Always keep disinfectant well away from natural water systems.
- Securely contain any high risk pest / pathogen / weed species that must be collected and moved e.g. biological samples.

## Hygiene Infrastructure

No known hygiene infrastructure found within 1000 metres

# BUSHFIRE HAZARD REPORT

---

New Dwelling & Outbuilding – Class 1a &  
10A

308 Dolphin Sands Road, Dolphin Sands.

July 2026



Job number: L250734  
NL05626

Prepared by: James Stewart  
Senior Town Planner / Accredited Bushfire Practitioner  
BFP-157

| Rev. no | Description | Date       |
|---------|-------------|------------|
| 1       | FINAL       | 23/07/2026 |
|         |             |            |

#### Disclaimer

This report deals with the potential bushfire risk only, all other statutory assessments sit outside of this report. This report is not to be used for future or further development on the site, other than what has been specifically provided for in the certified plans attached. Nova Land Consulting Pty Ltd accepts no responsibility to any purchaser, prospective purchaser or mortgagee of the property who in any way rely on this report. This report sets out the owner's requirements and responsibilities and does not guarantee that buildings will survive in the event of a bushfire event. If characteristics of the property change or are altered from those which have been identified, the BAL classification may be different to that which has been identified as part of this report. In this event the report is considered to be void.

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Launceston | Hobart  
novaland.com.au

## Executive Summary

Application is made for a new Single dwelling. The property is located at 308 Dolphin Sands Road, Dolphin Sands. The block is mapped as being within a bushfire prone area, as shown on a bushfire prone area overlay under C13.0 of the Bushfire Prone Areas Code under the *Tasmanian Planning Scheme – Glamorgan Spring Bay*. A bushfire event at this site or within the immediate area is likely to impact on buildings at this location and subject development to considerable radiant heat and ember attack.

Access to the site is via Dolphin Sands Road to the north, which is maintained by the Glamorgan Spring Bay Council.

A hazard management plan has been prepared and is provided as an appendix to this report. The hazard management plan sets out the owner's responsibilities to maintain a managed area around the proposed dwelling, whilst also assessing access and water supply requirements.

## Conclusions and recommendations

- a) This site has been assessed as requiring the dwelling to be constructed to **BAL 19** requirements based on AS3959-2018 Construction of Buildings in Bushfire Prone Areas.
- b) The proposed buildings must maintain a Bushfire Hazard Management Area (BHMA) as shown on the Bushfire Hazard Management Plan (BHMP), and follow recommendations as outlined in section 6.1 of this report. This area is to be maintained in perpetuity.
- c) The proposed dwelling must provide bushfire compliant access and hardstand. Property access and hardstand must be in compliance with section 5.6 of this report, ensuring a carriageway width of 4m, with an additional clearance of 0.5m either side. This access is to be maintained in perpetuity.
- d) The proposed dwelling must provide a dedicated firefighting onsite water supply of 10,000L. Water supply and signage must be in compliance with section 5.7 of this report, ensuring tank and fittings are compliant with standards for building in a bushfire prone area
- e) The proposed Class 10a outbuilding is located more than 6 metres from the dwelling. In accordance with Section 2.1(1)(vi)(a) of the *Director's Determination – Bushfire Hazard Areas Version 1.2*, the outbuilding is not required to be constructed to a specified Bushfire Attack Level (BAL) rating.

Signed:



James Stewart  
Senior Town Planner / Accredited Bushfire Practitioner  
BFP-157



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## Part 1 – Bushfire Report

### 1. Introduction

The following is a summary of the application information:

|                                             |                                                                         |
|---------------------------------------------|-------------------------------------------------------------------------|
| <b>Property Address</b>                     | 308 Dolphin Sands Road, Dolphin Sands.                                  |
| <b>Certificate of title</b>                 | 54666/33                                                                |
| <b>Property ID (PID)</b>                    | 5280072                                                                 |
| <b>Property Owner/s</b>                     | Tim Flanagan & Fiona Joske                                              |
| <b>Existing Use and Development</b>         | Vacant land                                                             |
| <b>Zoning</b>                               | Particular Purpose Zone.                                                |
| <b>Effective Planning Scheme</b>            | Tasmanian Planning Scheme – Glamorgan Spring Bay                        |
| <b>Proposed Works</b>                       | New dwelling & outbuilding                                              |
| <b>Use Class</b>                            | Residential                                                             |
| <b>BCA Class</b>                            | Class 1a & Class 10a                                                    |
| <b>Title Size</b>                           | 2.01ha                                                                  |
| <b>Identified on a Bushfire Overlay Map</b> | Yes                                                                     |
| <b>Priority Vegetation Overlay Map</b>      | Yes                                                                     |
| <b>Existing Water Supply</b>                | Not connected to reticulated water managed by a water service provider. |
| <b>Vehicular Access</b>                     | Dolphin Sands Road (Council maintained road).                           |

### 2. Bushfire Assessment

A bushfire assessment is required to determine the potential impacts a development may experience in a bushfire event and provide advice on how to mitigate and reduce these impacts.

An assessment is required where the subject site is located within a bushfire-prone area, and the nature of the development requires consideration and assessment of any risk.

A bushfire-prone area, is an area where a bushfire event has the potential to occur, based on its proximity and separation to vegetation which may be considered as a threat.

In Tasmania, most local Councils have a planning scheme overlay map that identifies bushfire-prone areas. The assessment will determine a Bushfire Attack Level (BAL) rating for development. The BAL is assessed in accordance with Australian Standard *AS 3959-2018 construction of buildings in bushfire-prone areas*.

Development needs to be constructed in accordance with the assessed BAL rating, whilst recommendations relating to water, access and hazard management areas (HMA) need to be followed and implemented

### 3. Site Description

The subject site is located at 308 Dolphin Sands Road, Dolphin Sands, comprising a title with a total area of 2.01ha<sup>2</sup>. The site is within a rural residential area, characterised by single dwellings on large bush blocks. The site is vacant, with the previous dwelling and outbuilding being destroyed by fire in 2025. Access to the dwelling is via an existing gravel track which runs centrally through the site.



*Figure 1 - Location of subject site, noting existing buildings on site no longer exist.*

## 4. The Proposal

The proposal involves the construction of a new dwelling and outbuilding. The new dwelling is located in the southern portion of the lot, allowing for views over nine mile beach towards the Hazards. The dwelling has boundary setbacks of approximately 27m – 32m. The dwelling consists of three bedrooms, open plan living, outdoor deck and gravel car parking area. There is a class 10a outbuilding located to the north of the north east of the dwelling. The outbuilding is over 6m from the dwelling and subsequently does not require a BAL assessment. The dwelling will be single story. Access to the dwelling is via an existing gravel driveway, which was utilised as part of the previous dwelling.

## 5. Bushfire Site and BAL Assessment

### 5.1 Vegetation Analysis

#### 5.1.1 TasVeg Mapping

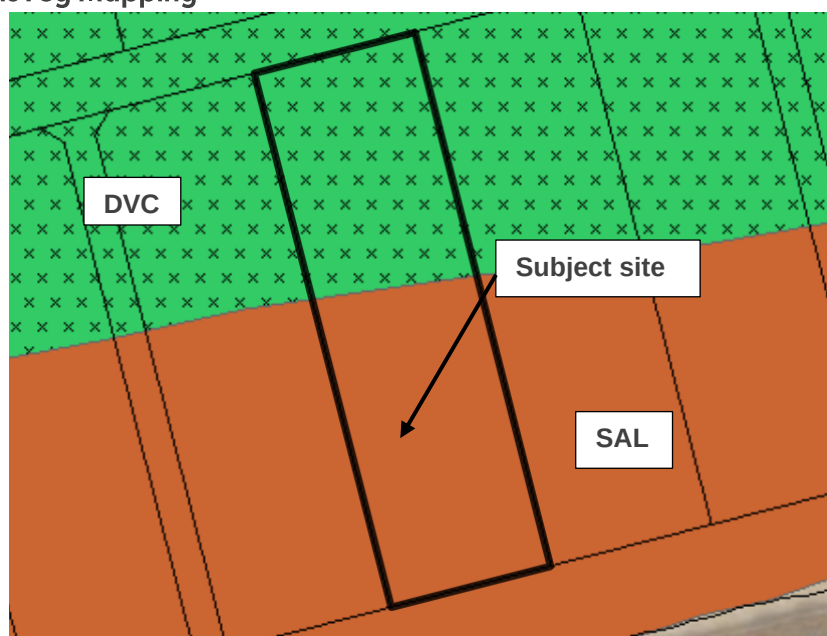


Figure 2 - TasVeg Classification map for site and surrounding area. (Source: the LIST)

#### Code

**DVC:** Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland

**SAL:** Acacia longifolia coastal scrub

While the TasVeg mapping generally aligns with the identified vegetation within the area, it was observed that the sections of the site and vegetation within 120m of the proposed development, appeared to more align with a woodland classification, as opposed to a scrub classification. This is elaborated upon in section 5.2 below.



## 5.2 Vegetation Type

Vegetation within 150m of the proposed dwelling was primarily classified as woodland. While the woodland at the front (northern end) of the site presented more of an open canopy, with increased separation between established trees, the area directly adjoining and close to the proposed dwelling appeared to represent characteristics consistent with a denser woodland classification.

The vegetation centrally on the site provided a grassy understory, with occasional scrubs, and a reasonably open canopy. Vegetation height was lower within the southern half of the site, having an average height of between 3m-5m. Canopy cover was estimated at not exceeding 30%. Subsequently, a classification of woodland was considered appropriate for the majority of vegetation within 150m of the building.

Vegetation to the south of the dwelling, was classified as grassland. This included the coastal grasses that were established on the dunes, and to the east and west. There was an existing dwelling to the west, on the adjoining property, that maintained a large hazard management area.



Figure 4 – Class 1a & 10a building site with 150m vegetation analysis.



### 5.3 Slope Analysis

Vegetation within 150m of the development was generally classified on **flat** land. The dunes formed a natural elevation to the south, before dropping down to the shoreline and waters edge. The grassland to the south was classified as being **downslope 0-5°**. Land to the north, east and west was all classified as flat.



Figure 5 – Slope under bushfire prone vegetation within 150m of site (source: The LISTMap)

## 5.4 Photos



*Figure 6 – Looking west across the site. Grassland area*



*Figure 7 – Area of woodland at the front of the site.*



*Figure 8 – Existing track and turning area. Surrounded by future woodland.*



*Figure 9 – Grassland to the south of the dwelling.*



*Figure 10 – Looking west from the dwelling. Grassland and existing dwelling on adjoining title.*



*Figure 11 – Grassland to the south.*



*Figure 12 – Existing access track at the front of the site, surrounded by woodland. .*



*Figure 13 – Looking west across the site at woodland areas.*

## 5.5 BAL Assessment

Fire Danger Index (FDI) for Tasmania is 50

Note 1: Refer to Table 2.3 under AS3959:2018 for description and classification of vegetation.

