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: **RA444 Dolphin Sands Road, Dolphin Sands CT 54666/59**

PROPOSAL: **Residential – New Dwelling and Additional Use Class Visitor Accommodation**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received before midnight on 05 November 2026.

APPLICANT:	**Hafiy Hazalan**
DATE:	**14/09/2026**
APPLICATION NO:	**DA 2026 / 165**

GLAMORGAN SPRING BAY COUNCIL

9 Melbourne Street (PO Box 6)
Triabunna TAS 7190
03 6256 4777
03 6256 4774
admin@freycinet.tas.gov.au
www.gsbc.tas.gov.au

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:	Hafiy Hazalan		
Contact person: (if different from applicant)			
Address:	65 Murray St		
Suburb:	Hobart	Post Code:	7000
Email:	hafiy@arkular.com	Phone: / Mobile:	0402594284

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

Owner (if different from applicant)	
Address:	
Suburb:	
Email:	

Details of Site *(Note: If your application is discretionary, the following will be placed on public exhibition)*			
Address of proposal:	444 Dolphin Sands Rd		
Suburb:	Dolphin Sands	Post Code:	7190
Size of site: (m^2 or Ha)	20234		
Certificate of Title(s):	54666/59		
Current use of site:	Visitor Accommodation		

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General Application Details *Complete for All Applications*	
Description of proposed use or development:	Proposed single storey visitor accommodation
Estimated value of works: (design & construction)	
Is the property on the State Heritage Register? (Tick one)	☐ Yes ☑ No
For all Non-Residential Applications	
Hours of Operation	
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.

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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:	05.10.2026

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.

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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.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
54666	59
EDITION	DATE OF ISSUE
3	22-Mar-2001

SEARCH DATE : 14-Sept-2026
SEARCH TIME : 04.04 pm

DESCRIPTION OF LAND

Parish of CAMBRIA, Land District of GLAMORGAN
Lot 59 on Sealed Plan 54666 (formerly being SP2798)
Derivation : Part of Lot 36 Gtd to G Meredith
Prior CT 2697/97

SCHEDULE 1

C223747, C280807 GILLIAN KRISTIN JOHNSON and NICHOLAS WILLIAM RICHMOND SHAKESPEARE Registered 22-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

Department of Natural Resources and Environment Tasmania
www.thelist.tas.gov.au

REGISTERED NUMBER
54666

INDEX PLAN
SEE ALSO 8 ANNEXURES

LAND DISTRICT C

PARISH OF

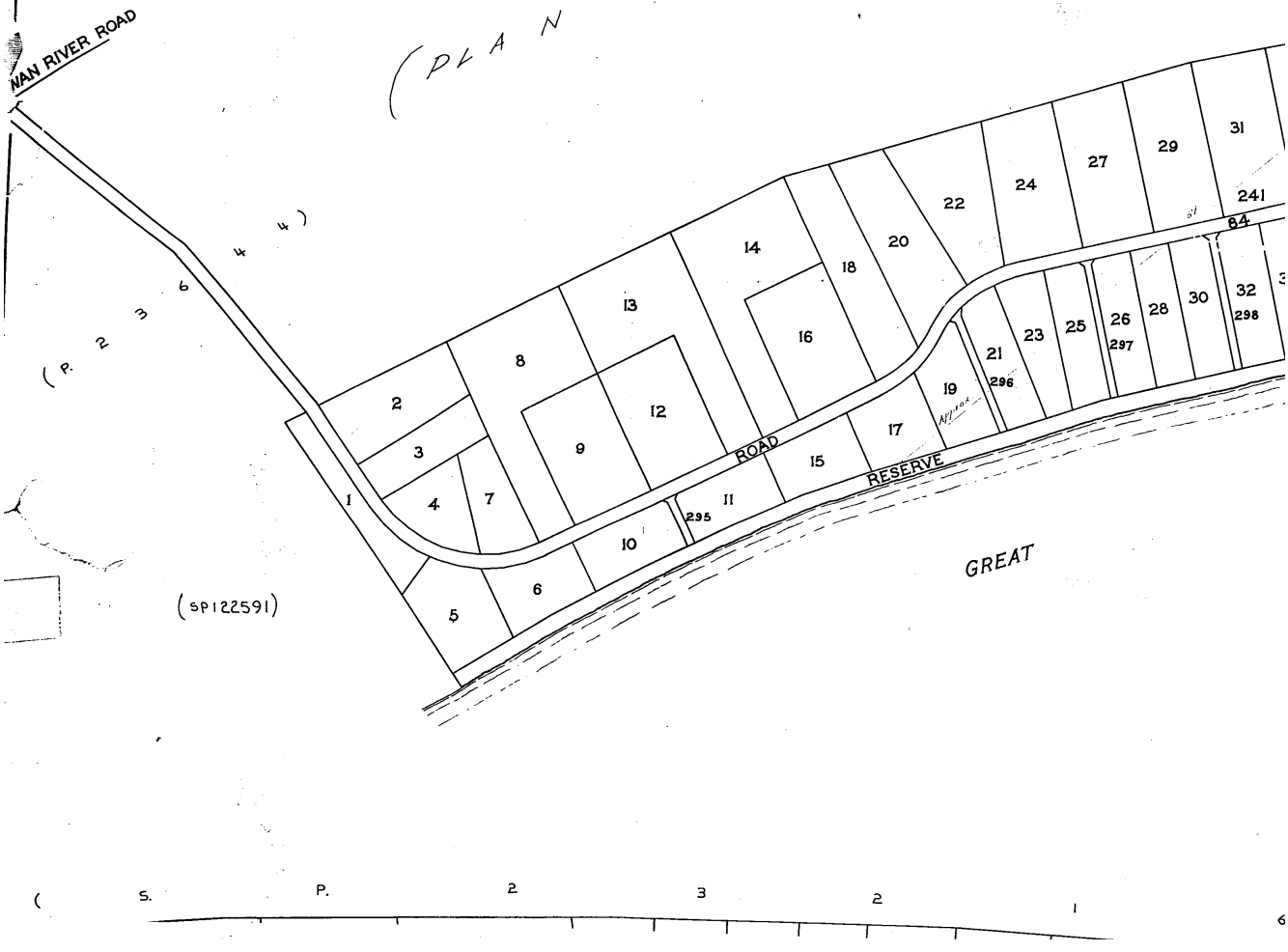
PART OF 2674 · 0 · 0 . GTD.
PART OF LOT 36 , 2715 · 0 · 0 . GE

SCALE :- 500 FEET TC

C. H. I. (Tas.) Pty. Ltd. Consr.
D. J. Burbury (R.O.W)

(P. 1 1 1 6 2

(PLAN 1 2 0)



(S. P. 2 3 2 1 6

S.P. 2798

CT OF GLAMORGAN

OF CAMBRIA PH

2674 · 0 · 0. GTD. TO GEORGE MEREDITH.

T 36, 2715 · 0 · 0. GEORGE MEREDITH PURCHASER.

EFFECTIVE FROM 15 MAY 1970

– 500 FEET TO AN INCH

J Muthrinson

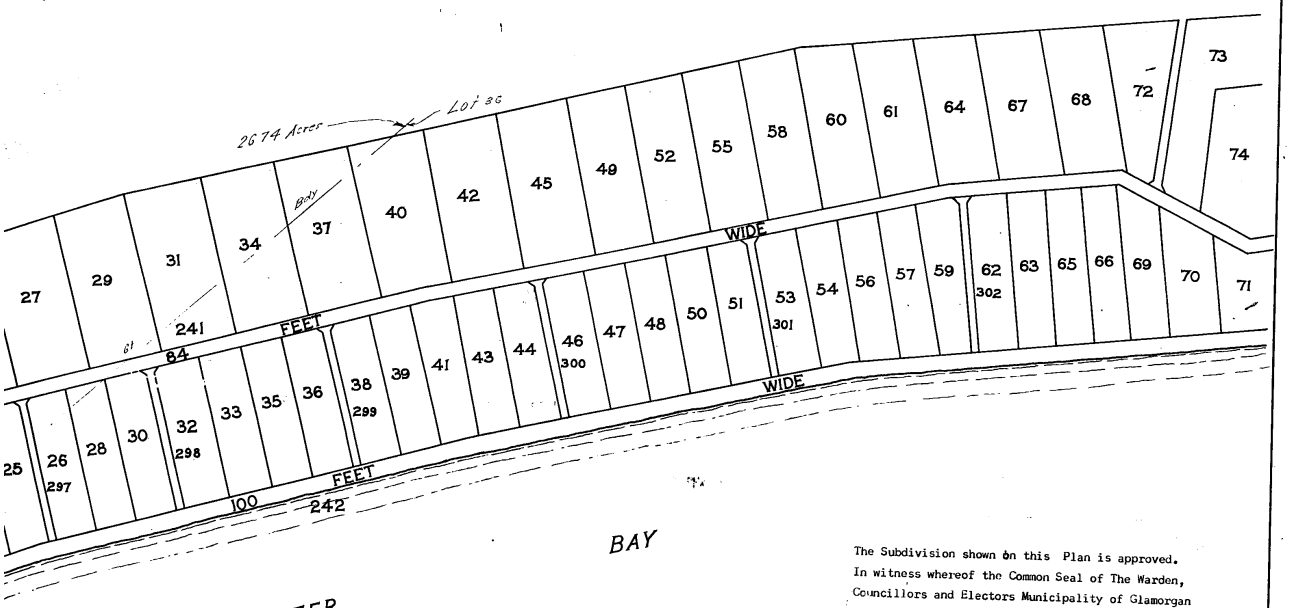
RECORDER OF TITLES

Tas.) Pty. Ltd. Conv. 41/8074

Burbury (R.O.W.)

(P. 111628)

(S. P. 23216)



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.

..... } Members.

..... Council Clerk.

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

As his solicitor Simmons Wolfhagen Simmons & Walch, Hobart.

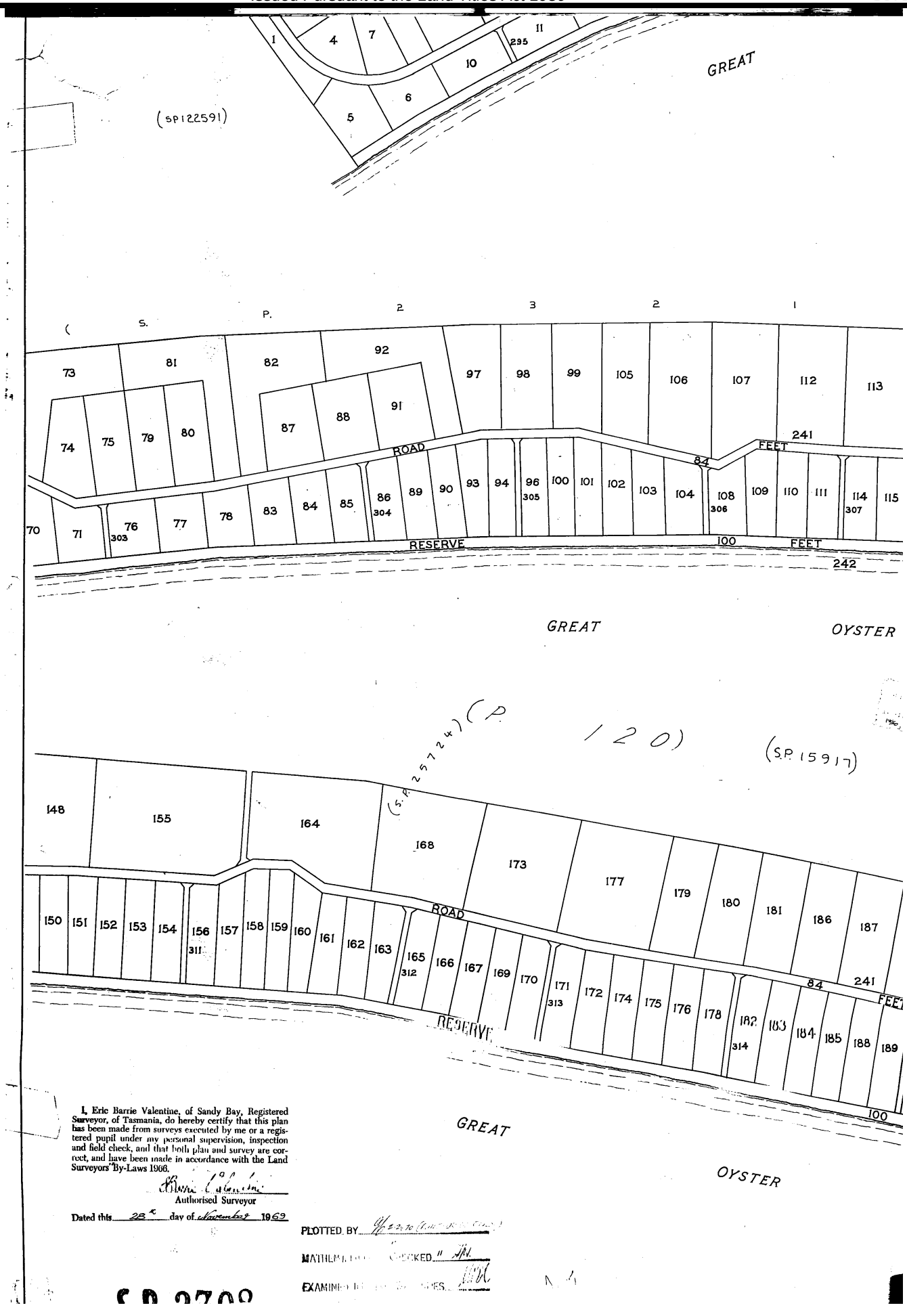
As his surveyor E. Barrie Valentine, Hobart.

..... 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 1966.

Authorised Surveyor

Dated this 28th day of November 1969

PLOTTED BY

CHECKED

EXAMINED

C.P. 9709

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

..... } Members.

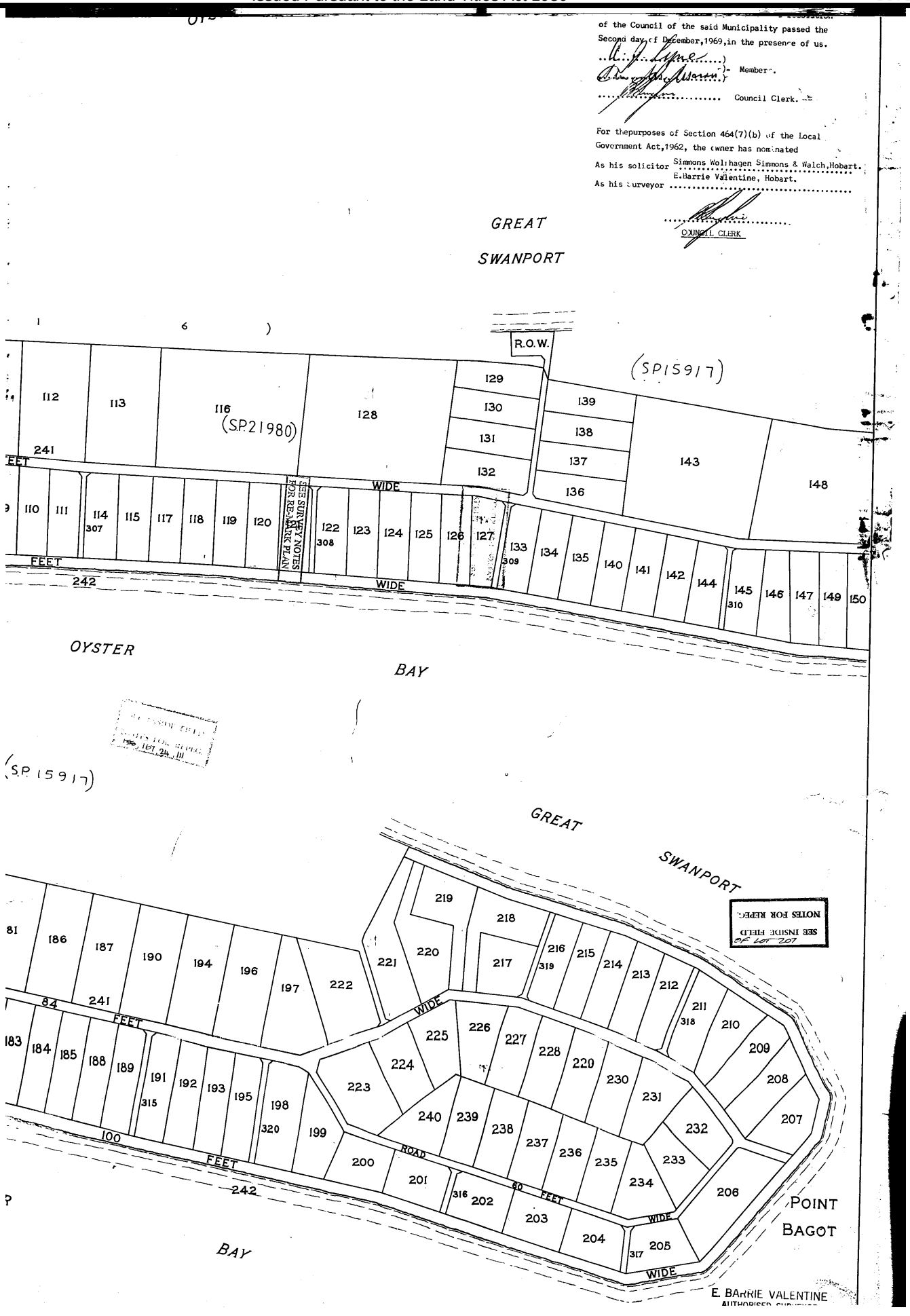
..... Council Clerk.

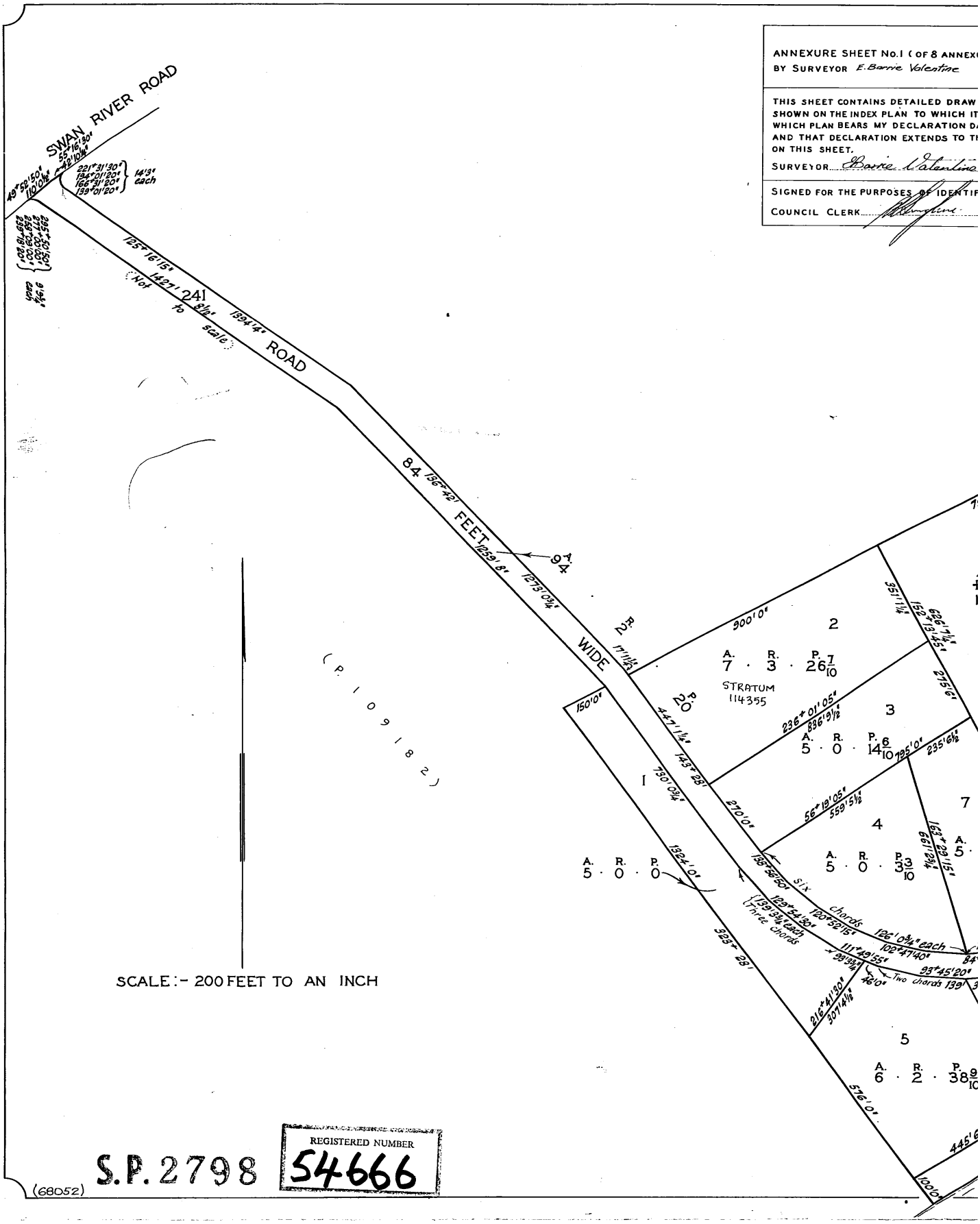
For the purposes of Section 464(7)(b) of the Local Government Act, 1962, the owner has nominated

As his solicitor Simmons Wolfhagen Simmons & Walch, Hobart.

As his surveyor E. Barrie Valentine, Hobart.

.....
COUNCIL CLERK




ANNEXURE SHEET No.1 (OF 8 ANNEX
BY SURVEYOR E.Barrie Valentine
THIS SHEET CONTAINS DETAILED DRAW
SHOWN ON THE INDEX PLAN TO WHICH IT
WHICH PLAN BEARS MY DECLARATION D
AND THAT DECLARATION EXTENDS TO T
ON THIS SHEET.
SURVEYOR Barrie Valentine
SIGNED FOR THE PURPOSES OF IDENTIF
COUNCIL CLERK
SWAN RIVER ROAD
ROAD
84 FEET WIDE
Not to scale
SCALE :- 200 FEET TO AN INCH
STRATUM
114355
A. R. P.
7 · 3 · 26 7/10
5 · 0 · 14 6/10
5 · 0 · 0
5 · 0 · 3 3/10
6 · 2 · 38 9/10
900'0"
150'0"
270'0"
576'0"
S.P. 2798
REGISTERED NUMBER
54666
(68052)

S.P.2798 ANNEX. NO.1.

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

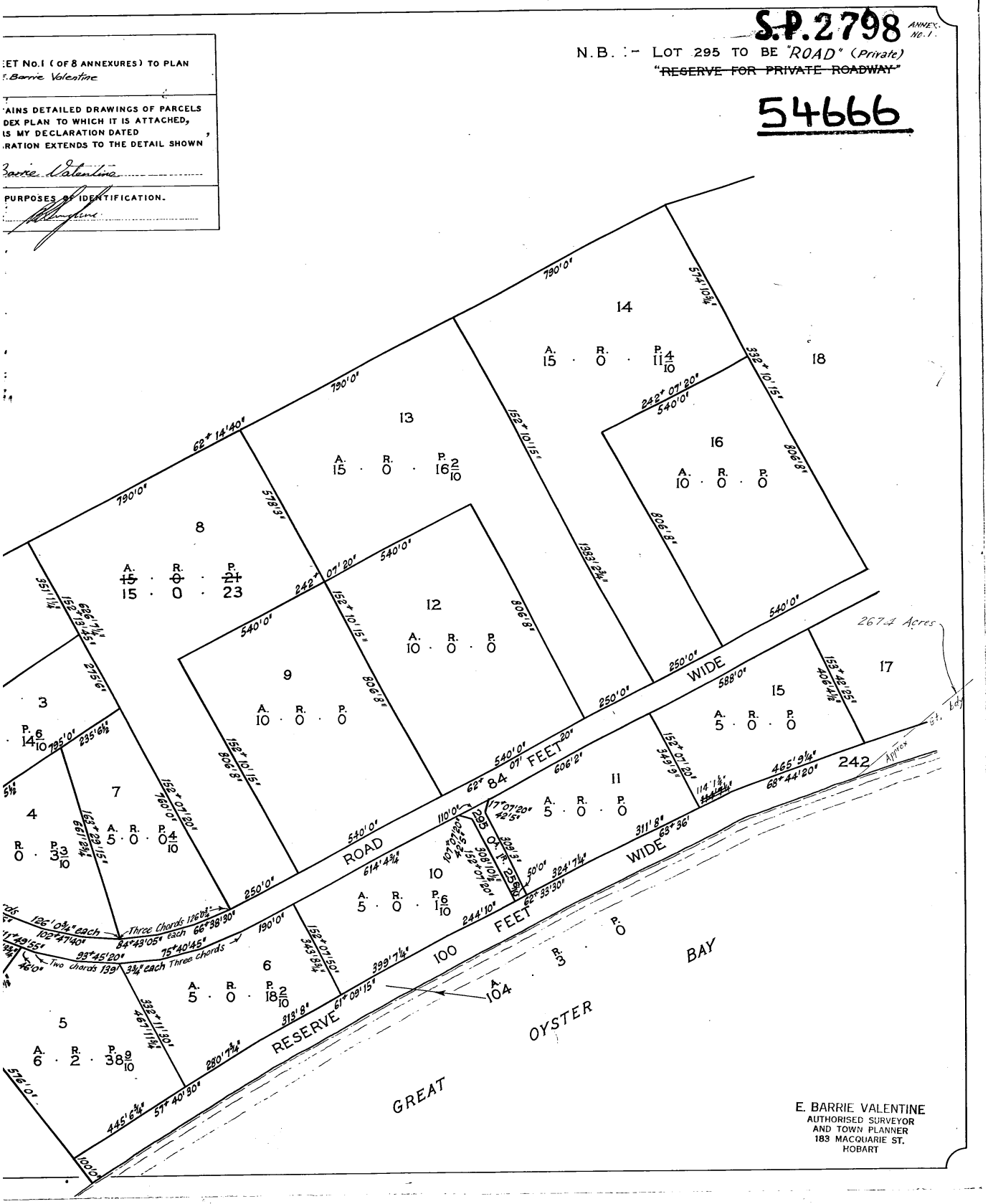
54666

:ET No.1 (OF 8 ANNEXURES) TO PLAN
E. Barrie Valentine

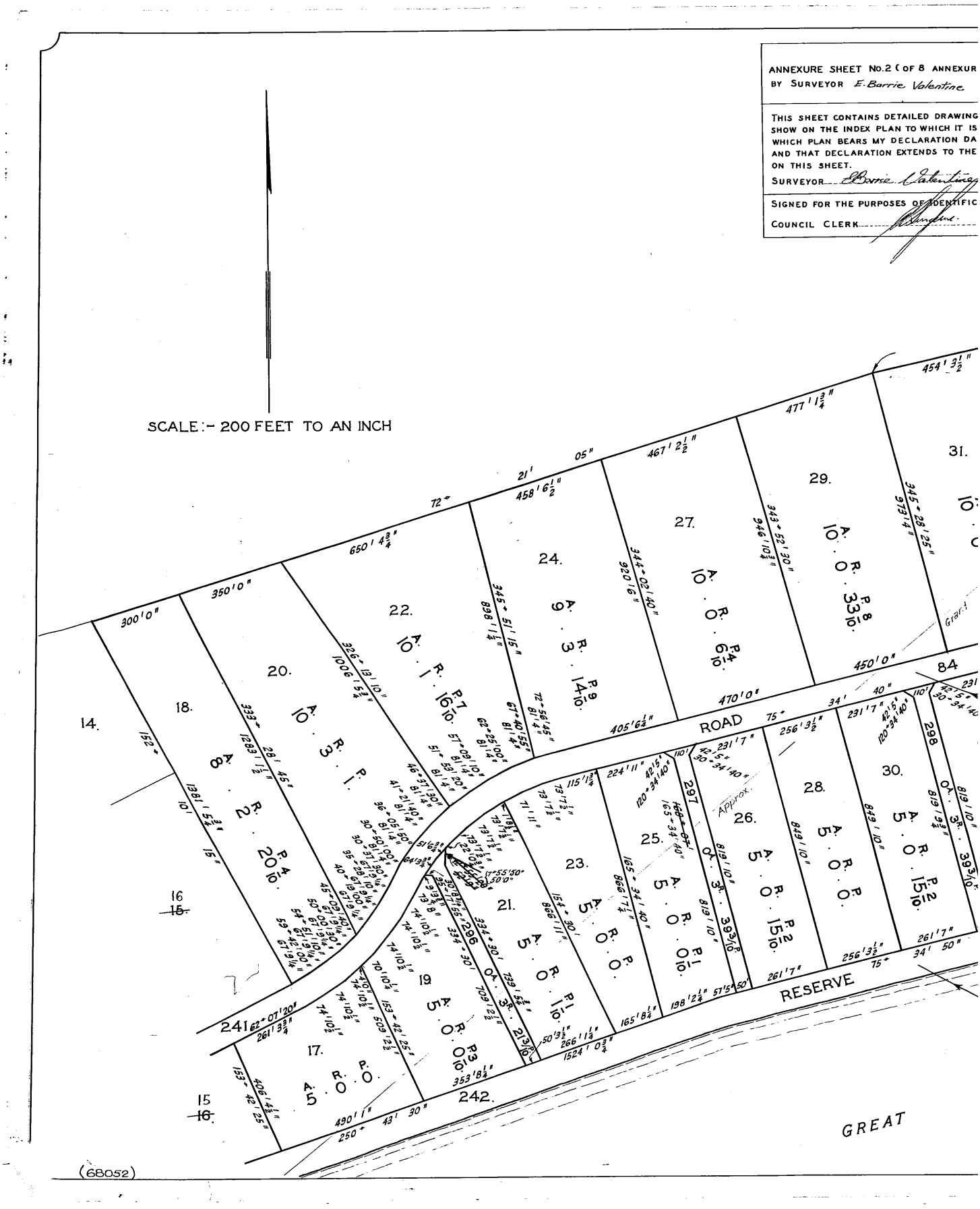
'AINS DETAILED DRAWINGS OF PARCELS
DEX PLAN TO WHICH IT IS ATTACHED,
IS MY DECLARATION DATED ,
RATION EXTENDS TO THE DETAIL SHOWN

Barrie Valentine

PURPOSES OF IDENTIFICATION.