Note 2: If there is no classified vegetation within 100m of the site then the BAL is LOW for that part of the site.

| Vegetation classification (See Table 2.3)            | North <input checked="" type="checkbox"/><br>North-East <input type="checkbox"/> | South <input checked="" type="checkbox"/><br>South-West <input type="checkbox"/> | East <input checked="" type="checkbox"/><br>South-East <input type="checkbox"/> | West <input checked="" type="checkbox"/><br>North-West <input type="checkbox"/> |
|------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| Group A Forest                                       |                                                                                  |                                                                                  |                                                                                 |                                                                                 |
| Group B Woodland                                     | 18m-100m+                                                                        |                                                                                  | 18m-100m+                                                                       | 18m-100m+                                                                       |
| Group C Shrub-land                                   |                                                                                  |                                                                                  |                                                                                 |                                                                                 |
| Group D Scrub                                        |                                                                                  |                                                                                  |                                                                                 |                                                                                 |
| Group E Mallee/Mulga                                 |                                                                                  |                                                                                  |                                                                                 |                                                                                 |
| Group F Rainforest                                   |                                                                                  |                                                                                  |                                                                                 |                                                                                 |
| Group G (FDI 50)<br>Grassland<br>Tussock<br>Moorland |                                                                                  | 18m-100m+                                                                        |                                                                                 |                                                                                 |
| Group H Managed Land                                 | 0m-18m                                                                           | 0m-18m                                                                           | 0m-18m                                                                          | 0m-18m                                                                          |
| Exclusions (where applicable)                        | Strikeout relevant paragraph descriptor from clause 2.2.3.2.                     |                                                                                  |                                                                                 |                                                                                 |
|                                                      | NA                                                                               | NA                                                                               | NA                                                                              | NA                                                                              |

Step 3: Distance of the site from classified vegetation (see clause 2.2.4)

| Distance to classified vegetation | Show distanced in metres |     |     |     |
|-----------------------------------|--------------------------|-----|-----|-----|
|                                   | 18m                      | 18m | 18m | 18m |

Step 4: Determine the effective slope of land under the classified vegetation

| Effective slope                                                                    | Upslope                                                  |                                              |                                                |                                                |
|------------------------------------------------------------------------------------|----------------------------------------------------------|----------------------------------------------|------------------------------------------------|------------------------------------------------|
| Slope under the classified vegetation                                              | Upslope/0° <input checked="" type="checkbox"/>           | Upslope/0° <input type="checkbox"/>          | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
|                                                                                    | Downslope                                                |                                              |                                                |                                                |
|                                                                                    | >0 to 5° <input type="checkbox"/>                        | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/>              | >0 to 5° <input type="checkbox"/>              |
|                                                                                    | >5 to 10° <input type="checkbox"/>                       | >5 to 10° <input type="checkbox"/>           | >5 to 10° <input type="checkbox"/>             | >5 to 10° <input type="checkbox"/>             |
|                                                                                    | >10 to 15° <input type="checkbox"/>                      | >10 to 15° <input type="checkbox"/>          | >10 to 15° <input type="checkbox"/>            | >10 to 15° <input type="checkbox"/>            |
|                                                                                    | >15 to 20° <input type="checkbox"/>                      | >15 to 20° <input type="checkbox"/>          | >15 to 20° <input type="checkbox"/>            | >15 to 20° <input type="checkbox"/>            |
| BAL value for each side of the site providing hazard management areas are achieved | BAL 19                                                   | BAL 12.5                                     | BAL 19                                         | BAL 19                                         |
| ASSESSED BAL LEVEL                                                                 | The BAL level for the proposed Dwelling is <b>BAL 19</b> |                                              |                                                |                                                |



## 5.6 Vehicular Access

The following standards are taken from section 2.3.2 of the *Directors Determination – Bushfire Hazard Areas (version 1.2)*. All vehicular access from the carriageway to the fire fighting water point must comply with the relevant requirements.

| Requirements for Property Access                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A. Property access length is less than 30 metres, or access is not required for a fire appliance to access a firefighting water point.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                                                                                                               | There are no specified design and construction requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>B. Property access length is 30 metres or greater, or access is required for a fire appliance to access a firefighting water point.</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                                                                                                               | <p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) all-weather construction;</li> <li>(b) load capacity of at least 20 tonnes, including for bridges and culverts;</li> <li>(c) minimum carriageway width of 4 metres;</li> <li>(d) minimum vertical clearance of 4 metres;</li> <li>(e) minimum horizontal clearance of 0.5 metres from the edge of the carriageway, excluding gate posts;</li> <li>(f) cross falls of less than 3 degrees (1:20 or 5%);</li> <li>(g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;</li> <li>(h) curves with a minimum inner radius of 10 metres;</li> <li>(i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and</li> <li>(j) terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> <li>(i) a turning circle with a minimum outer radius of 10 metres;</li> <li>(ii) a property access encircling the building; or</li> <li>a hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.</li> </ul> </li> </ul> |
| <b>C. Property access length is 200 metres or greater.</b>                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                                                                                                               | <p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) complies with requirements for B above;</li> <li>(b) and passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>D. Property access length is greater than 30 metres, and access is provided to 3 or more properties.</b>                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                                                                                                               | <p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) complies with requirements for B above; and</li> <li>(b) passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>E. Property access length is less than 30 metres, or access is not required for a fire appliance to access a firefighting water point.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                                                                                                               | Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

### Assessment:

The proposal complies. The existing track will need to be widened to ensure a carriageway width of 4m, with 0.5m clear of vegetation either side. The track currently concludes with a compliant turning

head adjoining the future dwelling, and within 3m of the water supply. One passing bay is provided as shown on the bushfire hazard management plan.

## 5.7 Water Supply

The following standards are taken from section 2.3.3 of the *Directors Determination – Bushfire Hazard Areas (version 1.2)*. A new building or extension constructed within a bushfire prone area, must be provided with a water supply for fire fighting purposes.

### Static Firefighting Water Supply

#### A. Distance between building area to be protected and water supply

The following requirements apply:

- (a) the building to be protected must be located within 90 metres of the firefighting water point of a static water supply; and
- (b) the distance must be measured as a hose lay between the firefighting water point and the furthest part of the building.

#### B. Static Water Supplies

A static water supply:

- (a) may have a remotely located offtake connected to the static water supply;
- (b) may be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times;
- (c) must be a minimum of 10,000 litres per building including associated Class 10 Building or deck to be protected. This volume of water must not be used for any other purpose, including firefighting sprinkler or spray systems;
- (d) must be metal, concrete or lagged by non-combustible materials if above ground; and
- (e) if a tank can be located, so it is shielded in all directions in compliance with Section 3.5 of AS 3959, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:
  - (i) metal;
  - (ii) non-combustible material; or
  - (iii) fibre-cement a minimum of 6 mm thickness.

#### C. Fittings, pipework and accessories (including stands and tank supports)

Fittings and pipework associated with a firefighting water point for a static water supply must:

- (a) have a minimum nominal internal diameter of 50mm;
- (b) be fitted with a valve with a minimum nominal internal diameter of 50mm;
- (c) be metal or lagged by non-combustible materials if above ground;
- (d) if buried, have a minimum depth of 300mm;
- (e) provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment;
- (f) ensure the coupling is accessible and available for connection at all times;
- (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
- (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
- (i) where a remote offtake is installed, ensure the offtake is in a position that is:



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>(i) visible;</li> <li>(ii) accessible to allow connection by firefighting equipment;</li> <li>(iii) at a working height of 450mm – 600mm above ground level; and</li> <li>(iv) protected from possible damage, including damage by vehicles.</li> </ul>                                                                                                                                                                                                                                                                                                                             |
| <b>D. Signage for static water connections</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:</p> <ul style="list-style-type: none"> <li>(a) comply with water tank signage requirements within AS 2304; or</li> <li>(b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.</li> </ul>                                                                                                                                                                                          |
| <b>E. Hardstand</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> <li>(a) no more than three metres from the firefighting water point measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</li> <li>(b) no closer than six metres from the building to be protected;</li> <li>(c) with a minimum width of three metres and a minimum length of six metres constructed to the same standard as the carriageway; and</li> <li>(d) connected to the property access by a carriageway equivalent to the standard of the property access.</li> </ul> |
| <b>F. Additional requirements for Certain Class 9 Buildings</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

### Assessment

Complies. A compliant bushfire tank will need to be located onsite. The tank will need to be located within 3m of the hardstand, as shown on the BHMP. Plans from the architect indicate a 24,000L fire fighting tank will be provided. The tank will need to be a metal tank with appropriate connections as per the above standards.

## 5.8 Requirements for Hazard Management

The following standards are taken from section 2.3.4 of the *Directors Determination – Bushfire Hazard Areas (version 1.2)*. A new building must provide an appropriate hazard management area.

|                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Requirements for Hazard Management Area</b>                                                                                                                                                                                                                                                                                                                                            |
| <b>A. New buildings on lots provided with a BAL at the time of subdivision.</b>                                                                                                                                                                                                                                                                                                           |
| <p>A new building must:</p> <ul style="list-style-type: none"> <li>(a) be provided with a HMA no smaller than the required separation distances required for BAL-19, except where a higher BAL was approved as part of the subdivision bushfire hazard management plan; and</li> <li>(b) have a HMA established in accordance with a certified bushfire hazard management plan</li> </ul> |
| <b>B. New buildings on lots not provided with a BAL at the time of subdivision.</b>                                                                                                                                                                                                                                                                                                       |
| <p>A new building must:</p> <ul style="list-style-type: none"> <li>(a) be provided with a HMA no smaller than the required separation distances required for BAL-29; and</li> <li>(b) have a HMA established in accordance with a certified bushfire hazard management</li> </ul>                                                                                                         |

plan.

### C. Alterations or additions to buildings.

An alteration or addition to a building must:

- (a) be located on the lot so as to be provided with a HMA which:
  - (i) has the separation distances required for the BAL assessed for the construction of the existing building; or
  - (ii) in the case of a building without an existing BAL assessment, is no smaller than the separation distances required for BAL-29; and
  - (iii) have a HMA established in accordance with a certified bushfire hazard management plan.

### **Assessment**

Complies. The proposal is for a new dwelling. A hazard management area no smaller than **BAL 19** has been provided. Refer to the BHMP as part of this development.

## 6. Bushfire Protection Measures

### 6.1 Hazard Management Areas

As outlined in section 2.3.4 of the *Directors Determination – Bushfire Hazard Areas (version 1.2)*, a Bushfire Hazard Management Area will be managed in accordance with the provided plan. Existing vegetation needs to be strategically modified and then maintained within this area in accordance with the Bushfire Hazard Management Plan to achieve the following outcomes:

- to reduce the quantity of windborne sparks and embers reaching buildings;
- to reduce radiant heat at the building; and
- to halt or check direct flame attack.

The Bushfire Hazard Management Area (BHMA) will be developed within the boundaries to provide access to a fire front for firefighting. The area must be maintained in a minimal fuel condition, and must ensure no other hazards are present that will significantly contribute to the spread of a bushfire.

The BHMA will be achieved by adoption of the following strategies:

#### Maintenance of Fuel Management Areas

It is the responsibility of the property owner to maintain and manage the landscaping in accordance with the Bushfire Hazard Management Plan and the current Guidelines for Development in Bushfire-Prone Areas of Tasmania.

This area is to be regularly managed and maintained. Landscaping in this area will be minimised as follows:

- Grass maintained to a maximum height of 100mm, with fuel loads kept to less than 2 tonnes per hectare which will be maintained at this level.
- Trees and any undergrowth will be clear of the dwelling on all sides.
- All undergrowth and understorey of trees (up to 2m) will be removed within the bushfire hazard management area.
- Pathways to 1 metre surrounding the dwelling, and landscaping material, will be non-combustible (stone, pebbles etc.).
- The total shrub cover will be a maximum of 20% of the available area.
- There will be a clear space from the dwelling of at least four (4) times the mature height of any shrubs planted.
- Shrubs will not be planted in clumps, this is to avoid build-up of debris and dead vegetation materials.

#### Landscaping

- vegetation along the pathways to comprise non-flammable style succulent ground cover or plants (avoid plants that produce fine fuel which is easily ignited, plants that produce a lot of debris, trees and shrubs which retain dead material in branches or which shed long strips of bark, rough fibrous bark or drop large quantities of leaves in the spring and summer, vines on walls or tree canopies which overhang roofs)
- timber woodchip and flammable mulches cannot be used and brush and timber fencing should be avoided where possible
- woodpiles, garden sheds and other combustible materials should be located upslope and well away from the house

## 7. Conclusions and Recommendations

- a) This site has been assessed as requiring the dwelling to be constructed to **BAL 19** requirements based on AS3959-2018 Construction of Buildings in Bushfire Prone Areas.
- b) The proposed buildings must maintain a Bushfire Hazard Management Area (BHMA) as shown on the Bushfire Hazard Management Plan (BHMP), and follow recommendations as outlined in section 6.1 of this report. This area is to be maintained in perpetuity.
- c) The proposed dwelling must provide bushfire compliant access and hardstand. Property access and hardstand must be in compliance with section 5.6 of this report, ensuring a carriageway width of 4m, with an additional clearance of 0.5m either side. This access is to be maintained in perpetuity.
- d) The proposed dwelling must provide a dedicated firefighting onsite water supply of 10,000L. Water supply and signage must be in compliance with section 5.7 of this report, ensuring tank and fittings are compliant with standards for building in a bushfire prone area
- e) The proposed Class 10a outbuilding is located more than 6 metres from the dwelling. In accordance with Section 2.1(1)(vi)(a) of the *Director's Determination – Bushfire Hazard Areas Version 1.2*, the outbuilding is not required to be constructed to a specified Bushfire Attack Level (BAL) rating.