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


ANNEXURE SHEET No.2 (OF 8 ANNEXUR
BY SURVEYOR E. Barrie Valentine
THIS SHEET CONTAINS DETAILED DRAWING
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AND THAT DECLARATION EXTENDS TO THE
ON THIS SHEET.
SURVEYOR E. Barrie Valentine
SIGNED FOR THE PURPOSES OF IDENTIFIC
COUNCIL CLERK
SCALE :- 200 FEET TO AN INCH
ROAD
RESERVE
GREAT
(68052)

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

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

Barrie Valentine

PURPOSES OF IDENTIFICATION

S.P. 2798 ANNEX. NO. 2

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

54666

2674 Acres

Lot 36

Lot 37 Bdy

Grant

WIDE FEET

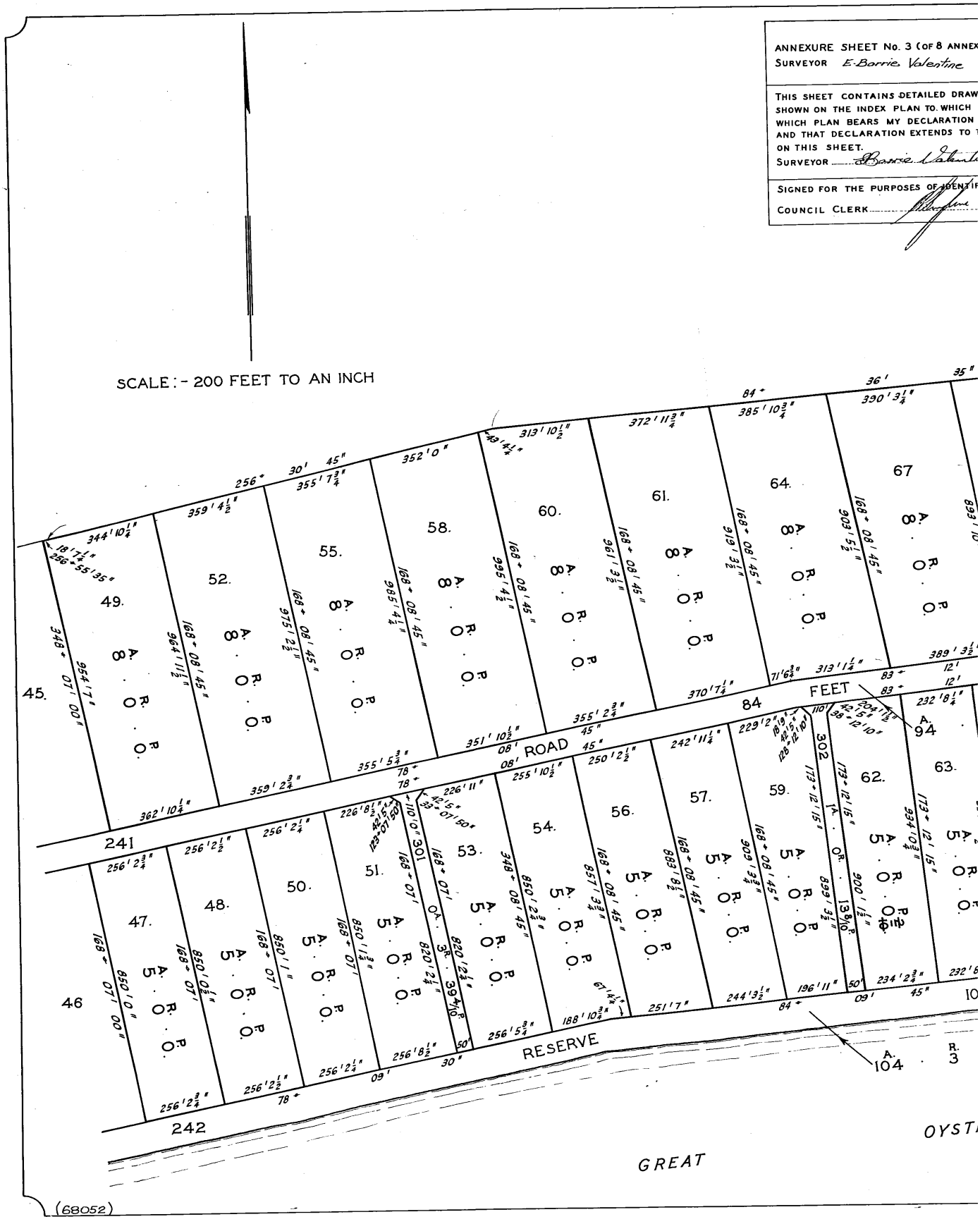
WIDE FEET

BAY

OYSTER

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
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SURVEYOR Barrie Valentine
SIGNED FOR THE PURPOSES OF IDENTIF
COUNCIL CLERK
SCALE:- 200 FEET TO AN INCH
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(68052)

S.P. 2798 ANNEX. No. 3

N.B. :- LOTS 301 - 303 TO BE 'ROAD' (Private)
"~~RESERVE FOR PRIVATE ROADWAY~~"

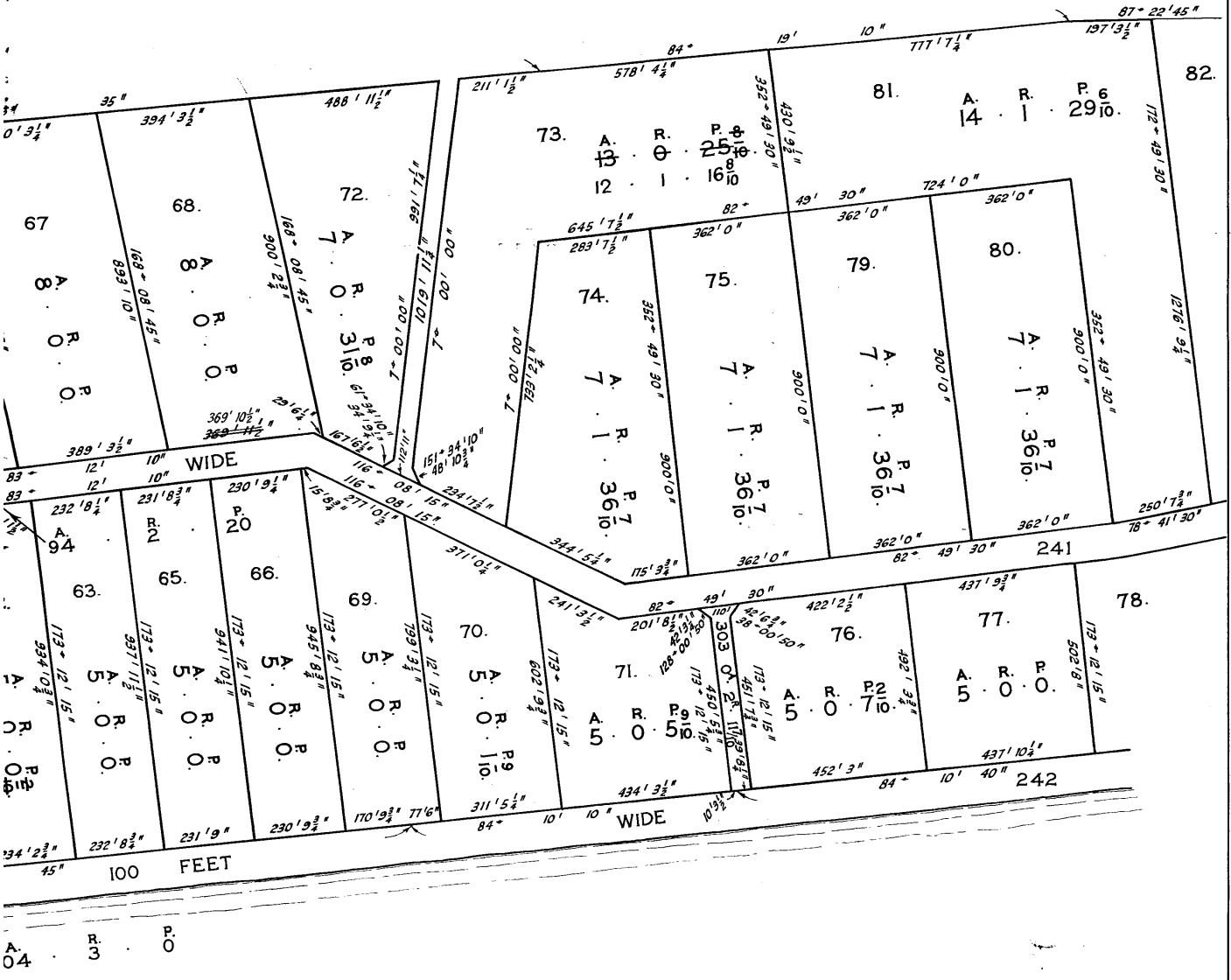
54666

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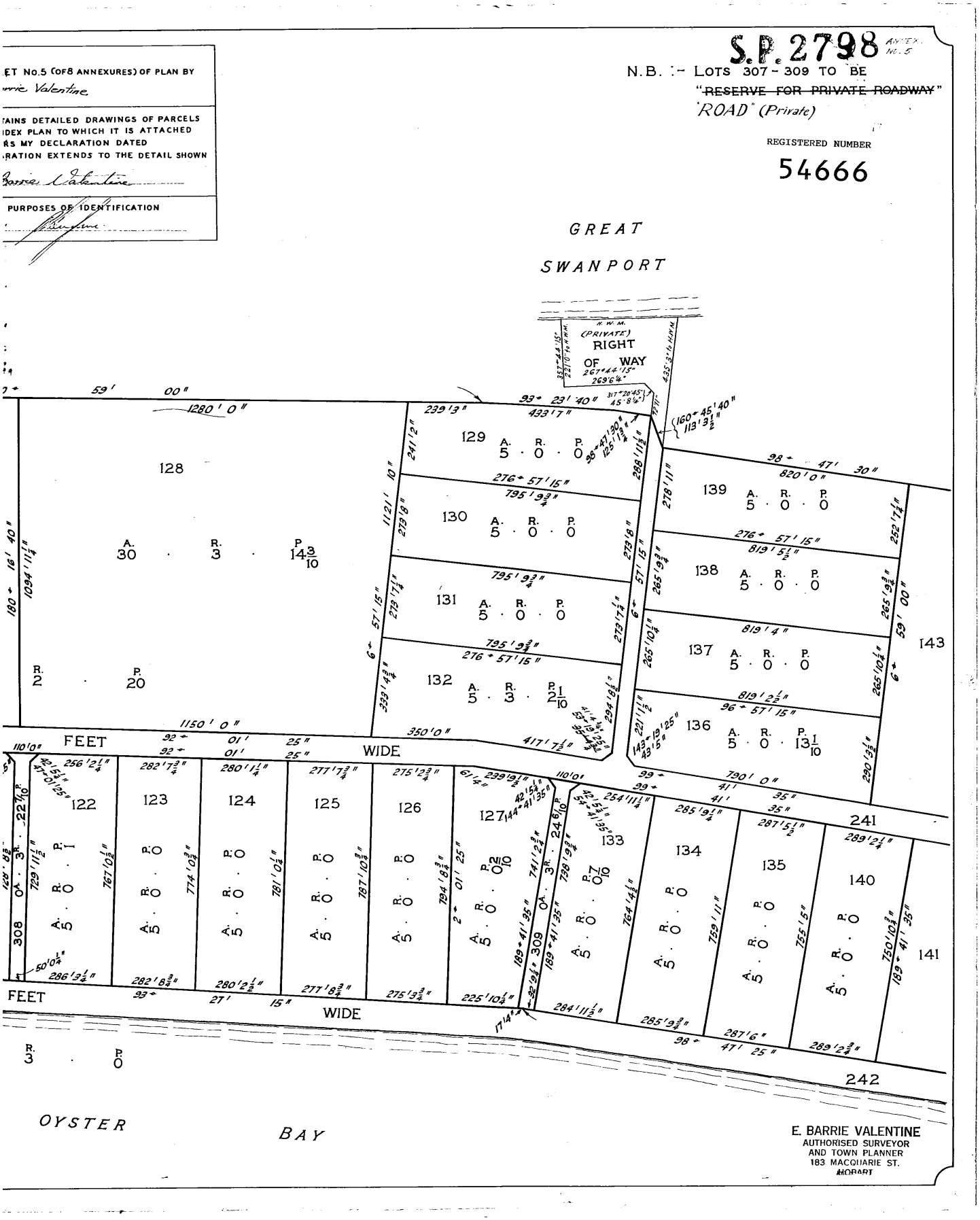
Barrie Valentine

URPOSES OF IDENTIFICATION.