## Part 2 – Bushfire Hazard Management Plan

### Annexure 1 – Dwelling Plans

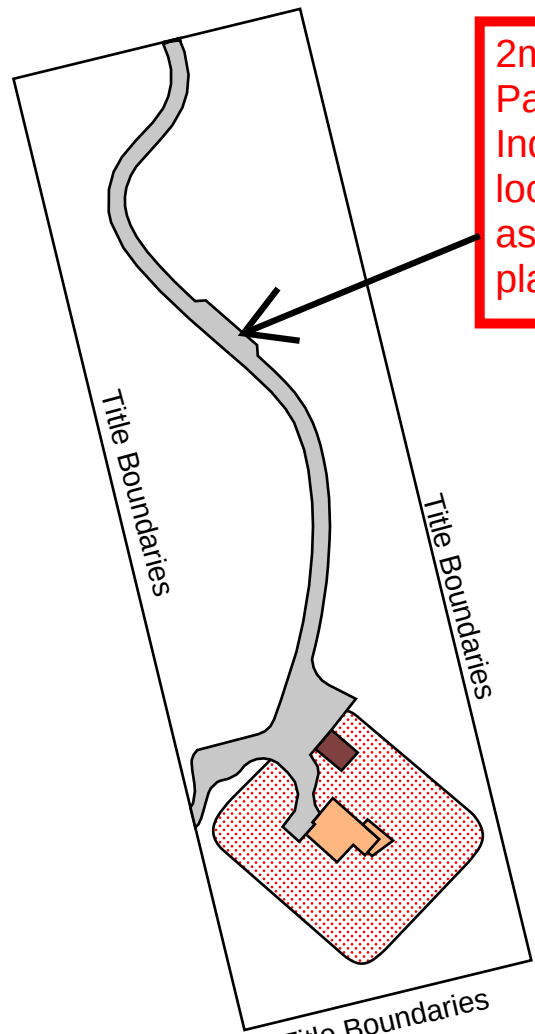
### Annexure 2 – Form 55



Land Surveying | Town Planning | Project Management  
w novaland.com.au  
e info@novaland.com.au

**Launceston**  
156 George Street  
Launceston 7250  
p (03) 6709 8116

**Hobart**  
Rear studio, 132 Davey  
Street  
Hobart 7000  
p (03) 6227 7968



Overall Plan

**BAL 19**

Bushfire Assessment Based on Stamped Plans  
James Stewart – BFP 157. Scope of Work: 1, 2, 3B, 3C

**NOVA**  
LAND CONSULTING



Indicative property access - approx. 220m in length.

Sufficient room to provide a hammerhead "T" or "Y" turning head 4m wide and 8m long

Min. 4m wide property access. Maintain 0.5 m side and 4 m overhead clearance from vegetation/obstruction. 2m x 20m Passing bays required every 200m

3 m wide hardstand for fire access within 3 m of water point, >6 m from building. Constructed to same standard as property access.

Min. 10,000L static water supply for firefighting only (indicative location).

**Hazard Management Area (HMA)**  
A bushfire management zone over the **hatched area** is required to be established and maintained in perpetuity by the owners.

## Bushfire Hazard Management Plan

<90m Long Hose Lay



Bushfire Hazard Management Area



Class 10a Outbuilding (No BAL Required)



Compliant Turning Area - 8m x 4m Turning Head



Hardstand 3m x 6m



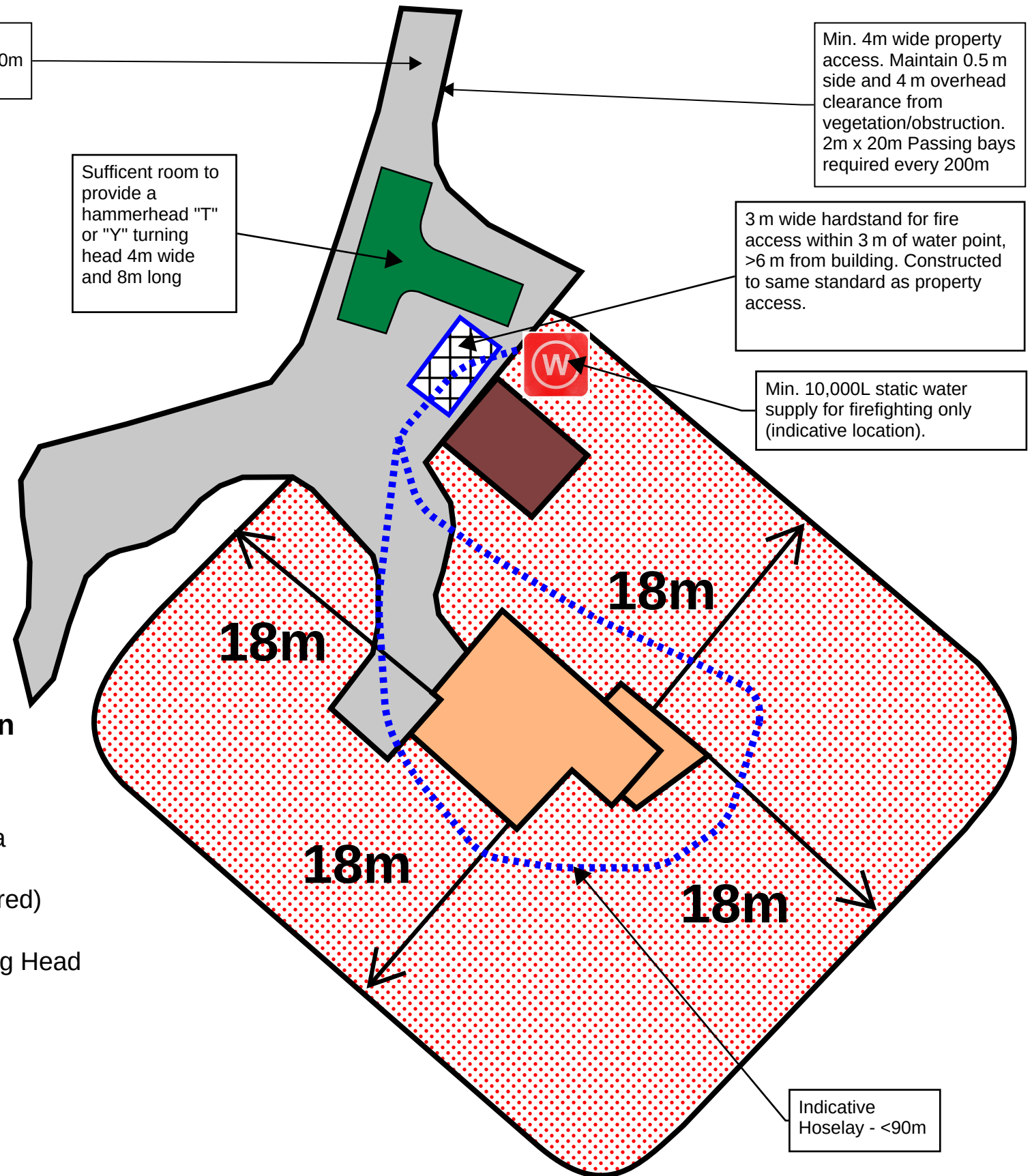
Private Access



Proposed Class 1a Dwelling



Static Water Supply - 10,000L Tank



156 George Street,  
Launceston 7250  
132 Davey Street,  
Hobart 7000  
  
Phone (03) 6709 8116  
Email: info@novaland.com.au

## Bushfire Hazard Management Plan

New Dwelling & Outbuilding - Class 1a  
308 Dolphin Sands Road, Dolphin Sands  
CT: 54666/33  
PID: 5280072

Certificate Number  
NL05626

Job Number  
L250734

Notes:  
- This BHMP should be read in conjunction with the report undertaken by Nova Land Consulting in relation to this development.

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| <b>GENERAL NOTES</b> <ul style="list-style-type: none"><li>- Plan to be read in conjunction with Bushfire Hazard Report By Nova Land Consulting – New Dwelling &amp; Outbuilding, 308 Dolphin Sands Road, Dolphin Sands, July 2026</li><li>- Plans by CBM, dated 16/06/2026, Rev 2 - New Dwelling, project P26011</li><li>- Site is currently vacant.</li><li>- Proposal is for a Residential Class 1a Single Dwelling &amp; Class 10a Outbuilding</li><li>- Ensure that all relevant consultants and contractors are provided with a full copy of this plan and supporting report.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |
| <b>1. Building Design and Construction</b> <ul style="list-style-type: none"><li>- Specified separation distances shown on this plan provide for a BAL-19 solution.</li><li>- Habitable building must be designed and constructed to comply with AS3959:2018 section 3 for General Requirements and Section 6 for BAL-19 Requirements. No BAL is required for the Class 10a Outbuilding</li><li>- Higher levels of construction are acceptable.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |  |
| <b>2. Property Access</b> <ul style="list-style-type: none"><li>- Construct all weather property access with 4m wide carriageway from the public road to the hardstand located within &lt;3m of the water connection point.</li><li>- Load capacity greater than 20 tonnes (inc. bridges and culverts). Cross fall less than 3°, dips less than 7°, curves min.10m inner radius. 10° max. Gradient for unsealed roads and 15° max. Gradient for sealed roads.</li><li>- Terminate in a turning circle with a 10m minimum outer radius or alternatively in a hammerhead 't' or 'y' turning area for fire appliances with turning heads 4m wide x 8m long.</li><li>- Keep clear of vegetation and other obstructions 0.5m either side of the and 4m above carriageway.</li><li>- 2m x 20m Passing Bays must be provided every 200m from the fire fighting water point through to the maintained road.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |
| <b>3. Static Water Supply For Firefighting</b> <ul style="list-style-type: none"><li>- Install a metal or concrete firefighting water tank with a minimum of 10,000 litres of stored water dedicated solely to firefighting purposes. The tank must be fitted with a compliant Storz water connection point located within 90 metres of the furthest element of the habitable building, measured as a hoselay, and accessible within 3 metres of a constructed hardstand. Remote offtakes connected to the static water supply are permitted. Refer to the bushfire report for details of compliant fittings.</li><li>- The firefighting water point must be identified with permanently fixed signage compliant with Tasmania Fire Service (TFS) guidelines. Keep the area immediately above and around the connection point free of vegetation.</li><li>- Construct hardstand area for fire appliance access to the firefighting water point. Minimum 3m wide, constructed to the same standard as the property access and located &lt;3m from the firefighting water point and &gt;6m from the building to be protected.</li><li>- Where a remote off take is installed, ensure the off take is in a position that is visible, accessible to allow connection by fire fighting equipment, at a working height of 4500-600mm above ground level; and protected from possible damage, including damage by vehicles</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |
| <b>4. Hazard Management Area (HMA)</b> <p>Please note: The bushfire hazard management area is to be regularly maintained by the owners or occupiers. Within the Bushfire HMA, the following is required to ensure a minimal fuel condition is achieved for the development and is <u>required to be maintained in perpetuity</u>.</p> <b>Lawn, Ground Cover &amp; Garden Maintenance</b> <ul style="list-style-type: none"><li>- Maintain lawn and grassed areas to a height of less than 100 mm.</li><li>- Use non-combustible landscaping materials (e.g. stone, pebbles) within 1 metre of the dwelling and along paths.</li><li>- Pine bark, timber woodchip and other flammable mulches must not be used.</li><li>- Vegetation along paths to consist of low-flammability, non-combustible ground cover or succulents; avoid fine fuel or debris-producing species.</li></ul> <b>Shrub &amp; Planting Management</b> <ul style="list-style-type: none"><li>- Total shrub cover limited to no more than 20% of the available area.</li><li>- Maintain a clear space from the dwelling equal to four times the mature height of any shrub planted.</li><li>- Avoid clumping of shrubs to prevent build-up of debris.</li><li>- Low-flammability plants are acceptable in the Hazard Management Area (HMA), including ornamental and vegetable gardens, ground covers, and maintained lawns.</li><li>- Do not plant adjacent to walls, decks, or beneath glazed elements.</li></ul> <b>Tree &amp; Understorey Management</b> <ul style="list-style-type: none"><li>- Remove all undergrowth and understorey vegetation (up to 2 m high) within the HMA.</li><li>- Prune trees to remove low-hanging branches and maintain horizontal canopy separation.</li><li>- Maintain trees and undergrowth clear of the dwelling on all sides.</li><li>- Selectively position trees and shrubs in discontinuous rows or clumps to reduce fuel continuity.</li></ul> <b>Fuel Load Reduction &amp; Debris Management</b> <ul style="list-style-type: none"><li>- Regularly remove ground fuels, including fallen branches, sticks, leaves.</li><li>- Clear accumulated debris from roof gutters.</li><li>- Maintain the entire HMA in a minimal fuel condition in perpetuity, ensuring vegetation and hazards do not significantly contribute to bushfire attack.</li></ul> <b>Combustible Materials &amp; Structures</b> <ul style="list-style-type: none"><li>- Avoid use of brush and timber fencing where possible.</li><li>- Store firewood, garden sheds, and other combustible materials upslope and away from the dwelling to reduce bushfire exposure.</li></ul> |  |  |  |