REGISTERED NUMBER
54666

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

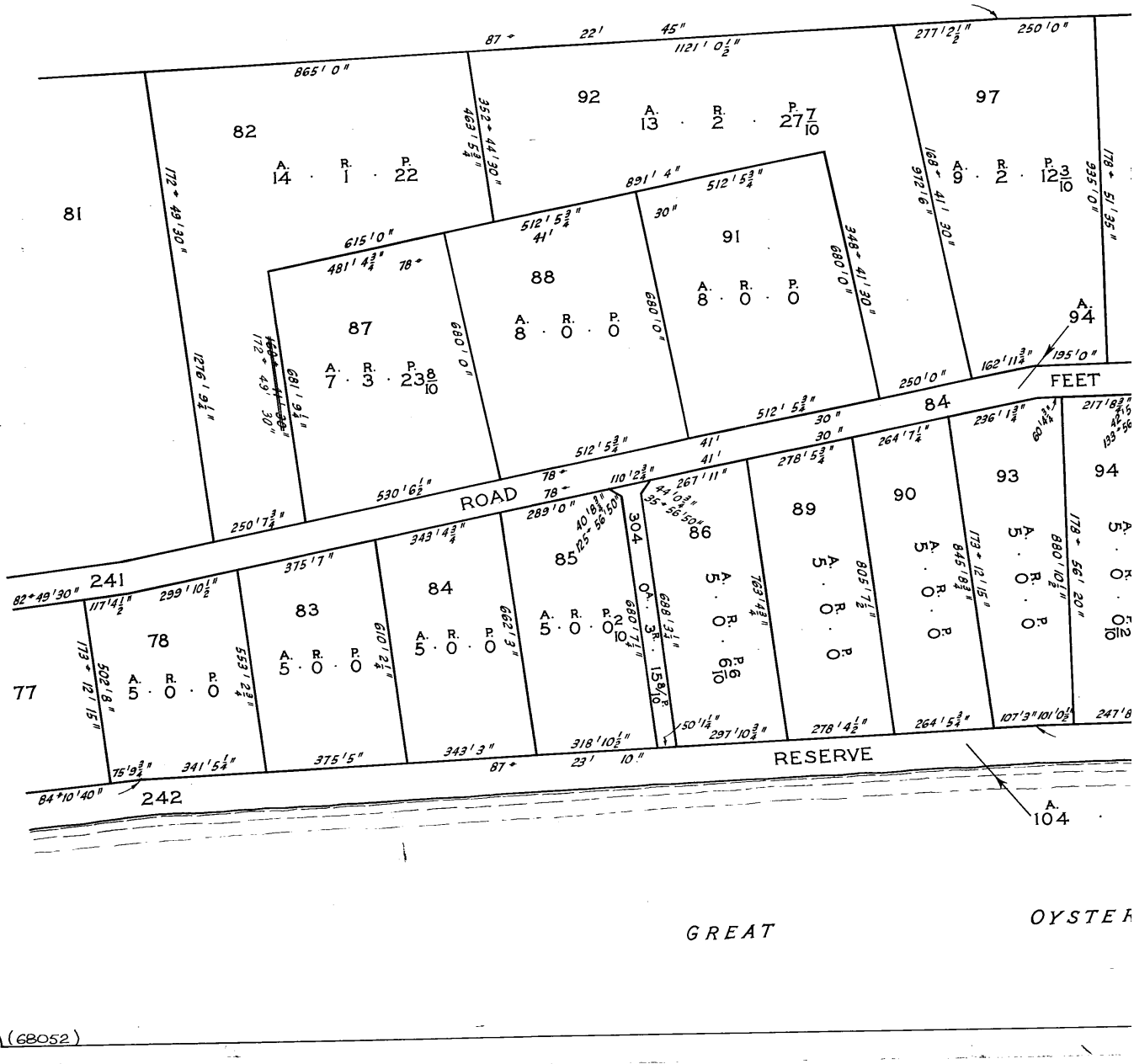

S.P. 2798
ANNEX. No. 5
N.B. :- LOTS 307 - 309 TO BE
"~~RESERVE FOR PRIVATE ROADWAY~~"
"ROAD" (Private)
REGISTERED NUMBER
54666
ET No.5 (OF 8 ANNEXURES) OF PLAN BY
rrie Valentine
TAINS DETAILED DRAWINGS OF PARCELS
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AS MY DECLARATION DATED
RATION EXTENDS TO THE DETAIL SHOWN
Barrie Valentine
PURPOSES OF IDENTIFICATION
GREAT
SWANPORT
(PRIVATE) RIGHT OF WAY
128
129
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137
138
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FEET WIDE
OYSTER
BAY
E. BARRIE VALENTINE
AUTHORISED SURVEYOR
AND TOWN PLANNER
183 MACQUARIE ST.
HOBART

ANNEXURE SHEET No. 4 (OF 8 ANNEXU
SURVEYOR E. Barrie Valentine

THIS SHEET CONTAINS DETAILED DRAWI
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SURVEYOR Barrie Valentine

SIGNED FOR THE PURPOSES OF IDENTI
COUNCIL CLERK

SCALE:- 200 FEET TO AN INCH



(68052)

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

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RATION EXTENDS TO THE DETAIL SHOWN

Barrie Valentine

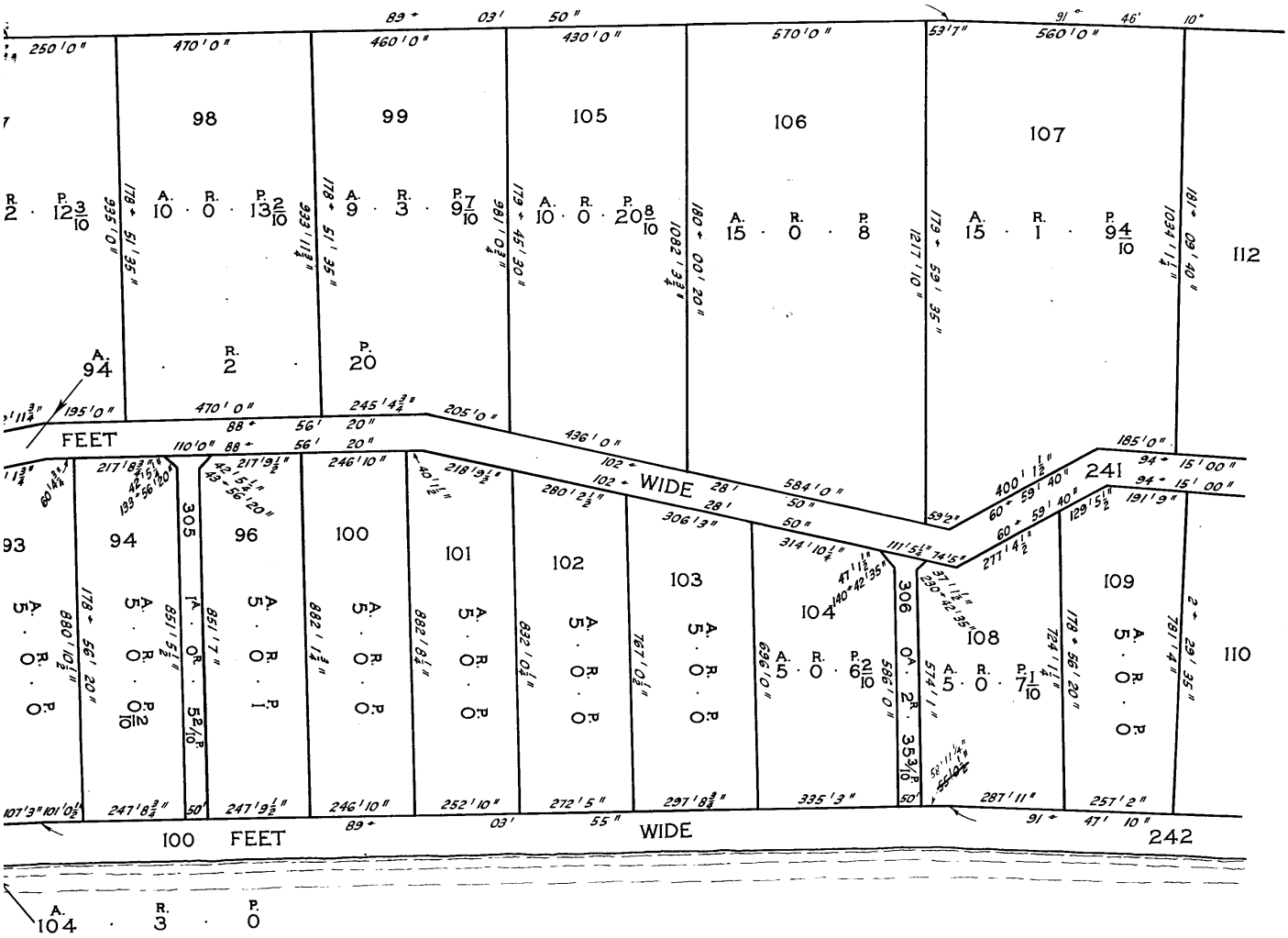
PURPOSES OF IDENTIFICATION

S.P. 2798

N.B. :- LOTS 304 - 306 TO BE 'ROAD' (Private)
"~~RESERVE FOR PRIVATE ROADWAY~~"

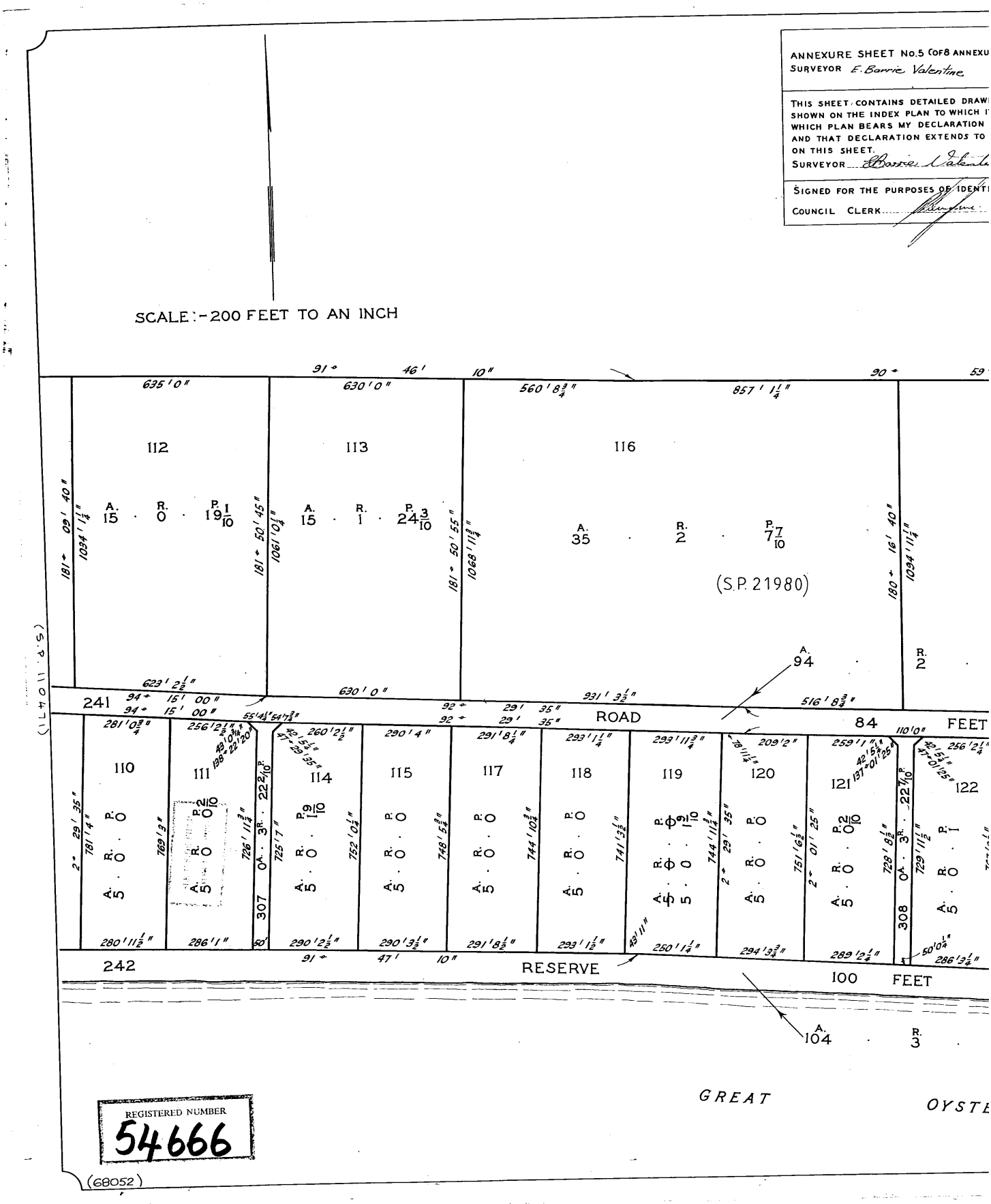
54666

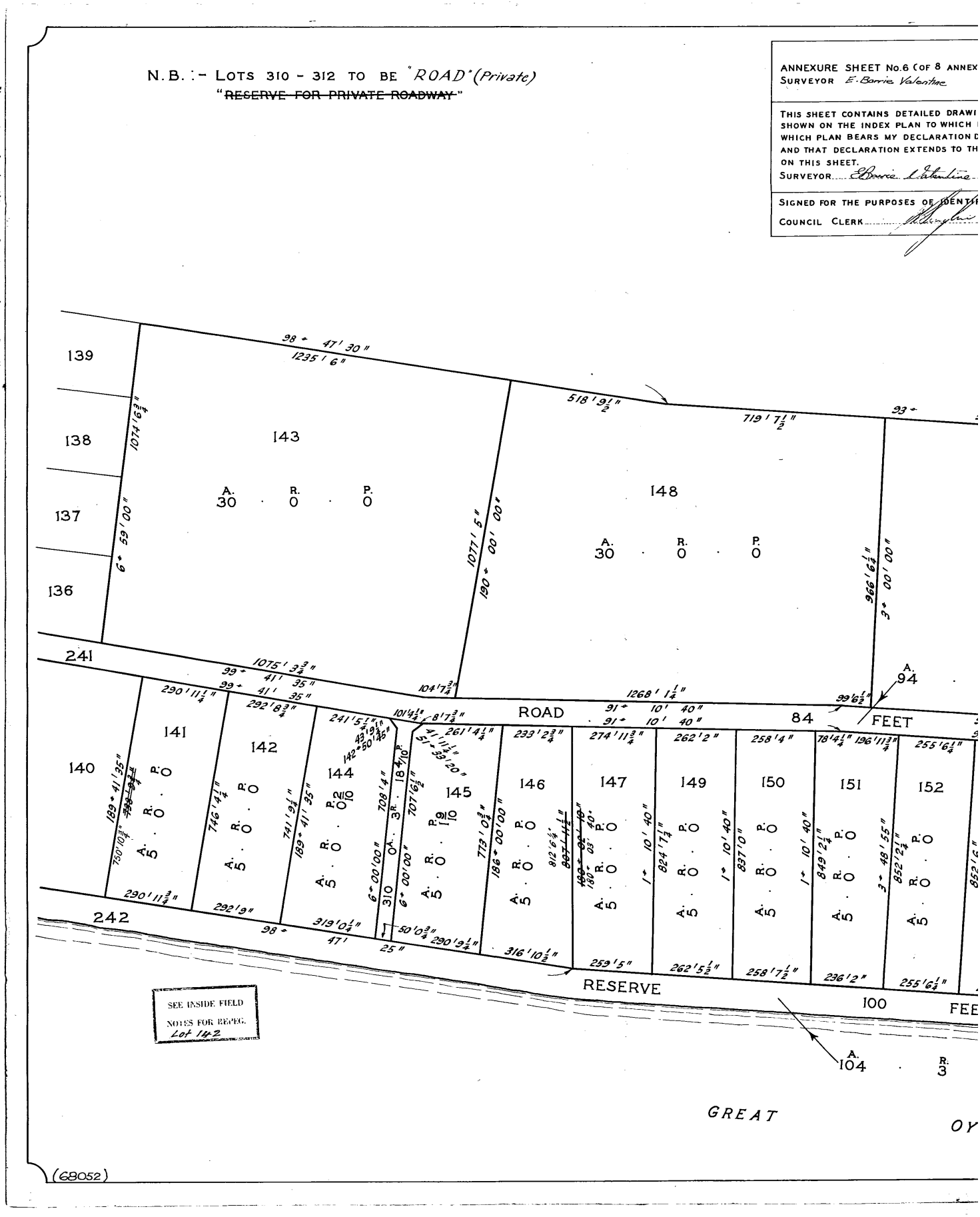
SEE INSIDE FIELD NOTES FOR REPEG. LOT 92



REGISTERED NUMBER
54666

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


ANNEXURE SHEET No.5 (OF 8 ANNEXU
SURVEYOR E. Barrie Valentine
THIS SHEET CONTAINS DETAILED DRAW
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WHICH PLAN BEARS MY DECLARATION
AND THAT DECLARATION EXTENDS TO
ON THIS SHEET.
SURVEYOR E Barrie Valentine
SIGNED FOR THE PURPOSES OF IDENTI
COUNCIL CLERK
SCALE:-200 FEET TO AN INCH
112
113
116
A. 15 . R. 0 . P. 19 1/10
A. 15 . R. 1 . P. 24 3/10
A. 35 . R. 2 . P. 7 7/10
(S.P. 21980)
635'0"
630'0"
560'8 3/4"
857'1 1/4"
1034'1 1/4"
1061'0 1/4"
1068'11 3/4"
1034'11 1/4"
623'2 1/2"
630'0"
931'3 1/2"
516'8 3/4"
A. 94 . R. 2
241
ROAD
84 FEET
110
111
114
115
117
118
119
120
121
122
RESERVE
100 FEET
242
A. 104 . R. 3
GREAT
OYSTE
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 DRAWI
SHOWN ON THE INDEX PLAN TO WHICH
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AND THAT DECLARATION EXTENDS TO TH
ON THIS SHEET.
SURVEYOR E Barrie Valentine
SIGNED FOR THE PURPOSES OF IDENTI
COUNCIL CLERK
139
138
137
136
143
A. 30 R. 0 P. 0
148
A. 30 R. 0 P. 0
241
242
ROAD
84 FEET
RESERVE
100 FEE
140
141
142
144
145
146
147
149
150
151
152
SEE INSIDE FIELD NOTES FOR REPEG. Lot 142
A. 94
A. 104 R. 3
GREAT
(68052)

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

INS DETAILED DRAWINGS OF PARCELS
DEX PLAN TO WHICH IT IS ATTACHED
IS MY DECLARATION DATED
ATION EXTENDS TO THE DETAIL SHOWN

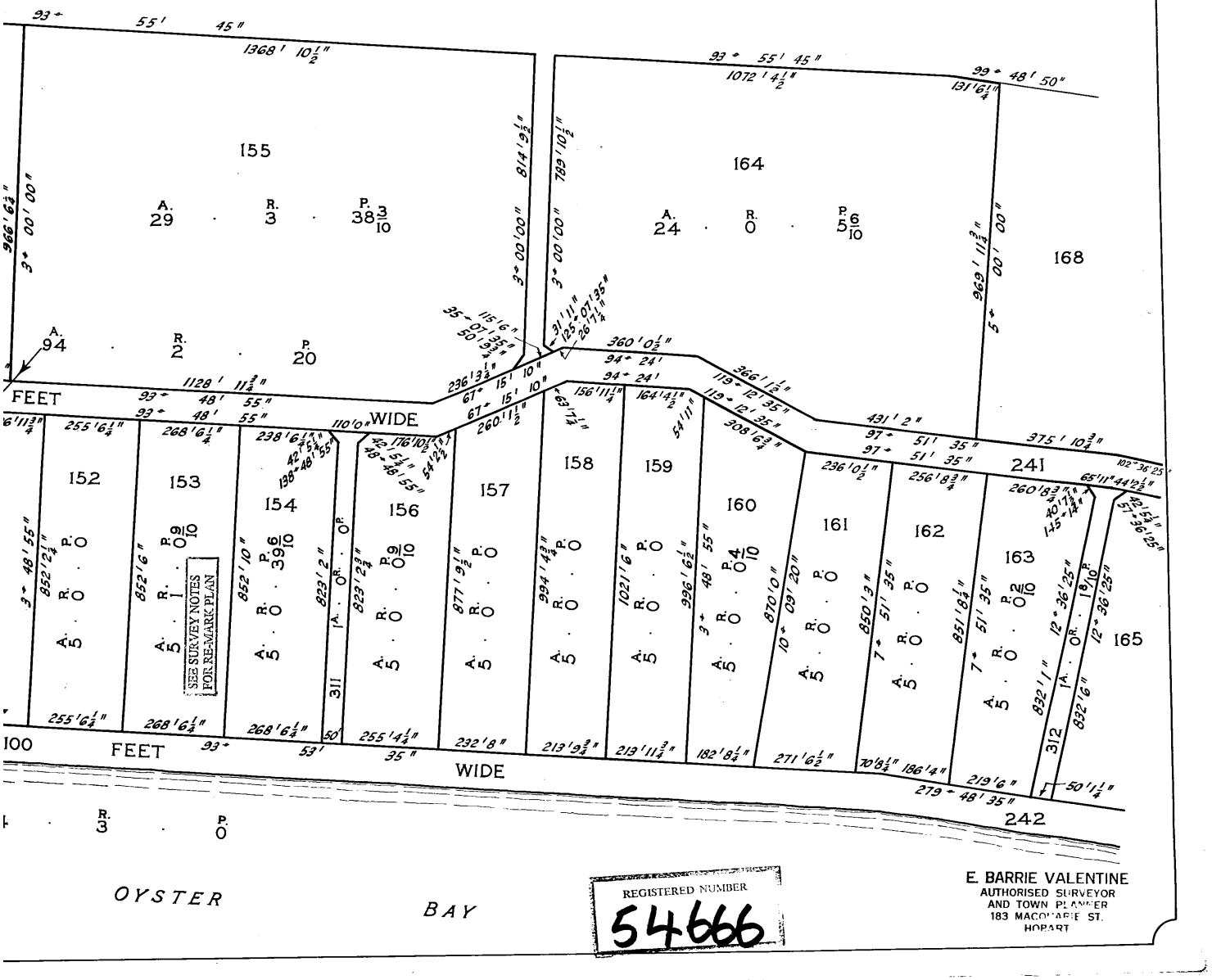
Barrie Valentine

URPOSES OF IDENTIFICATION.

S.P.2798
ANNEX. No. 6

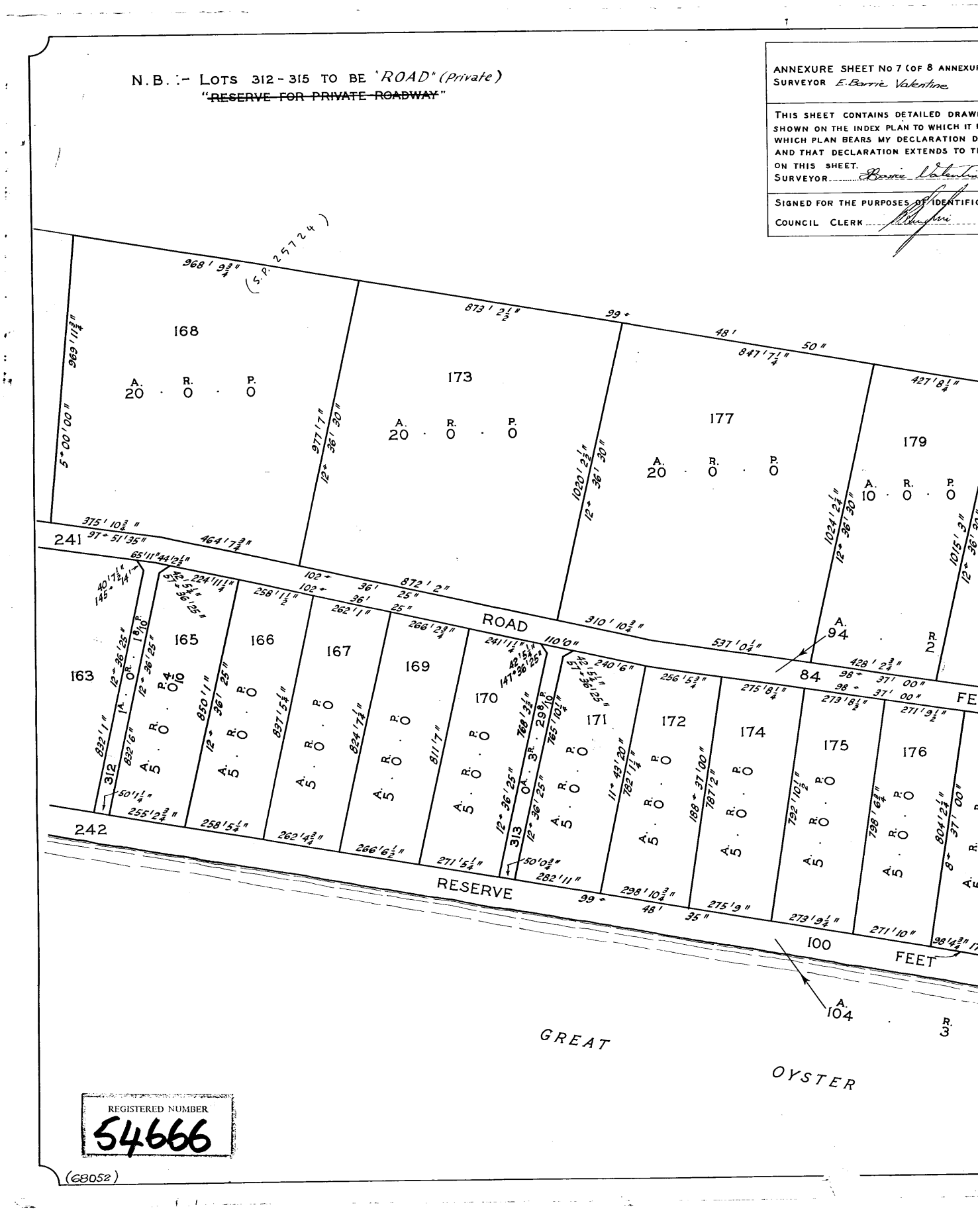
54666

SCALE:- 200 FEET TO AN INCH



REGISTERED NUMBER
54666

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


N.B. :- LOTS 312 - 315 TO BE "ROAD" (Private)
"~~RESERVE FOR PRIVATE ROADWAY~~"
ANNEXURE SHEET No 7 (OF 8 ANNEXU
SURVEYOR E. Barrie Valentine
THIS SHEET CONTAINS DETAILED DRAW
SHOWN ON THE INDEX PLAN TO WHICH IT
WHICH PLAN BEARS MY DECLARATION D
AND THAT DECLARATION EXTENDS TO T
ON THIS SHEET.
SURVEYOR
SIGNED FOR THE PURPOSES OF IDENTIFI
COUNCIL CLERK
(S.P. 25724)
168
A. 20 R. 0 P. 0
173
A. 20 R. 0 P. 0
177
A. 20 R. 0 P. 0
179
A. 10 R. 0 P. 0
241
163
165
166
167
169
170
171
172
174
175
176
312
313
ROAD
RESERVE
242
84
94
104
A. R. 2
A. R. 3
100 FEET
GREAT OYSTER
REGISTERED NUMBER
54666
(68052)

T No 7 (OF 8 ANNEXURES) TO PLAN BY
rie Valentine

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

Barrie Valentine

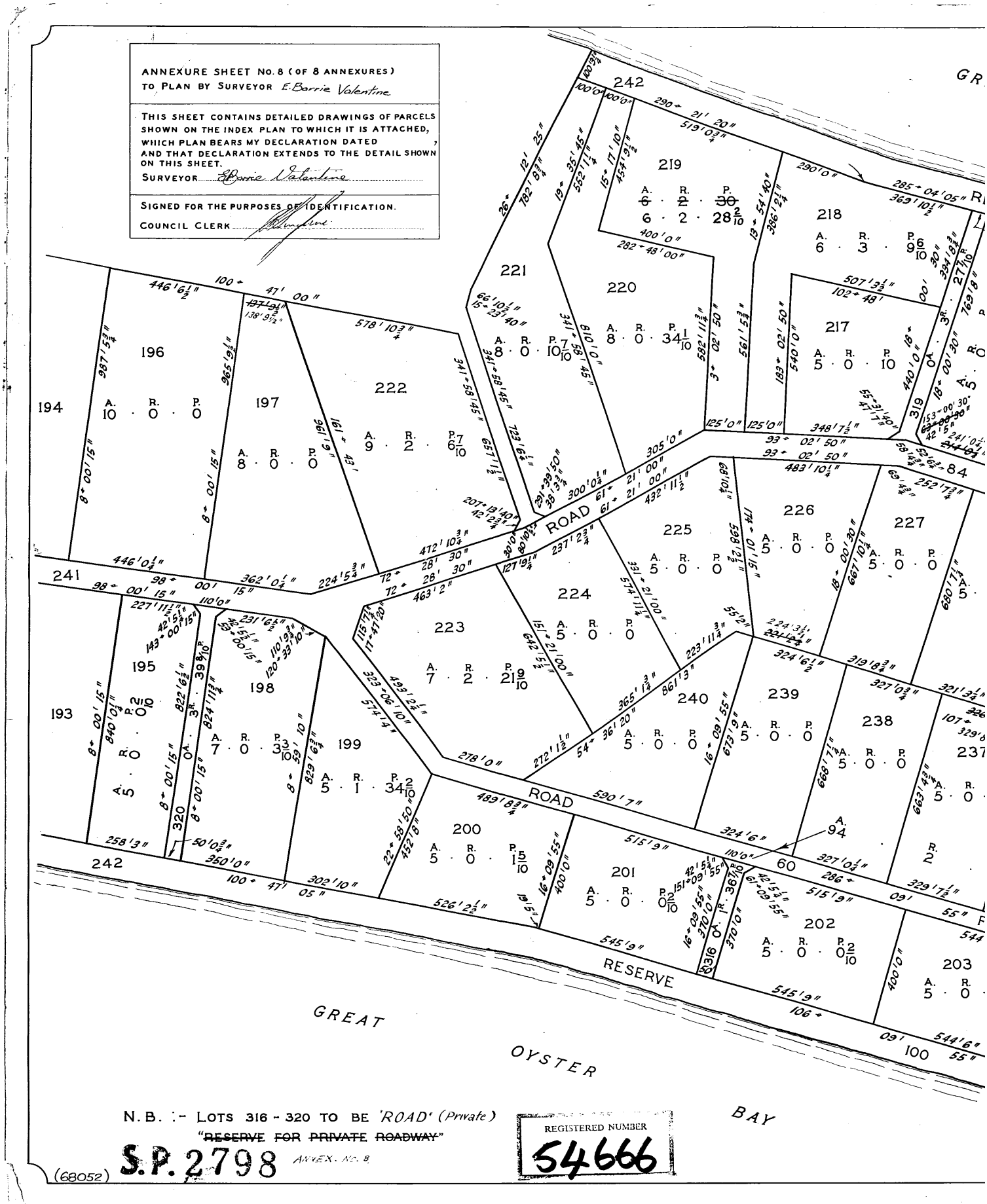
URPOSES OF IDENTIFICATION.