Bushfire Assessment Based on Stamped Plans

James Stewart – BFP 157. Scope of Work: 1, 2, 3B, 3C

Nova

Land Consulting



BAL 19



156 George Street,  
Launceston 7250  
132 Davey Street,  
Hobart 7000

Phone (03) 6709 8116  
Email: info@novaland.com.au

Bushfire Hazard Management Plan

New Dwelling & Outbuilding - Class 1a  
308 Dolphin Sands Road, Dolphin Sands  
CT: 54666/33  
PID: 5280072

|                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------|
| Certificate Number<br>NL05626                                                                                                           |
| Notes:<br>- This BHMP should be read in conjunction with the report undertaken by Nova Land Consulting in relation to this development. |

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| Date 23-Jul-26        |
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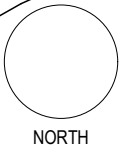
| DWG NO. | DRAWING                    | REV | DATE AND TIME      |
|---------|----------------------------|-----|--------------------|
| A000    | COVER PAGE                 | 02  | 16/06/2026 8:18 AM |
| A001    | LOCATION PLAN              | 02  | 16/06/2026 8:18 AM |
| A002    | PROPOSED SITE PLAN         | 02  | 16/06/2026 8:18 AM |
| A102    | CODE OVERLAYS PLAN         | 01  | 16/06/2026 8:18 AM |
| A201    | GROUND FLOOR PLAN          | 02  | 16/06/2026 8:18 AM |
| A202    | GROUND FLOOR PLAN: CARPORT | 02  | 16/06/2026 8:18 AM |
| A301    | ELEVATIONS: DWELLING       | 01  | 16/06/2026 8:18 AM |
| A302    | ELEVATIONS: DWELLING       | 01  | 16/06/2026 8:18 AM |
| A303    | ELEVATIONS: CARPORT        | 01  | 16/06/2026 8:18 AM |

|                                                                                                                                                                                                       |            |                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------------------------|
| NCC BUILDING CLASSIFICATION:                                                                                                                                                                          |            | CLASS 1a (DWELLING)               |
| TOTAL SITE AREA:                                                                                                                                                                                      | 20,225.2m² |                                   |
| BAL ASSESSMENT: (AS3959-2018)                                                                                                                                                                         |            | 19 (OR ABOVE)                     |
| EX. FLOOR AREA:                                                                                                                                                                                       | 0m²        |                                   |
| NEW GROUND FLOOR:                                                                                                                                                                                     | 136.1m²    |                                   |
| TOTAL AREA:                                                                                                                                                                                           | 136.1m²    |                                   |
| NEW DECK:                                                                                                                                                                                             |            | 36.7m²                            |
| LOCAL COUNCIL:                                                                                                                                                                                        |            | GLAMORGAN-SPRING BAY COUNCIL      |
| PLANNING ZONE:                                                                                                                                                                                        |            | 31. PARTICULAR PURPOSE            |
| LAND TITLE REF:                                                                                                                                                                                       | 54666/33   |                                   |
| PROPERTY ID:                                                                                                                                                                                          | 5280072    |                                   |
| SOIL CLASSIFICATION (AS2870-2021):                                                                                                                                                                    |            | CLASS S (SLIGHTLY REACTIVE) (TBA) |
| WIND CLASSIFICATION: (AS4055-2012)                                                                                                                                                                    |            | N3 (TBA)                          |
| CLIMATE ZONE: (NCC 2022)                                                                                                                                                                              | 7          |                                   |
| ALPINE AREA: (NCC 2022)                                                                                                                                                                               | N/A        |                                   |
| CORROSION ENV: (AS4312-2019)                                                                                                                                                                          | C3 MEDIUM  |                                   |
| DRAWINGS TO BE READ IN CONJUNCTION WITH ANY WRITTEN SPECIFICATIONS AND ANY ASSOCIATED DOCUMENTATION PREPARED BY SUB-CONSULTANTS.                                                                      |            |                                   |
| BOUNDARY INFORMATION AND CONTOURS HAVE BEEN SOURCED FROM THE LIST AND ELVIS FOUNDATION SPATIAL DATA AND IS APPROXIMATE.                                                                               |            |                                   |
| DIMENSIONS IN MILLIMETRES (MM) UNLESS NOTED OTHERWISE. LEVELS ARE IN METRES (M). DO NOT SCALE.                                                                                                        |            |                                   |
| WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.                                                                                                                                            |            |                                   |
| VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.                                                                                                                                         |            |                                   |
| DOCUMENTATION IS SUBJECT TO STATUTORY APPROVALS.                                                                                                                                                      |            |                                   |
| THIS DESIGN IS INTENDED TO BE BUILT ONLY ONCE AND ONLY ON THE SITE THAT THE DESIGN WAS PREPARED FOR.                                                                                                  |            |                                   |
| IMPORTANT<br>DO NOT SCALE.<br>ALL WORKS ARE TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODES (NCC) 2022, APPLICABLE AUSTRALIAN STANDARDS, AND REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES. |            |                                   |

ARTISTS IMPRESSIONS ARE INDICATIVE ONLY



COVER PAGE: EXTERIOR PERSPECTIVE



NEW DWELLING

308 DOLPHIN SANDS ROAD DOLPHIN SANDS TAS 7190

TIM FLANAGAN AND FIONA JOSKE

SCALE: (A3)

|                         |
|-------------------------|
| ISSUE                   |
| SKETCH DESIGN           |
| DEVELOPMENT APPLICATION |

| REV | DATE       |
|-----|------------|
| 01  | 5/05/2026  |
| 02  | 16/06/2026 |





BASE CADASTRAL DATA FROM theLIST (www.tasmap.tas.gov.au) © STATE OF TASMANIA and ELVIS - ELEVATION AND DEPTH - FOUNDATION SPATIAL DATA. SITE BACKGROUND IMAGE C/- GOOGLE EARTH PRO, IMAGE © 2026 GOOGLE SITE CONTOURS ARE IN METERS (M)

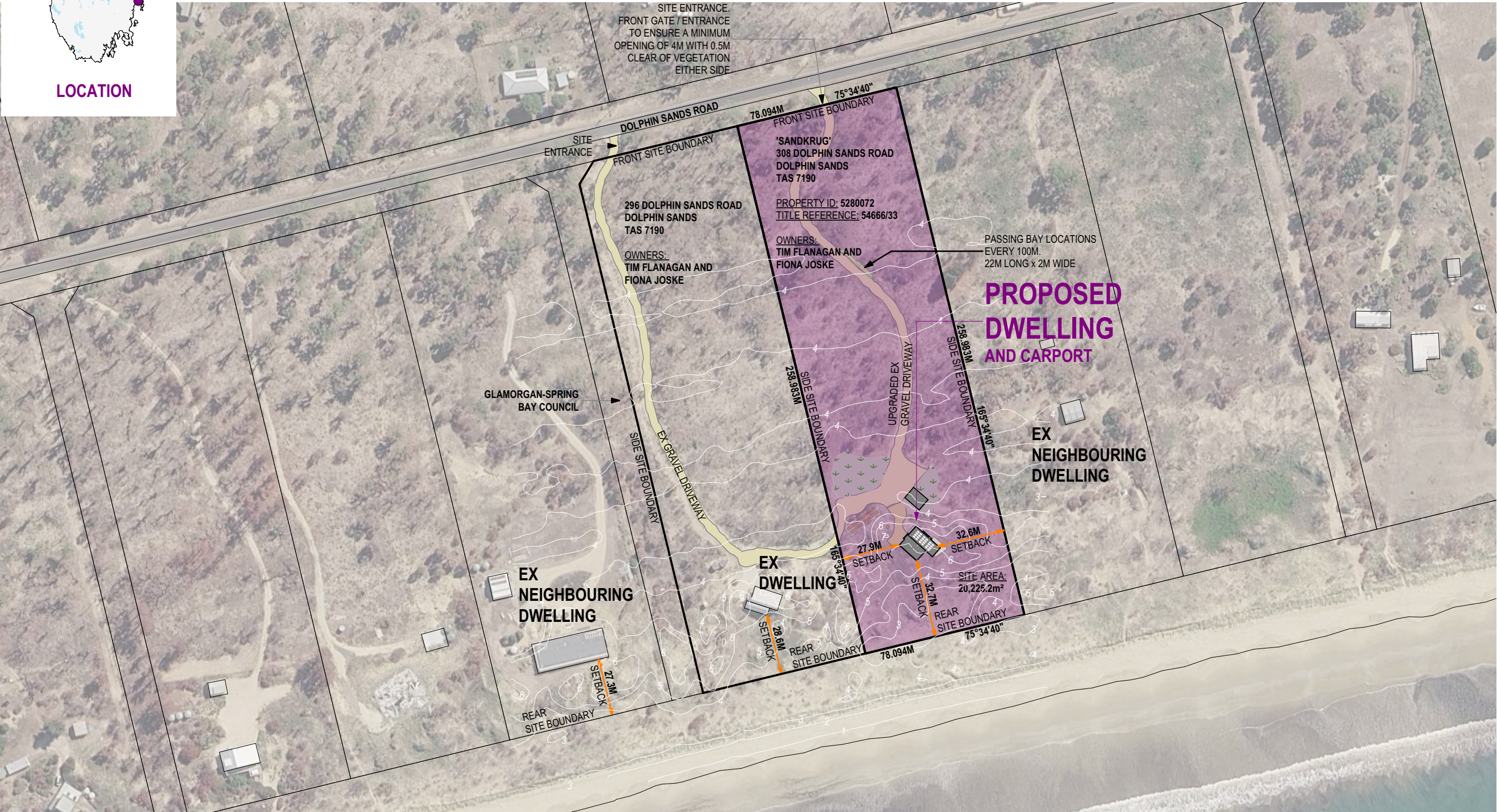


LOCATION PLAN

A001

|                                                                                        |                                |
|----------------------------------------------------------------------------------------|--------------------------------|
| TOTAL SITE AREA:                                                                       | 20,225.2m <sup>2</sup>         |
| BAL ASSESSMENT:                                                                        | 19 (OR ABOVE)<br>(AS3959-2018) |
| PLANNING ZONE:                                                                         | 31. PARTICULAR PURPOSE         |
| SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE.                                         |                                |
| REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL.                                |                                |
| EX:                                                                                    | EXISTING                       |
| FH:                                                                                    | FIRE HYDRANT                   |
| FL:                                                                                    | FLOOR LEVEL                    |
| RL:                                                                                    | RELATIVE LEVEL                 |
| SH:                                                                                    | SHED / OUTBUILDING             |
| WHT:                                                                                   | WATER HARVESTING TANK          |
| AG:                                                                                    | AG-DRAIN                       |
| COM:                                                                                   | COMMS LINE                     |
| HV:                                                                                    | HV POWER LINE                  |
| LV:                                                                                    | LV POWER LINE                  |
| S:                                                                                     | SEWER LINE                     |
| SW:                                                                                    | STORMWATER                     |
| W:                                                                                     | WATER LINE                     |
| LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE.                                         |                                |
| UTILITY CONNECTION LOCATIONS TO BE CONFIRMED ON SITE.                                  |                                |
| SITE ACCESS TO BE PROVIDED WITH APPLICABLE TURNING AND TRANSITION REQUIREMENTS.        |                                |
| PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS. |                                |

**IMPORTANT**  
DO NOT SCALE.  
ALL WORKS ARE TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODES (NCC) 2022, APPLICABLE AUSTRALIAN STANDARDS, AND REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES.



LOCATION PLAN  
1:2000



51 York Street, PO Box 1971, Launceston TAS 7250  
P: +613 6332 6988 E: info@cbmgroup.com.au A: CC1113Z



NEW DWELLING

308 DOLPHIN SANDS ROAD DOLPHIN SANDS TAS 7190

TIM FLANAGAN AND FIONA JOSKE

SCALE: 1:2000 (A3)

ISSUE  
SKETCH DESIGN  
DEVELOPMENT  
APPLICATION

| REV | DATE       |
|-----|------------|
| 01  | 5/05/2026  |
| 02  | 16/06/2026 |

PROJECT: P26011



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LEGEND:

WATERWAY PROTECTION AREA

MEDIUM

HIGH

COASTAL EROSION

BISHFIRE-PRONE AREAS (FULL SITE)

CODE OVERLAYS PLAN  
1:2000

CODE OVERLAYS PLAN

A102

TOTAL SITE AREA:20,225.2m²

BAL ASSESSMENT:19 (OR ABOVE)  
(AS3959-2018)

PLANNING ZONE:  
31. PARTICULAR PURPOSE

SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE.

REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL.

EX: EXISTING  
FH: FIRE HYDRANT  
FL: FLOOR LEVEL  
RL: RELATIVE LEVEL  
SH: SHED / OUTBUILDING  
WHT: WATER HARVESTING TANK

AG: AG-DRAIN

COM: COMMS LINE

HV: HV POWER LINE

LV: LV POWER LINE

S: SEWER LINE

SW: STORMWATER

W: WATER LINE

LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE.

UTILITY CONNECTION LOCATIONS TO BE CONFIRMED ON SITE.

SITE ACCESS TO BE PROVIDED WITH APPLICABLE TURNING AND TRANSITION REQUIREMENTS.

PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS.

IMPORTANT

DO NOT SCALE.  
ALL WORKS ARE TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODES (NCC) 2022, APPLICABLE AUSTRALIAN STANDARDS, AND REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES.

CBM SUSTAINABILITY

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NORTH

NEW DWELLING

308 DOLPHIN SANDS ROAD DOLPHIN SANDS TAS 7190

TIM FLANAGAN AND FIONA JOSKE

SCALE: 1:2000 (A3)

ISSUE

DEVELOPMENT

APPLICATION

REV

01

DATE

16/06/2026

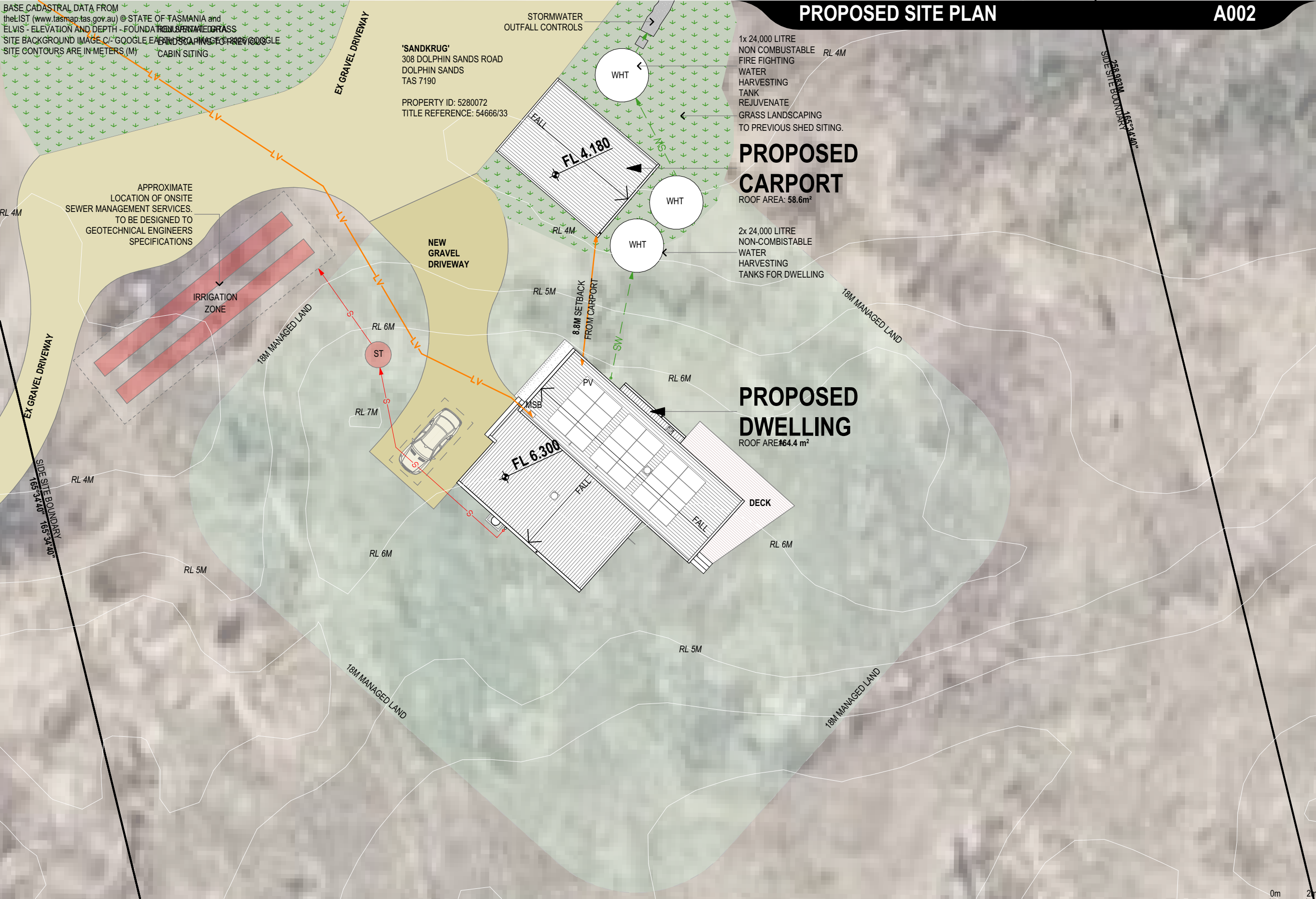
PROJECT: P26011

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|                     |                        |
|---------------------|------------------------|
| BAL ASSESSMENT:     | 19 (OR ABOVE)          |
| (AS3959-2018)       |                        |
| SITE AREA:          | 20,225.2m <sup>2</sup> |
| EX. FOOTPRINT:      | 0m <sup>2</sup>        |
| DWELLING ROOF AREA: | 164.4m <sup>2</sup>    |
| CARPORT ROOF AREA:  | 58.6m <sup>2</sup>     |
| SITE COVERAGE:      | 1.1%                   |

SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE.

REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL.

|      |                       |
|------|-----------------------|
| BOL: | BOLLARD               |
| EX:  | EXISTING              |
| FH:  | FIRE HYDRANT          |
| FL:  | FLOOR LEVEL           |
| M:   | METRES                |
| MH:  | MAINTENANCE HATCH     |
| RL:  | RELATIVE LEVEL        |
| SH:  | SHED / OUTBUILDING    |
| WHT: | WATER HARVESTING TANK |

|     |               |
|-----|---------------|
| AG  | AG-DRAIN      |
| COM | COMMS LINE    |
| G   | GAS LINE      |
| HV  | HV POWER LINE |
| LV  | LV POWER LINE |
| S   | SEWER LINE    |
| SW  | STORMWATER    |
| W   | WATER LINE    |

LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE.

UTILITY CONNECTION LOCATIONS TO BE CONFIRMED ON SITE.

SITE ACCESS TO BE PROVIDED WITH APPLICABLE TURNING AND TRANSITION REQUIREMENTS.

VEHICLES TO ONLY BE PARKED IN DESIGNATED AREAS.

CUT-OFF AND AG-DRAINS TO BE INSTALLED PRIOR TO EXCAVATION OF FOOTINGS.

EXCAVATED MATERIAL TO BE PLACED UP-SLOPE OF DRAINS AND SEDIMENT FENCES INSTALLED DOWN-SLOPE OF MATERIAL.

EXCAVATED MATERIAL TO BE USED WHERE SITE WORKS REQUIRE FILL, BEFORE EXCESS MATERIAL IS PROPERLY REMOVED FROM SITE.

DOWNPipes TO BE CONNECTED TO RELEVANT SYSTEM AS SOON AS ROOF IS INSTALLED.

PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS.

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PROPOSED SITE PLAN  
1:250

CBM SUSTAINABILITY

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## NEW DWELLING

308 DOLPHIN SANDS ROAD DOLPHIN SANDS TAS 7190

TIM FLANAGAN AND FIONA JOSKE

SCALE: 1:250 (A3)

ISSUE  
SKETCH DESIGN  
DEVELOPMENT  
APPLICATION

| REV | DATE       |
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| 02  | 16/06/2026 |

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## GROUND FLOOR PLAN: DWELLING

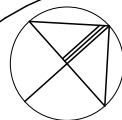
1:100



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NORTH

## NEW DWELLING

308 DOLPHIN SANDS ROAD DOLPHIN SANDS TAS 7190

TIM FLANAGAN AND FIONA JOSKE

SCALE: **1:100 (A3)**

ISSUE  
SKETCH DESIGN  
DEVELOPMENT  
APPLICATION

|     |            |
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| 01  | 5/05/2026  |
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PROJECT: **P26011**

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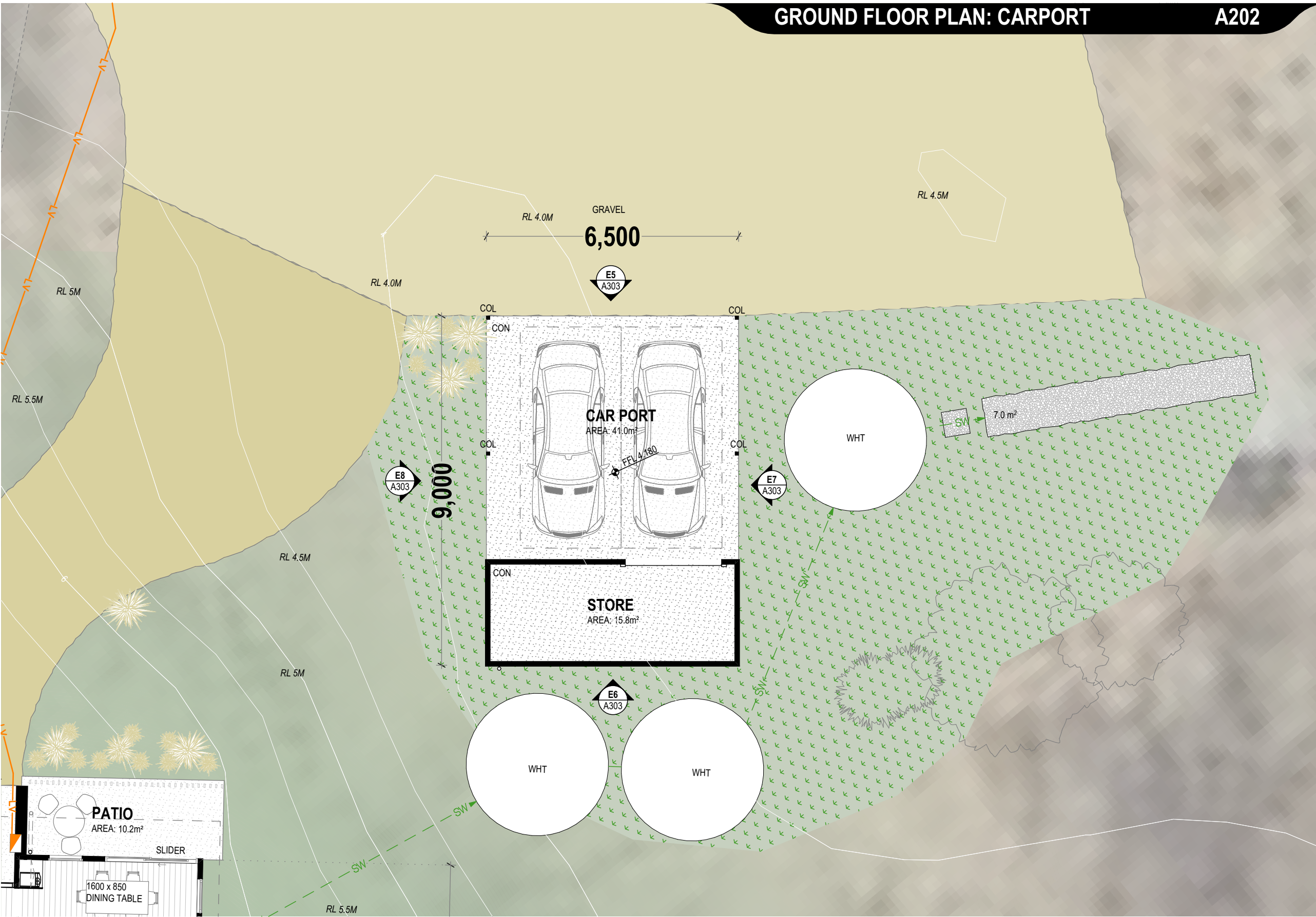
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GROUND FLOOR PLAN: CARPORT

A202



BAL ASSESSMENT: 19 (OR ABOVE)  
(AS3959-2018)

NEW FLOOR AREA: 136.1m²  
NEW DECK AREA: 36.7m²

SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE.

REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL.

- AIR/C: AIR-CONDITIONING UNIT  
B: BENCH  
BH: BULKHEAD  
BL: BLOCKWORK  
CUPB: CUPBOARD  
CK: COOK-TOP / COOKER  
CM: COFFEE MACHINE  
COL: COLUMN  
(REFER STRUCTURAL DWGS)  
CON: EXPOSED CONCRETE  
CPT: CARPET  
D: DOOR  
DP: DOWNPIPE  
(REFER PLUMBING PLAN)  
DY: DRYER  
DW: DISHWASHER  
EX: EXISTING  
F/FR: FRIDGE / FREEZER  
FC: FIBRE CEMENT SHEET  
FFL: FINISHED FLOOR LEVEL  
FW: FLOOR WASTE  
HR: HANDRAIL / GRAB-RAIL  
HWC: HOT WATER CYLINDER  
OH: OVERHEAD (STORAGE)  
PLY: PLYWOOD SHEET  
PTY: PANTRY  
RL: RELATIVE LEVEL  
SHF: SHELF / SHELVING  
SHR: SHOWER  
SK: SINK  
TBR: TIMBER  
TLE: TILE  
VB: VANITY BASIN  
WDH: WOOD-HEATER / FIRE  
W: WINDOW  
WC: TOILET  
WM: WASHING MACHINE  
WO: WALL-OVEN  
WT: WALL TYPE  
WHT: WATER HARVESTING TANK

ADJACENT SURFACES TO BE FALLING AWAY FROM BUILDING.

PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS.

A MINIMUM OF 1000 MM CLEARANCE IS TO BE PROVIDED THROUGHOUT THE BUILDING TO COMPLY WITH AS1428.1: 2021

**IMPORTANT**  
DO NOT SCALE.  
ALL WORKS ARE TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODES (NCC) 2022, APPLICABLE AUSTRALIAN STANDARDS, AND REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES.

GROUND FLOOR PLAN: CARPORT  
1:100

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NEW DWELLING

308 DOLPHIN SANDS ROAD DOLPHIN SANDS TAS 7190

TIM FLANAGAN AND FIONA JOSKE

SCALE: 1:100 (A3)

ISSUE  
SKETCH DESIGN  
DEVELOPMENT  
APPLICATION

REV  
01  
02  
DATE  
5/05/2026  
16/06/2026

PROJECT: P26011

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COLOUR AND MATERIALS

LEGEND

ALL COLORS TO HAVE A  
LIGHT REFLECTANCE VALUE (LRV) OF <40%

- C1

MRS & MWS

PAIN

COLORBOND®  
TRIMDEK®  
METAL ROOF & WALL  
SHEETING BASALT®  
LIGHT REFLECTANCE  
VALUE: 15%
- C2

MWS

PAIN

COLORBOND®  
CUSTOM ORB®  
METAL WALL SHEETING  
MONUMENT®  
FIXED VERTIALLY  
LIGHT REFLECTANCE  
VALUE: 9%
- FC

FIBRE CEMENT CLADDING  
CEMINTEL BARESTONE  
ORIGINAL  
NOMINAL SOLAR  
REFLECTANCE 39.8%
- TLE

FEATURE WALL TILE  
WITH LRV <40%
- TBR

TIMBER DECKING  
MODWOOD SILVER GUM -  
WIDE LIKELY LRV  
(APPROX.) 30-45%  
EQUIVALENT TO <40% FOR  
COMPLIANCE PURPOSES.  
ANTI SLIP RATING: R11

ELEVATIONS: DWELLING

A301

BAL ASSESSMENT: 19 (OR ABOVE)  
(AS3959-2018)

SOME ITEMS LISTED BELOW MAY NOT BE  
APPLICABLE.

REFER MATERIALS & FINISHES  
SCHEDULE FOR FURTHER DETAIL.

- AIR/C: AIR-CONDITIONING UNIT  
B: BENCH  
BH: BULKHEAD  
BL: BLOCKWORK  
BR: BRICKWORK  
CUPB: CUPBOARD  
CL: CEILING LEVEL  
COL: COLUMN  
(REFER STRUCTURAL DWGS)  
CON: EXPOSED CONCRETE  
D: DOOR  
DP: DOWNPIPE  
(REFER PLUMBING PLAN)  
EX: EXISTING  
FC: FIBRE CEMENT SHEET  
FL: FLOOR LEVEL  
HR: HANDRAIL / GRAB-RAIL  
HWC: HOT WATER CYLINDER  
MRS: METAL ROOF SHEETING  
MWS: METAL WALL SHEETING  
NGL: NATURAL GROUND LINE  
OH: OVERHEAD (STORAGE)  
PB: PLASTERBOARD  
PV: PHOTOVOLTAIC PANELS  
RL: RELATIVE LEVEL  
SHF: SHELF / SHELVING  
SH: SHED / OUTBUILDING  
SS: STAINLESS STEEL  
TBR: TIMBER  
TLE: TILE  
W: WINDOW  
WDH: WOOD-HEATER / FIRE  
WPB: WATER RESISTANT P'BOARD  
WHT: WATER HARVESTING TANK

ADJACENT SURFACES TO BE FALLING  
AWAY FROM BUILDING.

FLASHINGS AND TRIMS TO BE COLOUR  
MATCHED (AS POSSIBLE).

MATERIAL FINISHES TO BE  
SYMPATHETIC TO SITE CONTEXT.

PRODUCTS AND SYSTEMS TO BE  
INSTALLED AND / OR USED AS PER  
MANUFACTURER'S INSTRUCTIONS.

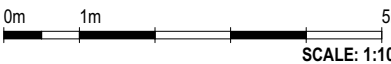
**IMPORTANT**  
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ALL WORKS ARE TO BE IN ACCORDANCE  
WITH THE  
NATIONAL CONSTRUCTION CODES (NCC)  
2022, APPLICABLE AUSTRALIAN  
STANDARDS, AND REQUIREMENTS OF  
ANY RELEVANT LOCAL AUTHORITIES.



E1 NORTH WEST ELEVATION  
1:100



E2 SOUTH EAST ELEVATION  
1:100

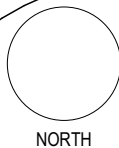


CBM SUSTAINABILITY

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NEW DWELLING

308 DOLPHIN SANDS ROAD DOLPHIN SANDS TAS 7190

TIM FLANAGAN AND FIONA JOSKE

SCALE: 1:100 (A3)

ISSUE  
DEVELOPMENT  
APPLICATION

REV  
01

DATE  
16/06/2026

PROJECT: P26011

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COLOUR AND MATERIALS

LEGEND

ALL COLORS TO HAVE A  
LIGHT REFLECTANCE VALUE (LRV) OF <40%



COLORBOND®  
TRIMDEK®  
METAL ROOF & WALL  
SHEETING BASALT®  
LIGHT REFLECTANCE  
VALUE: 15%

COLORBOND®  
CUSTOM ORB®  
METAL WALL SHEETING  
MONUMENT®  
FIXED VERTIALLY  
LIGHT REFLECTANCE  
VALUE: 9%

FIBRE CEMENT CLADDING  
CEMINTEL BARESTONE  
ORIGINAL  
NOMINAL SOLAR  
REFLECTANCE 39.8%

FEATURE WALL TILE  
WITH LRV <40%

TIMBER DECKING  
MODWOOD SILVER GUM -  
WIDE LIKELY LRV  
(APPROX.) 30-45%  
EQUIVALENT TO <40% FOR  
COMPLIANCE PURPOSES.  
ANTI SLIP RATING: R11

ELEVATIONS: DWELLING

A302

BAL ASSESSMENT: 19 (OR ABOVE)  
(AS3959-2018)

SOME ITEMS LISTED BELOW MAY NOT BE  
APPLICABLE.

REFER MATERIALS & FINISHES  
SCHEDULE FOR FURTHER DETAIL.

AIR/C: AIR-CONDITIONING UNIT  
B: BENCH  
BH: BULKHEAD  
BL: BLOCKWORK  
BR: BRICKWORK  
CUPB: CUPBOARD  
CL: CEILING LEVEL  
COL: COLUMN  
(REFER STRUCTURAL DWGS)  
CON: EXPOSED CONCRETE  
D: DOOR  
DP: DOWNPIPE  
(REFER PLUMBING PLAN)  
EX: EXISTING  
FC: FIBRE CEMENT SHEET  
FL: FLOOR LEVEL  
HR: HANDRAIL / GRAB-RAIL  
HWC: HOT WATER CYLINDER  
MRS: METAL ROOF SHEETING  
MWS: METAL WALL SHEETING  
NGL: NATURAL GROUND LINE  
OH: OVERHEAD (STORAGE)  
PB: PLASTERBOARD  
PV: PHOTOVOLTAIC PANELS  
RL: RELATIVE LEVEL  
SHF: SHELF / SHELVING  
SH: SHED / OUTBUILDING  
SS: STAINLESS STEEL  
TBR: TIMBER  
TLE: TILE  
W: WINDOW  
WDH: WOOD-HEATER / FIRE  
WPB: WATER RESISTANT P'BOARD  
WHT: WATER HARVESTING TANK

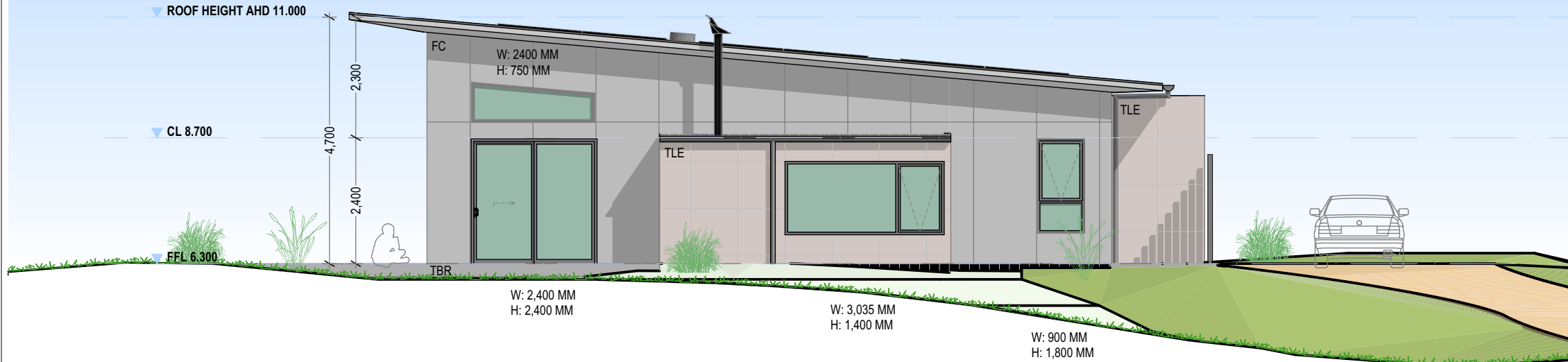
ADJACENT SURFACES TO BE FALLING  
AWAY FROM BUILDING.

FLASHINGS AND TRIMS TO BE COLOUR  
MATCHED (AS POSSIBLE).

MATERIAL FINISHES TO BE  
SYMPATHETIC TO SITE CONTEXT.

PRODUCTS AND SYSTEMS TO BE  
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**IMPORTANT**  
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ANY RELEVANT LOCAL AUTHORITIES.