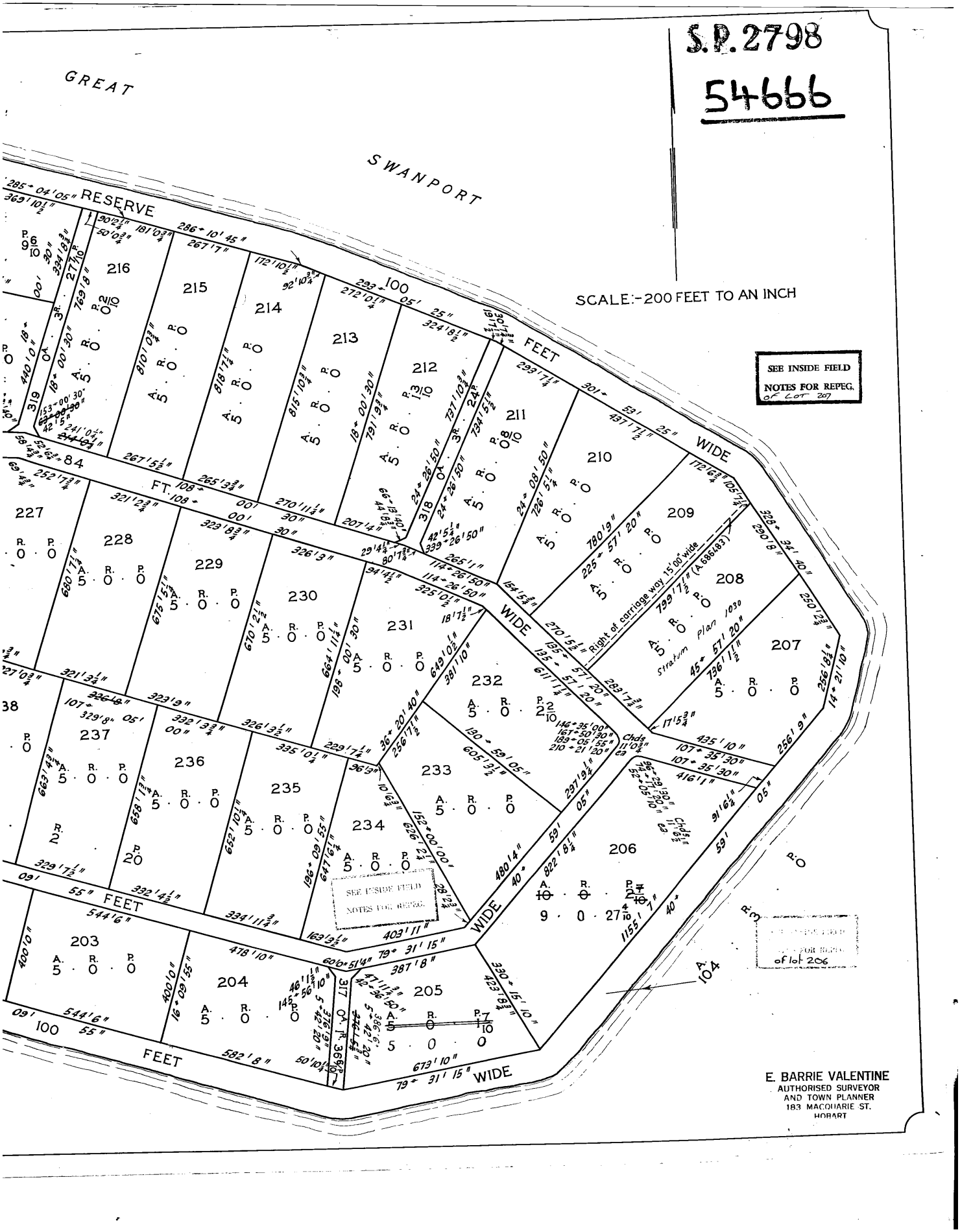
S.P.2798
ANNEX. NO. 7
54666

SCALE:- 200 FEET TO AN INCH

179 180 181 186 187 190 194 196
176 178 182 183 184 185 188 189 191 192 193 195
241 242
FEET WIDE
BAY

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


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
ROAD
ROAD
RESERVE
GREAT OYSTER BAY
N.B. :- LOTS 316 - 320 TO BE 'ROAD' (Private)
"RESERVE FOR PRIVATE ROADWAY"
S.P. 2798 ANNEX. No. 8
(68052)
REGISTERED NUMBER
54666


S.P.2798
54666
GREAT
SWANPORT
RESERVE
SCALE:-200 FEET TO AN INCH
SEE INSIDE FIELD NOTES FOR REPEG. OF LOT 207
WIDE
FEET
FT
Right of carriage way 15.00 wide (A.586483)
Stratum Plan 1030
SEE INSIDE FIELD NOTES FOR REPEG.
SEE INSIDE FIELD NOTES FOR REPEG. of lot 206
E. BARRIE VALENTINE
AUTHORISED SURVEYOR
AND TOWN PLANNER
183 MACQUARIE ST.
HOBART

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 prender 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, except lot 242 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 ~~of way~~ over the Right of Way (Private) 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.) PTY. LTD. was hereunto affixed in the presence of RICHARD WARREN PORTER and MICHAEL JOHN DINON. The Committee appointed by the Directors for such purposes : the beneficial owner of the land in Cert. No. 41/8024

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

~~Directors.~~ Secretary.

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

SIMMONS WOLFHAGEN SIMMONS & WALCH

Per:

CERTIFIED CORRECT for the purposes of the Real Property Act 1862 as amended.
Simmons, Wolfhagen, 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 19 69

21028

Council Clerk/Town Clerk

SHAKESPEARE - DOLPHIN SANDS

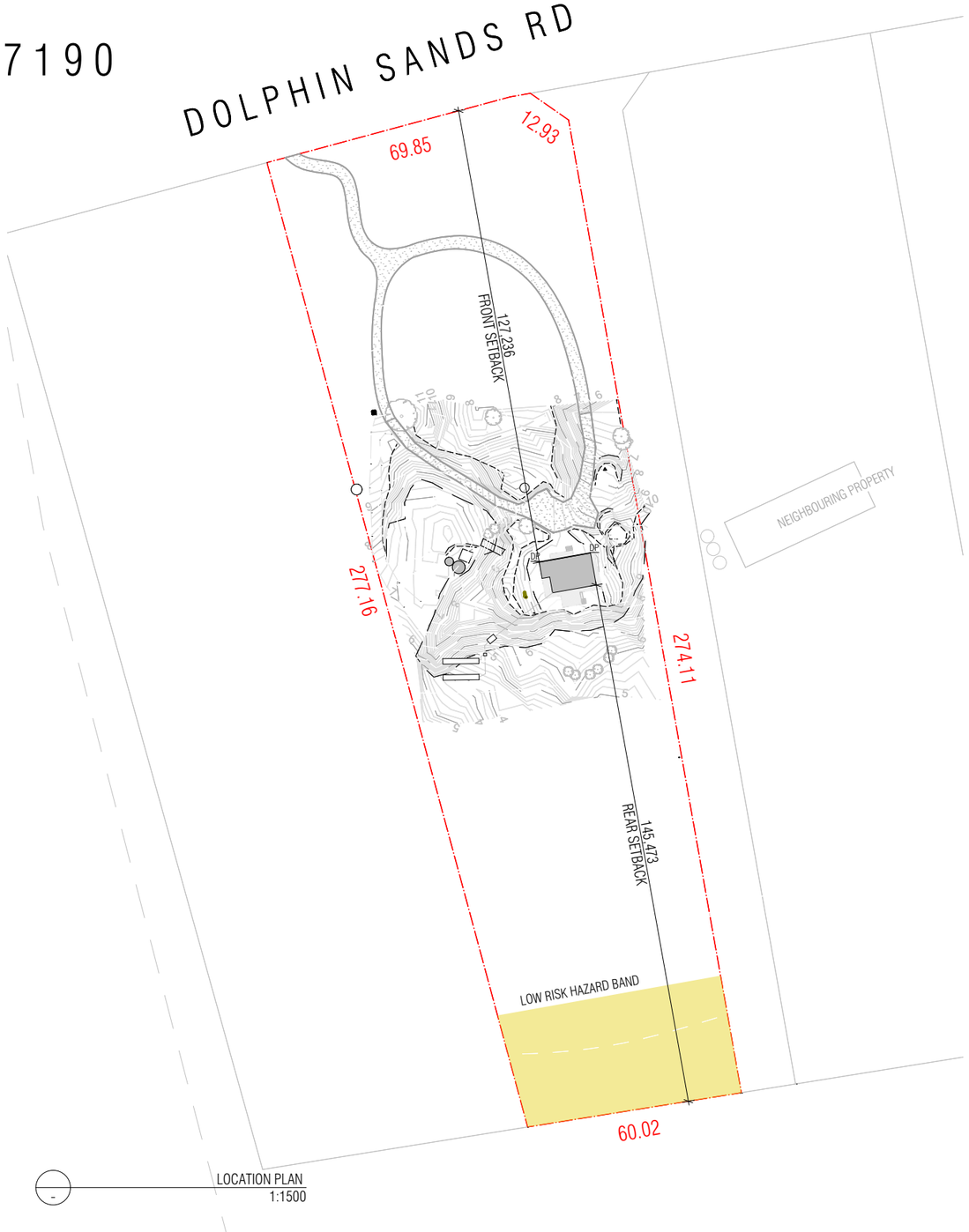
444 DOLPHIN SANDS RD DOLPHIN SANDS TAS 7190

PLANNING PERMIT - STAGE 04 9/09/2026

PROJECT DETAILS	
PROJECT NAME:	SHAKESPEARE - DOLPHIN SANDS
PROJECT NUMBER:	2623
PROJECT STAGE:	STAGE 04
TITLE LOT/PLAN:	54666/59
PROPERTY IDENTIFICATION NO	5279880
SITE DETAILS	
SITE AREA:	20234 m²
BAL RATING:	29
SOIL CLASS:	CLASS A
WIND RATING:	N3
CLIMATE ZONE:	7
DISTANCE TO BREAKING SURF:	200M
PLANNING ZONE:	PARTICULAR PURPOSE ZONE
SITE HAZARDS / OVERLAYS:	PRIORITY VEGETATION AREA, BUSHFIRE-PRONE AREAS, MEDIUM COASTAL EROSION BAND

Sheet Index

LAYOUT No.	LAYOUT NAME:
A.101	COVER PAGE
A.102	SITE PLAN
A.103	FLOOR PLAN
A.104	ROOF PLAN
A.105	MATERIALS
A.106	ELEVATIONS
A.107	ELEVATIONS
A.108	SECTIONS
A.109	DOOR & WINDOW SCHEDULE
A.110	EROSION CONTROL
A.111	PLANNING PROPERTY REPORT
A.112	PLANNING PROPERTY REPORT



LOCATION PLAN
1:1500

DEVELOPMENT SUMMARY	
SITE AREA	20234 m²
GROUND LEVEL PROPOSED	122.66m²
DECKING PERMEABLE	+68.76m²
BUILDING COVERAGE	173.42m² (0.84%)

REVISION

NOTES
Schedules and Specifications shall take precedence to drawings
Figured dimensions shall take precedence to scaled dimensions.
Check and verify all dimensions prior to commencement of work.