E3 NORTH EAST ELEVATION  
1:100



E4 SOUTH WEST ELEVATION  
1:100

0m 1m 5m  
SCALE: 1:100

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NEW DWELLING

308 DOLPHIN SANDS ROAD DOLPHIN SANDS TAS 7190

TIM FLANAGAN AND FIONA JOSKE

SCALE: 1:100 (A3)

ISSUE  
DEVELOPMENT  
APPLICATION

REV  
01

DATE  
16/06/2026

PROJECT: P26011

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COLOUR AND MATERIALS

LEGEND

ALL COLORS TO HAVE A LIGHT REFLECTANCE VALUE (LRV) OF <40%

C1

MRS & MWS

PAINT

COLORBOND® TRIMDEK® METAL ROOF & WALL SHEETING BASALT® LIGHT REFLECTANCE VALUE: 15%

C2

MWS

PAINT

COLORBOND® CUSTOM ORB® METAL WALL SHEETING MONUMENT® FIXED VERTIALLY LIGHT REFLECTANCE VALUE: 9%

FC

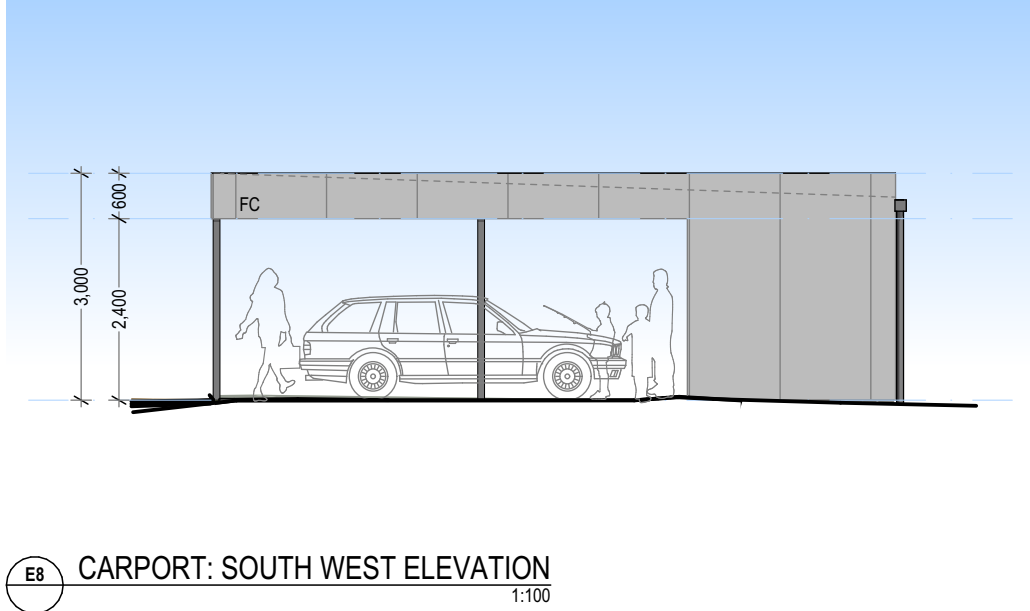
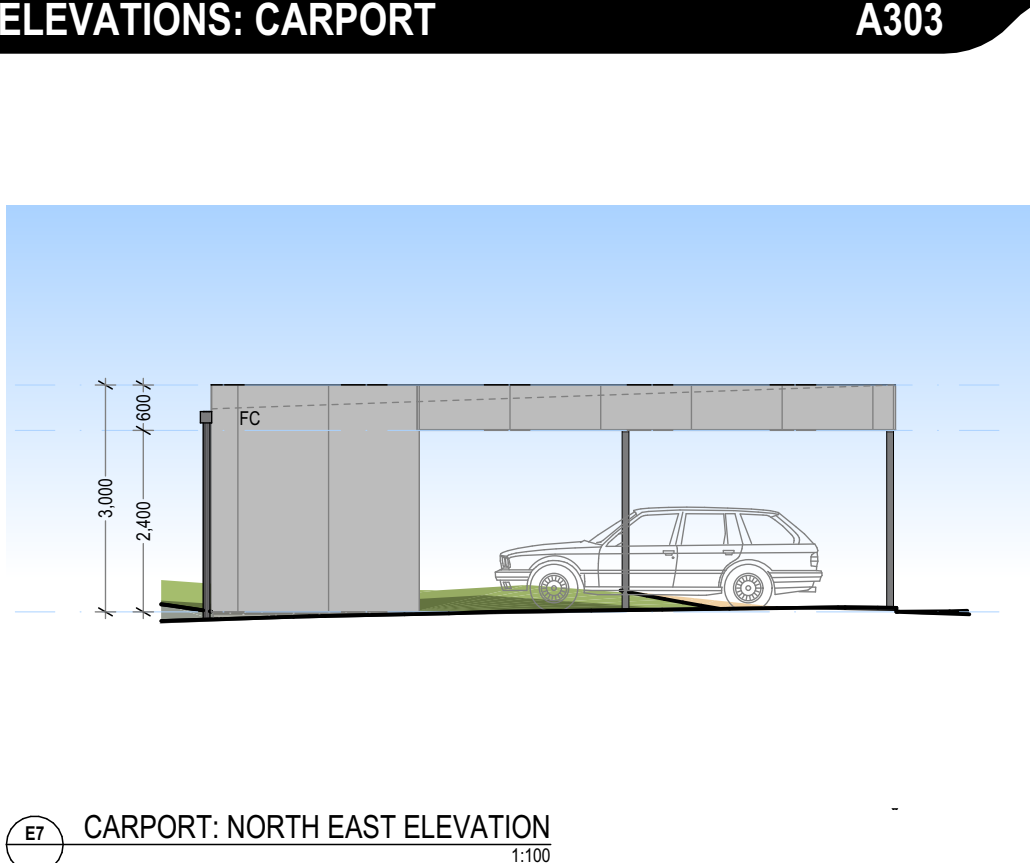
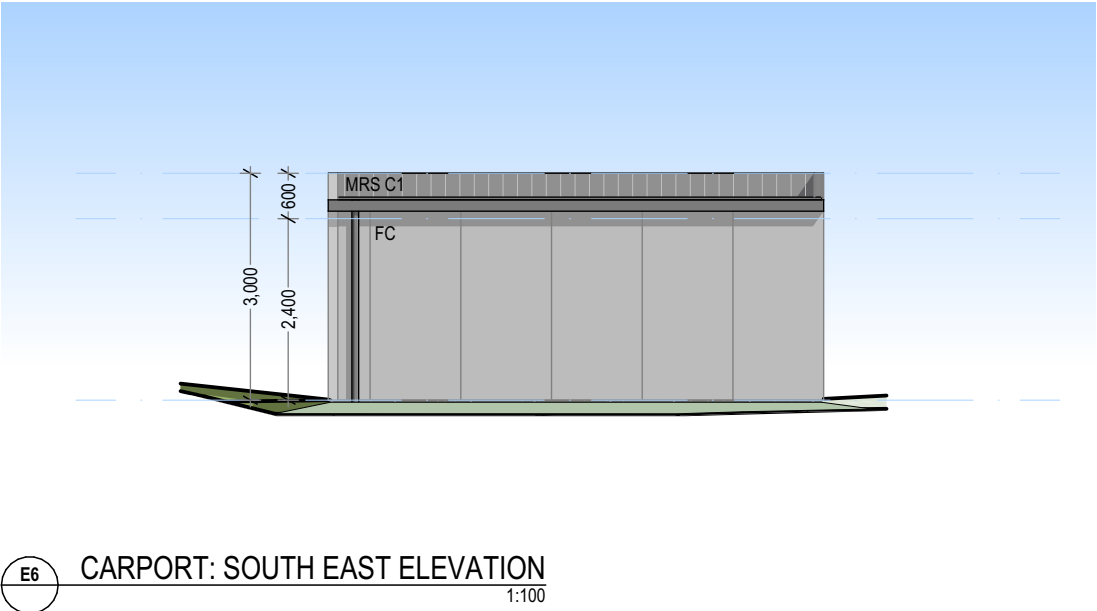
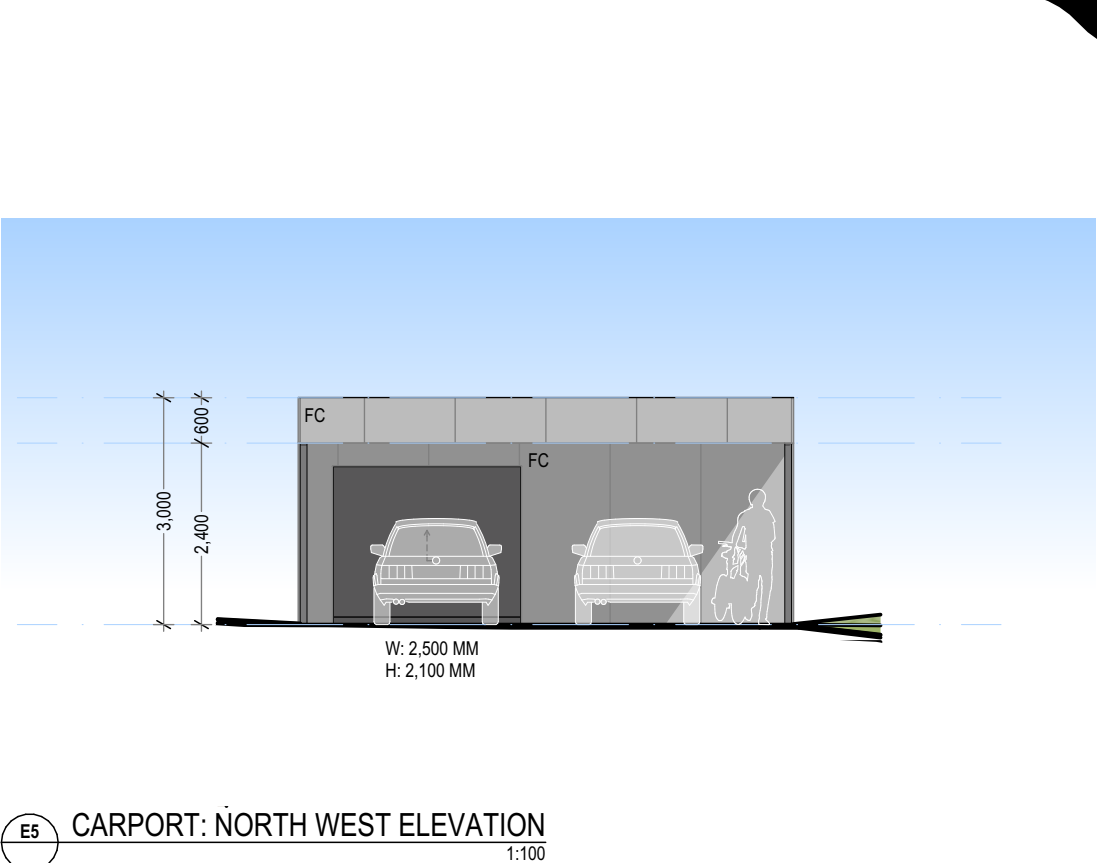
FIBRE CEMENT CLADDING CEMINTEL BARESTONE ORIGINAL NOMINAL SOLAR REFLECTANCE 39.8%

TLE

FEATURE WALL TILE WITH LRV <40%

TBR

TIMBER DECKING MODWOOD SILVER GUM - WIDE LIKELY LRV (APPROX.) 30-45% EQUIVALENT TO <40% FOR COMPLIANCE PURPOSES. ANTI SLIP RATING: R11



BAL ASSESSMENT:  
(AS3959-2018)

19 (OR ABOVE)

SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE.

REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL.

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BR: BRICKWORK

CUPB: CUPBOARD

CL: CEILING LEVEL

COL: COLUMN  
(REFER STRUCTURAL DWGS)

CON: EXPOSED CONCRETE

D: DOOR

DP: DOWNPIPE  
(REFER PLUMBING PLAN)

EX: EXISTING

FC: FIBRE CEMENT SHEET

FL: FLOOR LEVEL

HR: HANDRAIL / GRAB-RAIL

HWC: HOT WATER CYLINDER

MRS: METAL ROOF SHEETING

MWS: METAL WALL SHEETING

NGL: NATURAL GROUND LINE

OH: OVERHEAD (STORAGE)

PB: PLASTERBOARD

PV: PHOTOVOLTAIC PANELS

RL: RELATIVE LEVEL

SHF: SHELF / SHELVE

SH: SHED / OUTBUILDING

SS: STAINLESS STEEL

TBR: TIMBER

TLE: TILE

W: WINDOW

WDH: WOOD-HEATER / FIRE

WPB: WATER RESISTANT P'BOARD

WHT: WATER HARVESTING TANK

ADJACENT SURFACES TO BE FALLING AWAY FROM BUILDING.

FLASHINGS AND TRIMS TO BE COLOUR MATCHED (AS POSSIBLE).

MATERIAL FINISHES TO BE SYMPATHETIC TO SITE CONTEXT.

PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS.

IMPORTANT

DO NOT SCALE.