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BAL 29

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E. HELLO@ARKULAR.COM WWW.ARKULAR.COM

PROJECT
SHAKESPEARE - DOLPHIN SANDS

ADDRESS
444 DOLPHIN SANDS RD DOLPHIN SANDS
TAS 7190

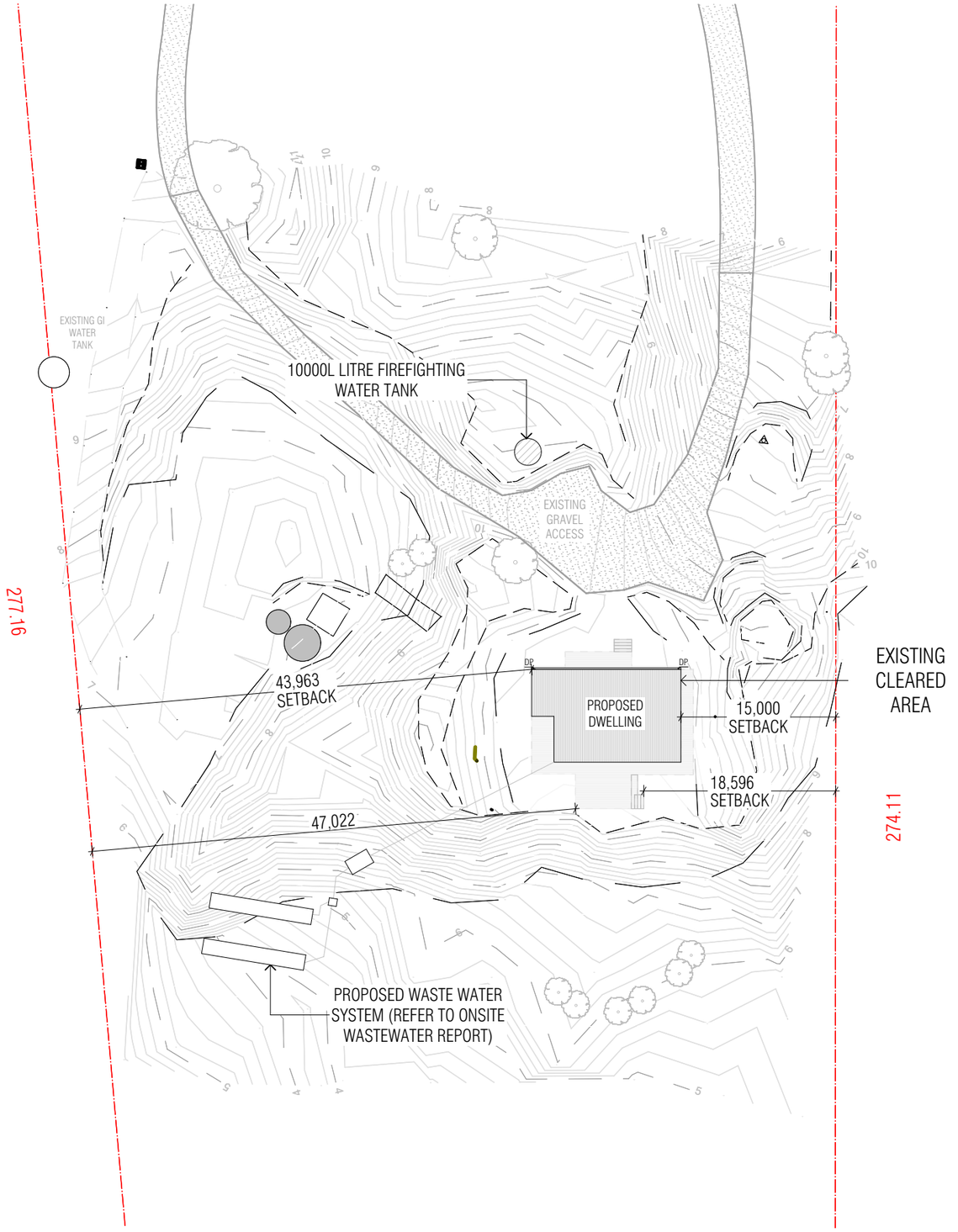
FOR
GILLIAN & NICHOLAS SHAKESPEARE

STAGE 04

TITLE
COVER PAGE

SCALE	1:1, 1:500, 1:1500@A3
DRAWN	GM
ORIGINAL ISSUE	9/09/2026
REVISION No.	P01

JOB No. 2623
DRAWING No. A.101



SITE PLAN
1:500

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TAS 7190

FOR
GILLIAN & NICHOLAS SHAKESPEARE

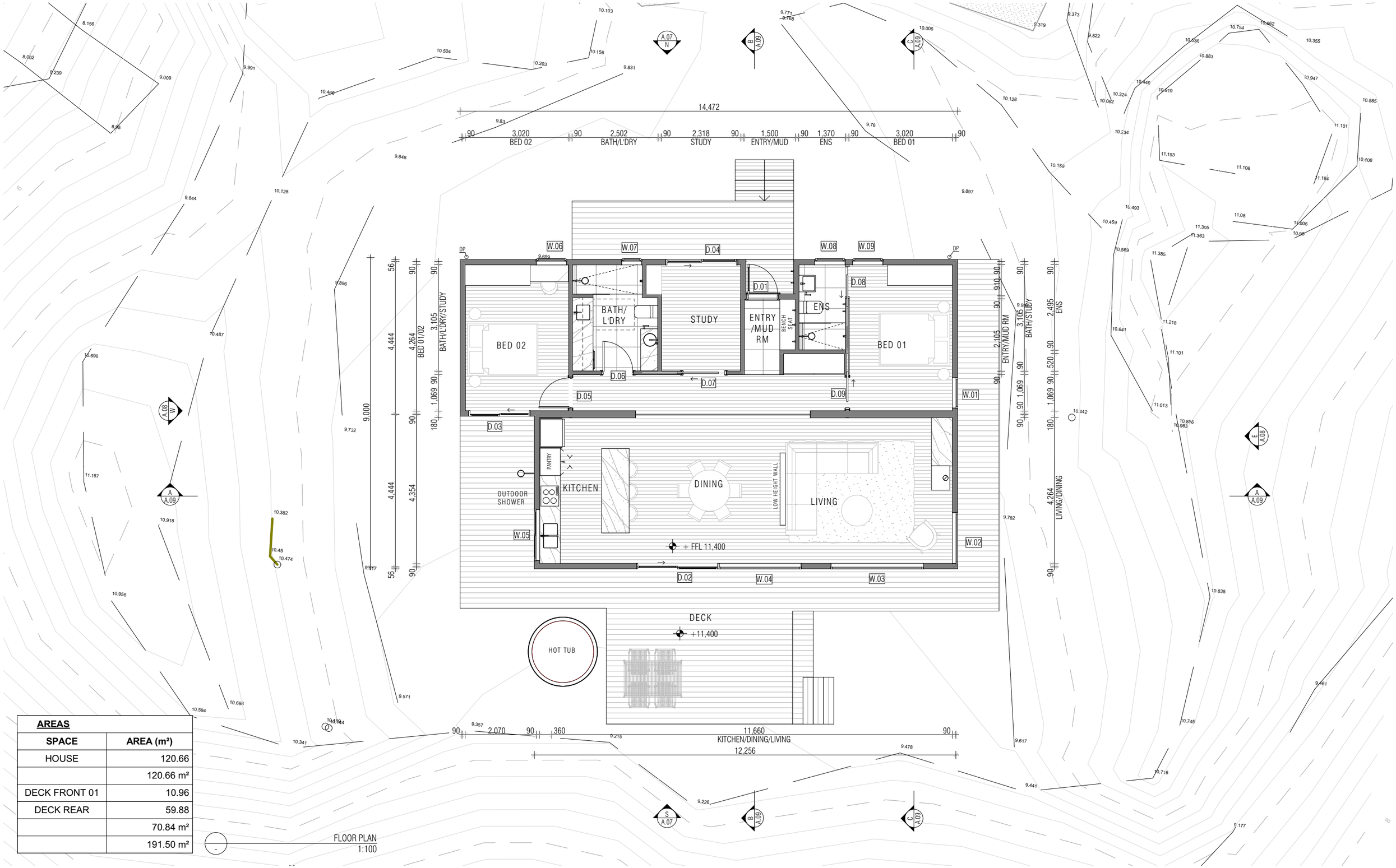
STAGE 04

TITLE
SITE PLAN

SCALE	1:500@A3
DRAWN	GM
ORIGINAL ISSUE	9/09/2026
REVISION No.	P01

JOB No. 2623

DRAWING No. A.102



AREAS	
SPACE	**AREA (m²)**
HOUSE	120.66
	120.66 m²
DECK FRONT 01	10.96
DECK REAR	59.88
	70.84 m²
	191.50 m²

FLOOR PLAN
1:100

REVISION

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PROJECT
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TAS 7190

FOR
GILLIAN & NICHOLAS SHAKESPEARE

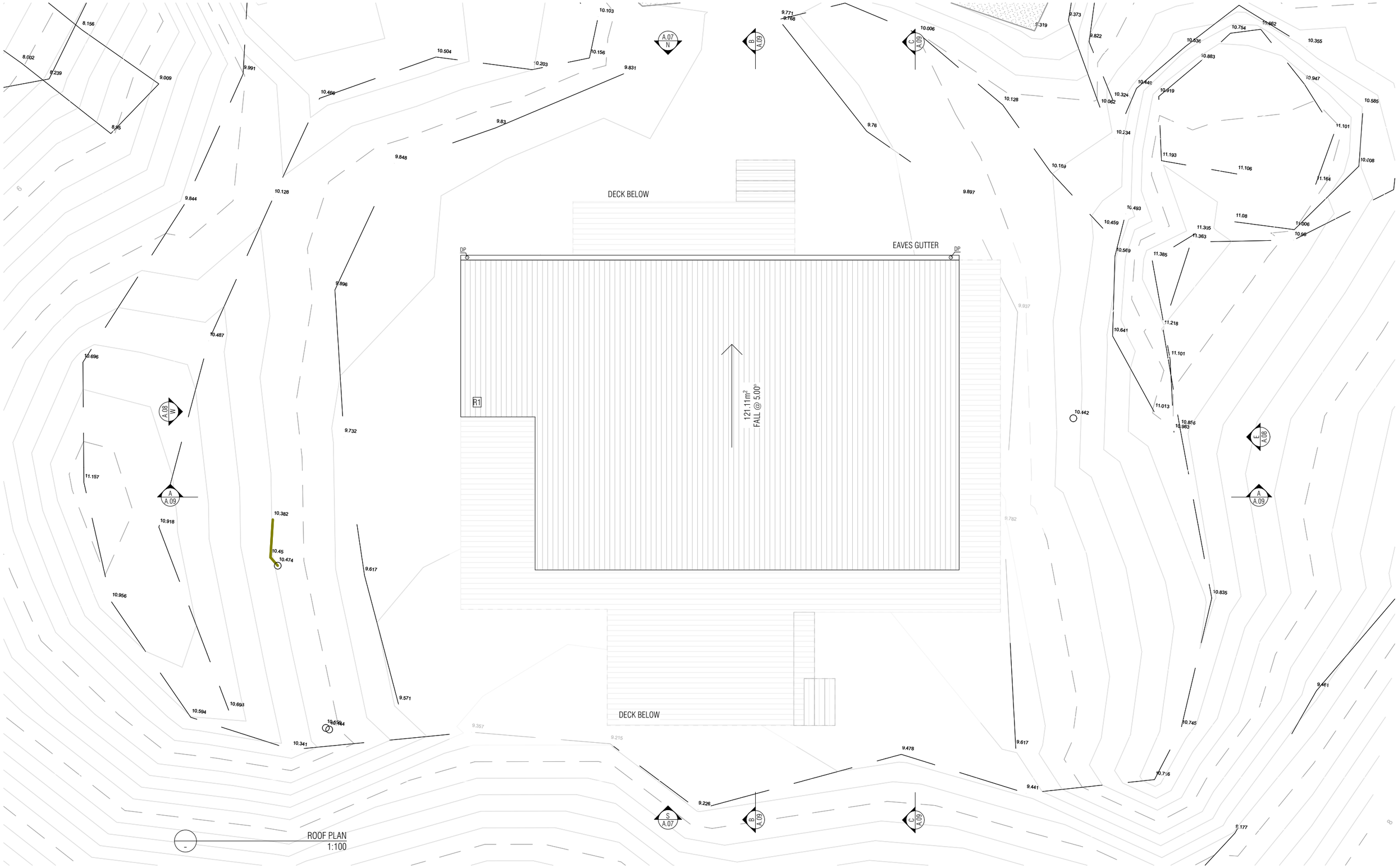
STAGE 04

TITLE
FLOOR PLAN

SCALE	1:100, 1:1@A3
DRAWN	GM
ORIGINAL ISSUE	9/09/2026
REVISION No.	P01

JOB No.
2623

DRAWING No.
A.103



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PROJECT
SHAKESPEARE - DOLPHIN SANDS

ADDRESS
444 DOLPHIN SANDS RD DOLPHIN SANDS
TAS 7190

FOR
GILLIAN & NICHOLAS SHAKESPEARE

STAGE 04

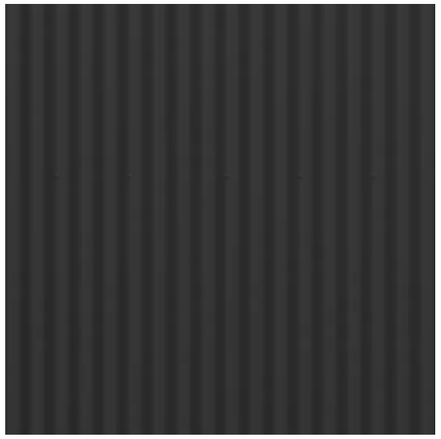
TITLE
ROOF PLAN

SCALE	1:100@A3
DRAWN	GM
ORIGINAL ISSUE	9/09/2026
REVISION No.	P01

JOB No.
2623

DRAWING No.
A.104

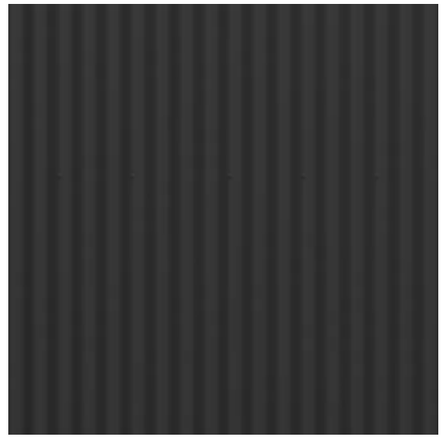
PROPOSED EXTERNAL FINISHES



EMC1 - CUSTOM ORB CLADDING (ULTRA)



EHW1 - SILVERTOP STRINGY



R1 - DARK METAL ROOFING

REVISION

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PROJECT
SHAKESPEARE - DOLPHIN SANDS

ADDRESS
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TAS 7190

FOR
GILLIAN & NICHOLAS SHAKESPEARE

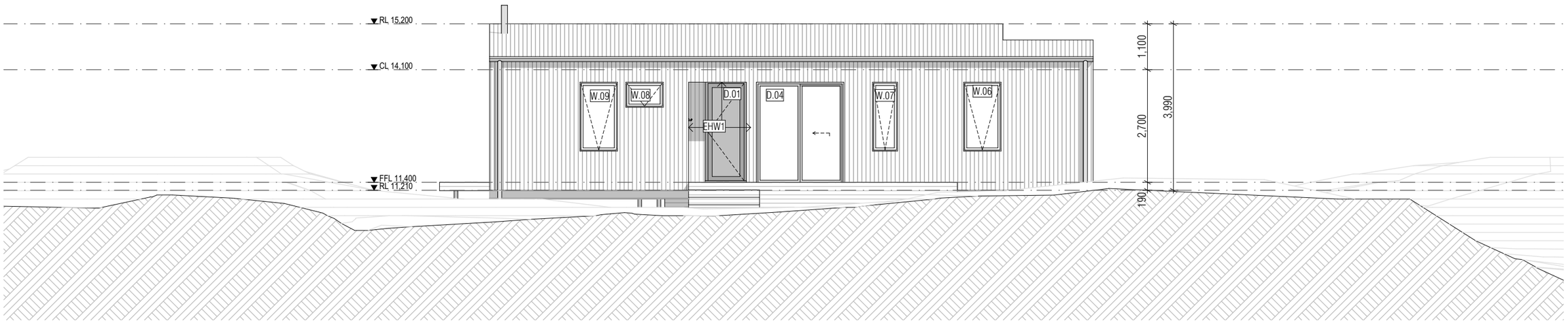
STAGE 04

TITLE
MATERIALS

SCALE	@A3	JOB No. 2623
DRAWN	GM	
ORIGINAL ISSUE	9/09/2026	DRAWING No. A.105
REVISION No.	P01	



S
-
SOUTH ELEVATION
1:100



N
-
NORTH ELEVATION
1:100

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PROJECT
SHAKESPEARE - DOLPHIN SANDS