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NEW DWELLING

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PROJECT: **P26011**

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P: +613 6332 6988E: info@cbmgroupp.com.auA: CC1113Z

TRANSMITTAL

17/06/2026

| DEVELOPMENT APPLICATION |                            |     |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| DWG NO.                 | DRAWING                    | REV | ISSUED |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| A000                    | COVER PAGE                 | 02  | ☒      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| A001                    | LOCATION PLAN              | 02  | ☒      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| A002                    | PROPOSED SITE PLAN         | 02  | ☒      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| A102                    | CODE OVERLAYS PLAN         | 01  | ☒      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| A201                    | GROUND FLOOR PLAN          | 02  | ☒      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| A202                    | GROUND FLOOR PLAN: CARPORT | 02  | ☒      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| A301                    | ELEVATIONS: DWELLING       | 01  | ☒      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| A302                    | ELEVATIONS: DWELLING       | 01  | ☒      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| A303                    | ELEVATIONS: CARPORT        | 01  | ☒      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To:  Owner /Agent  
 Address  
  Suburb/postcode

## Qualified person details:

Qualified person:   
Address:  Phone No:   
  Fax No:   
Licence No:  Email address:

Qualifications and Insurance details:  (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

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

## Details of work:

Address:  Lot No:   
  Certificate of title No:   
The assessable item related to this certificate:  (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:  (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 items, 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

In issuing this certificate the following matters are relevant –

Documents:

Bushfire Hazard Management Plan, Job No L250734, Dated 23/07/2026.

Bushfire Hazard Report – 308 Dolphin Sands Road, Dolphin Sands., Ref No. L250734, Version 1, Dated 23/07/2026

Refer plans – CBM Sustainability, New Dwelling, 308 Dolphin Sands Road, Dolphin Sands, project P26011, dated 16/06/2026

Relevant

AS 3959:2018 - Method 1 BAL assessment.  
**BAL19**

calculations:

Refer Bushfire Hazard Report & BHMP

References:

- Australian Standards 3959 – *Construction of Buildings in Bushfire Prone Areas*, Standards Australia – 2018.
- Directors determination – Bushfire Hazard Areas Version 1.2.
- Building Regulations 2016 (Part 5 Division 6)
- Building Act 2016

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

The bushfire hazard management plan prescribes requirements for construction, hazard management areas, access and water supplies. All requirements must be implemented prior to occupancy.

The dwelling must be designed and constructed to a minimum standard of: **BAL 19** under AS3959-2018.

*Scope and/or Limitations*

1. The effectiveness of the measures and recommendations made in the abovementioned documentation are dependent on their implementation and maintenance for the life of the subject building.
2. The assessed Bushfire Attack Level is correct at the time of certification. No liability can be accepted for the actions of other parties that compromise the effectiveness of the recommended hazard management area of construction standards.
3. No guarantee can be provided that building work will survive every bushfire event.



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I certify the matters described in this certificate.

Qualified person:

*Signed:*

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*Certificate No:*

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| 23 July 2026 |
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# **SANDKRUG, 308 DOLPHIN SANDS RD, DOLPHIN SANDS 7190**

**SEPTEMBER 2026**

**FIELD NATURAL VALUES ASSESSMENT**



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## DOCUMENT CONTROL

Prepared & published by: FINN Environmental

Version: Final V01

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Prepared for: Timothy Flanagan & Fiona Joske

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Client phone no: 0429 335 664

| VERSION   | PREPARED BY | COMPANY            | DATE       |
|-----------|-------------|--------------------|------------|
| Final V01 | Hamish Howe | FINN Environmental | 10/09/2026 |

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## EXECUTIVE SUMMARY

FINN Environmental was engaged by CBM Sustainability (CBM) to complete a field Natural Values Assessment (NVA) on the proposed clearing footprint area of “Sandkrug” 308 Dolphin Sands Rd, Dolphin Sands 7190 (site). It is understood that the landowner intends to construct a dwelling on land that formerly held a dwelling until it was destroyed in the December 2025 fires (Figure 1).

CBM have completed a desktop NVA for the site. This field NVA is intended to be read in conjunction with the desktop NVA. The NVA provides a field-based assessment of all natural values present within the site, with particular attention given to threatened native vegetation communities, flora, and fauna species currently listed under State and/or Commonwealth environmental legislation.

The survey area was assessed in-field in September 2026. While no threatened flora or fauna species were identified on site during the site visit, the site was found to contain number of introduced flora species. Furthermore, the impact of the December 2025 fire on the site is significant, with majority of the trees and shrubs onsite burnt and subsequently killed.





**Figure 1. Aerial image of the property showing the proposed developments and clearing footprint.**



# I METHODS

## I.1 FIELD SURVEY

**Surveyor Names:** Hamish Howe (FINN Environmental)

**Surveyor Contact Details:** hamish.howe@finnenvironmental.com.au

**Date & Time of Survey:** 7<sup>th</sup> of September 2026, 1030 - 1130

**Survey Effort:** The ~0.2ha survey area was surveyed on-foot by one person over a period of 1 hour. The survey effort was applied proportionately across the survey area.

**Survey Timing:** The field survey was conducted during September 2026. The survey timing of all threatened species known or likely to occur within the survey area was assessed against the suitability of survey timing published by the *Threatened Species Link*<sup>[1]</sup>.

**Survey Method:** A full list of vascular plant species was recorded for the immediate survey area using the Timed Random Meander survey method<sup>[2, 3]</sup>. Evidence of Declared and Environmental Weed occurrence was recorded throughout the survey, alongside any evidence of potential plant or animal disease infections. All fauna encountered during the survey, alongside any fauna observations (e.g., scats, tracks, burrows, nests, whitewash, etc.), were also recorded.

**Nomenclature:** Taxonomic nomenclature of vascular plants is in accordance with the *Census of Vascular Plants of Tasmania*<sup>[4]</sup> for scientific names and the *Little Book of Common Names for Tasmanian Plants*<sup>[5]</sup> for common names. Taxonomic nomenclature for fauna is in accordance with scientific and common names listed in the NVAR (Appendix A). Classification of vegetation communities is in accordance with *From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation*<sup>[6]</sup>. All spatial data refers to GDA2020 Zone 55 with coordinates expressed in eastings and northings.

**Permits:** Any plant material taken during the field survey was collected under consultant permit to take DA24079 (Expiry: 21st of April 2027). Plant material collection was undertaken in accordance with the prescribed permit conditions.

**Survey Limitations:** This survey was limited to vascular species only. Species of mosses, lichens, and liverworts were not recorded; however, consideration has been given to all flora species, including non-vascular, likely to be present in the survey area as identified during the desktop assessment. It should be noted that no survey, regardless of the skill of the surveyor and the detail of the survey, can guarantee that all flora and fauna are categorised and recorded during a single survey effort. This is due to unintentional sampler bias, sampling techniques, seasonal and annual variation in species abundance, and the possible absence of fertile/reproductive material (e.g., flowers) for identification. Ephemeral species which may have been present includes orchids, lilies, herbs, grasses, and other graminoids; however, all significant species known to occur within the survey area and their environs have been considered within this report.



**Currency:** The currency of this survey expires two years from the survey date, provided no significant changes have occurred on or around the survey area and no new, relevant information has become available. Beyond two years, the information provided may be out of date and will need to be re-verified on site.

## 2 RESULTS

### 2.1 FIELD SURVEY

The survey area was assessed in-field during the 7<sup>th</sup> of September 2026. During the survey, no threatened flora or fauna species protected under State and/or Commonwealth environmental legislation were identified on site. A list of identified species onsite during the field survey is provided in Appendix A.

#### 2.1.1 VEGETATION COMMUNITIES

The survey area has been subject to significant disturbance from the December 2025 fires (Figure 2 and 3) with the resultant vegetation community in a state of regeneration. It is not known if the site will be too significantly impacted to return to the 'previous' (likely *Acacia longifolia* coastal scrub (TasVeg Code: SAL)) vegetation community onsite. Currently, the site can be mapped as Marram grassland (FMG) (Figure 2 and 3) due to the dominance of *Ammophila arenaria* (marram grass). The existing roads and cleared areas are classified as urban miscellaneous (FUM).

##### 2.1.1.1 MARRAM GRASSLAND (FMG)

Marram grassland occurs widely in coastal areas around Tasmania. *A. arenaria* forms dense hummocks on sand dunes and beaches and displaces native grasses such as *Spinifex sericeus* (hairy spinifex). It is an efficient sand binder and, historically, was widely planted to stabilise sand dunes.



**Figure 2. View of the site looking north. Note the burnt *A. longifolia* and domination by *A.arenaria*.**





**Figure 3. View of the site looking east.**

### **2.1.2 THREATENED FLORA SPECIES**

No threatened flora species listed under State and/or Commonwealth environmental legislation were identified within the survey area during the field survey. Species listed in the desktop NVA were searched for during the field survey, however, none were identified.

### **2.1.3 THREATENED FAUNA SPECIES**

No threatened fauna species listed under State and/or Commonwealth environmental legislation were identified within the survey area during the field survey. Species listed in the desktop NVA were searched for during the field survey, however, none were identified. There is very limited potential foraging habitat for threatened fauna species present onsite.

### **2.1.4 DECLARED & ENVIRONMENTAL WEEDS**

Numerous introduced and exotic flora species were observed within the survey area during the field survey. These were primarily present as ‘garden exotics’ (i.e. deliberate plantings) near the location of the former dwelling. There were no Declared or Environmental Weeds<sup>[7, 8]</sup> present onsite.

### 3 CONCLUSIONS

- The site has been heavily impacted by the December 2025 bushfire, and subsequently, vegetation regrowth is primarily limited to *A. arenaria*;
- The dominant vegetation community onsite is marram grassland (FMG);
- There were no threatened flora species identified onsite;
- There were no threatened fauna species or significant habitat for threatened fauna present onsite; and
- Numerous introduced species are present on or immediately adjacent to the site, however, no Declared or Environmental Weeds are present.

### 4 MANAGEMENT RECOMMENDATIONS

- No special management recommendations required.



## 5 REFERENCES

1. Department of Natural Resources and Environment Tasmania. *Threatened Species Link*. 2024; Available from: <https://www.threatenedspecieslink.tas.gov.au/Pages/default.aspx>.
2. Crowper, S., *Management of Endangered Plants*. 1993, Melbourne, Australia. : CSIRO Publications.
3. Goff, F.G., G.A. Dawson, and J.J. Rowchow, *Site examination for threatened and endangered plant species*. Environmental Management, 1982. **6**: p. 307-316.
4. de Salas, M.F. and M.J. Baker, *A Census of the Vascular Plants of Tasmania*. 2018, Tasmania: Tasmanian Herbarium, Tasmanian Museum and Art Gallery.
5. Wapstra, H., et al., *Little Book of Common Names for Tasmanian Plants*. 2005, Tasmania: Department of Primary Industries, Parks, Water and Environment.
6. Kitchener, A. and S. Harris, *From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation*. . 2 ed. 2013, Tasmania: Department of Primary Industries, Parks, Water and Environment.
7. Department of Natural Resources and Environment Tasmania. *Non-declared Weeds Index - Agricultural and Environmental Weeds in Tasmania*. 2023 [cited 2024 19 August]; Available from: <https://nre.tas.gov.au/invasive-species/weeds/weeds-index/non-declared-weeds-index>.
8. Department of Natural Resources and Environment Tasmania. *Weeds Index - Declared Weeds Alphabetically by Common Name*. 2023 [cited 2024 19 August]; Available from: <https://nre.tas.gov.au/invasive-species/weeds/weeds-index/declared-weeds-index>.

# APPENDICES

## APPENDIX A – SPECIES LIST

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- *Acacia longifolia* (coast wattle)
- *Agapanthus praecox* (agapanthus/lily of the Nile) - introduced
- *Agave americana* (century plant) – introduced
- *Ammophila arenaria* (marram grass) - introduced
- *Banksia marginata* (silver banksia)
- *Carpobrotus rossii* (native pigface)
- *Centarium erythraea* (common centuary) - introduced
- *Corrymbia* sp. (flowering gum) - introduced
- *Eucalyptus conferruminata* (Bald Island marlock) – introduced
- *Eucalyptus viminalis* (white gum)
- *Juncus* sp.
- *Lomandra longifolia* (sagg)
- *Muehlenbeckia adpressa* (climbing lignum)
- *Poa* sp.
- *Pteridium esculentum* (bracken)
- *Sonchus asper* (sow thistle) - introduced
- *Stellaria media* (garden chickweed) - introduced