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TAS 7190

FOR
GILLIAN & NICHOLAS SHAKESPEARE

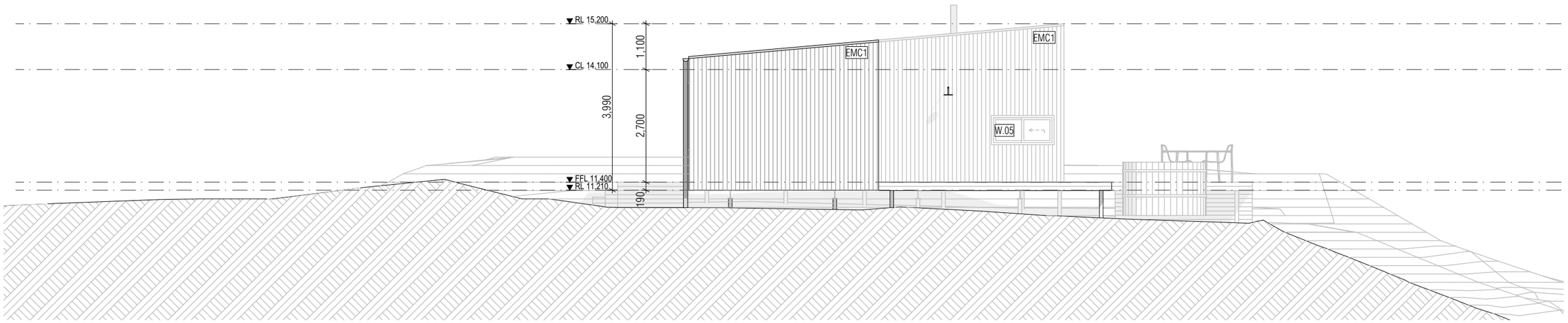
STAGE 04

TITLE
ELEVATIONS

SCALE	1:100@A3
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ORIGINAL ISSUE	9/09/2026
REVISION No.	P01

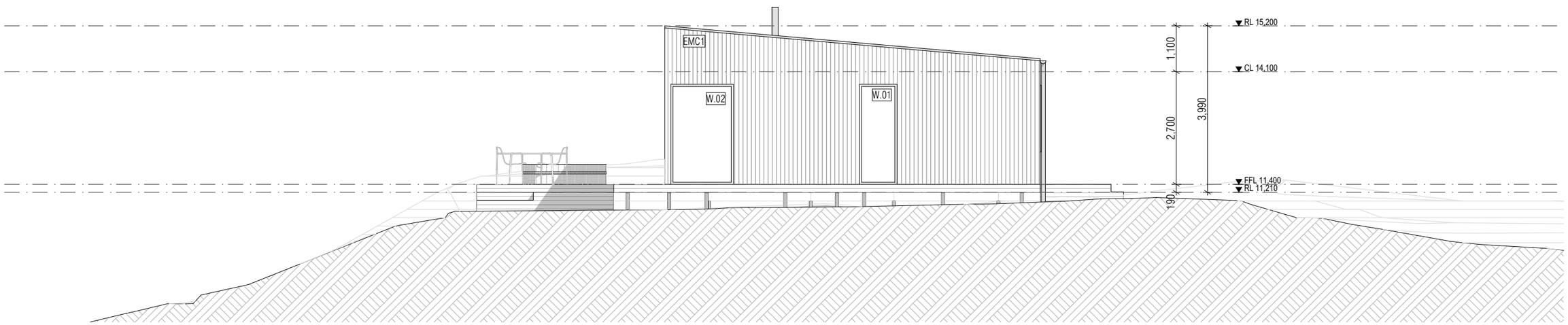
JOB No.
2623

DRAWING No.
A.106



W
-

WEST ELEVATION
1:100



E
-

EAST ELEVATION
1:100

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FOR
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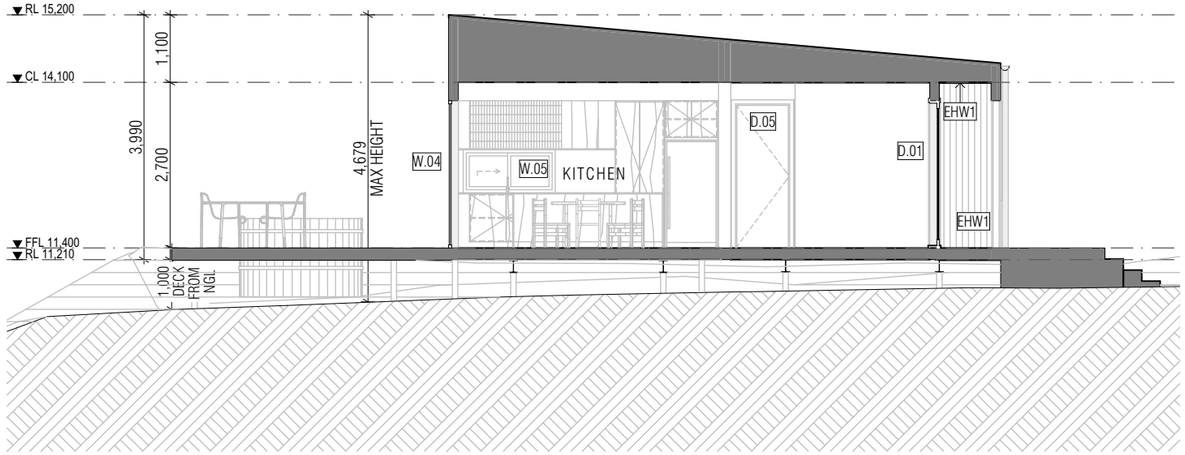
STAGE 04

TITLE
ELEVATIONS

SCALE	1:100@A3
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ORIGINAL ISSUE	9/09/2026
REVISION No.	P01

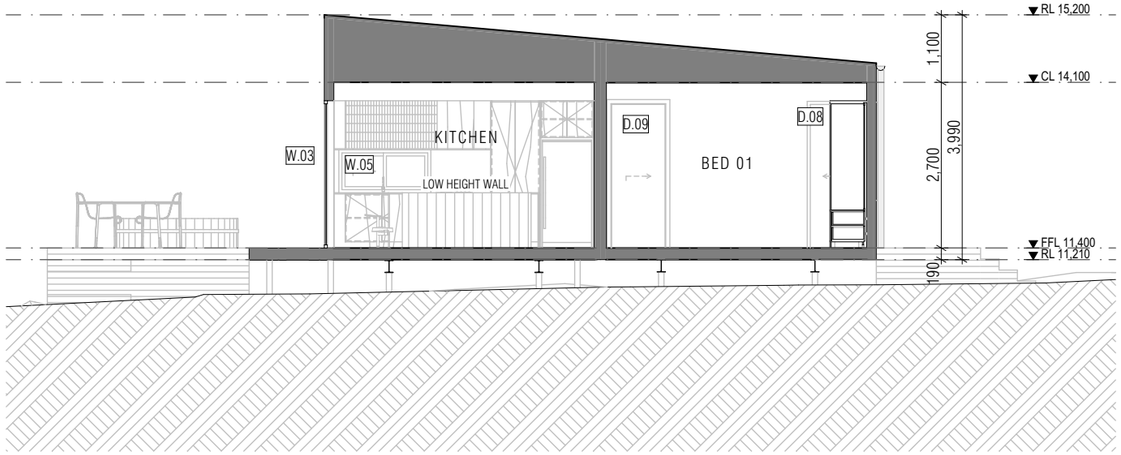
JOB No.
2623

DRAWING No.
A.107



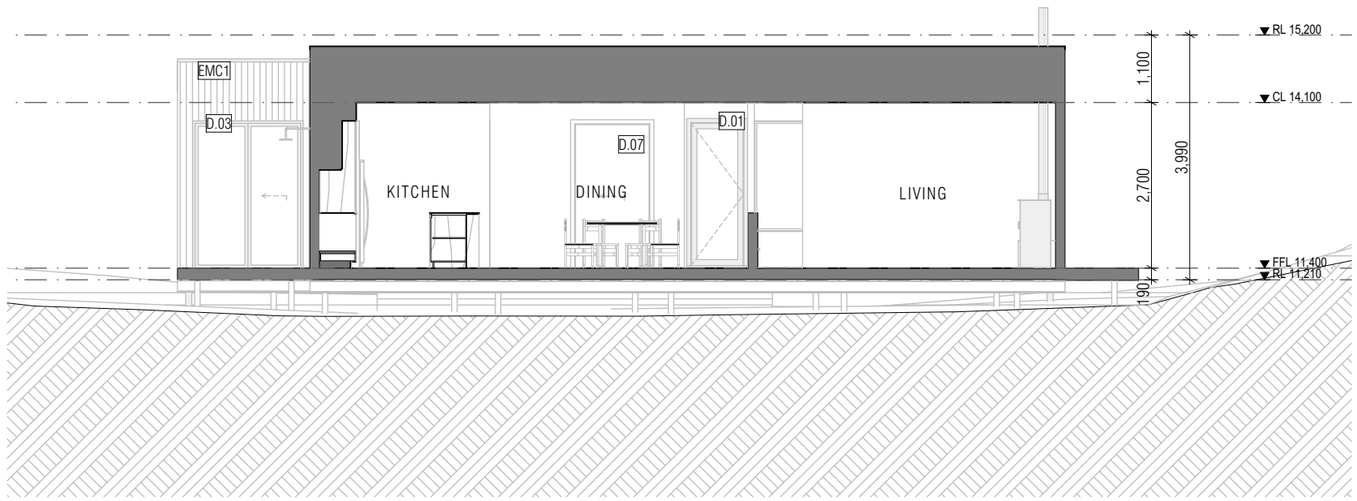
B
-

SECTION BB
1:100



C
-

SECTION CC
1:100



A
-

SECTION AA
1:100

REVISION

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SHAKESPEARE - DOLPHIN SANDS

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FOR
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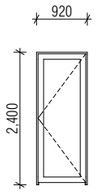
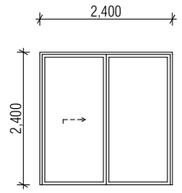
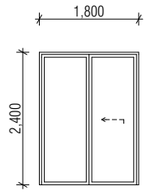
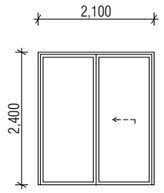
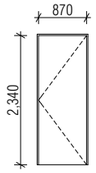
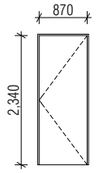
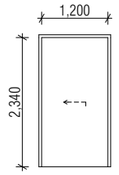
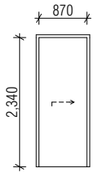
STAGE 04

TITLE
SECTIONS

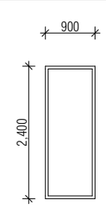
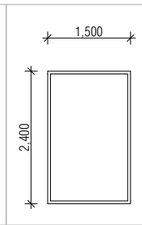
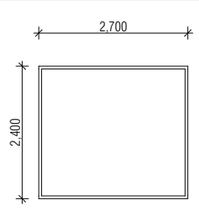
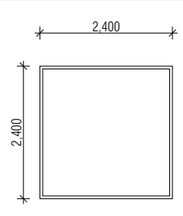
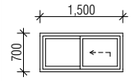
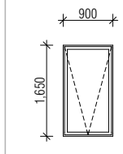
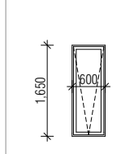
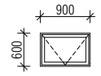
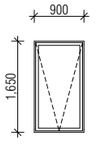
SCALE	1:100@A3
DRAWN	GM
ORIGINAL ISSUE	9/09/2026
REVISION No.	P01

JOB No.
2623

DRAWING No.
A.108

EXTERNAL VIEW									
ID	D.01	D.02	D.03	D.04	D.05	D.06	D.07	D.08	D.09
OPERATION	SWING DOOR	SLIDING DOOR	SLIDING DOOR	SLIDING DOOR	SWING DOOR	SWING DOOR	CAVITY SLIDER	CAVITY SLIDER	CAVITY SLIDER
SILL HEIGHT	0	0	0	0	0	0	0	0	0
NOMINAL W x H	920×2,400	2,400×2,400	1,800×2,400	2,100×2,400	870×2,340	870×2,340	1,200×2,340	870×2,340	870×2,340
FINISH	PAINTED - SOLID CORE	POWDER COATED - REFER TO SPEC	POWDER COATED - REFER TO SPEC	POWDER COATED - REFER TO SPEC	PAINTED - HOLLOW CORE	PAINTED - HOLLOW CORE	PAINTED - HOLLOW CORE	PAINTED - HOLLOW CORE	PAINTED - HOLLOW CORE
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER
GLAZING	DOUBLE GLAZING	DOUBLE GLAZING - CLEAR	DOUBLE GLAZING - CLEAR	DOUBLE GLAZING - CLEAR	N/A	N/A	N/A	N/A	N/A
TOUGHENED GLASS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SAFETY STRIP	YES	YES	YES	YES	N/A	N/A	N/A	N/A	N/A
FLYSCREEN	YES	YES	YES	YES	N/A	N/A	N/A	N/A	N/A
LOCKS	KEY LOCK	KEY LOCK	KEY LOCK	KEY LOCK	N/A	PRIVACY LOCK	N/A	PRIVACY LOCK	N/A
Position	Exterior	Exterior	Exterior	Exterior	Interior	Interior	Interior	Interior	Interior
BAL RATING	-	-	-	-	-	-	-	-	-
U-VALUE	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT	N/A	N/A	N/A	N/A	N/A
SHGC	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT	N/A	N/A	N/A	N/A	N/A
NOTES	-	-	-	-	-	-	-	-	-

DOOR SCHEDULE

EXTERNAL VIEW									
ID	W.01	W.02	W.03	W.04	W.05	W.06	W.07	W.08	W.09
HEAD HEIGHT	2,400	2,400	2,400	2,400	1,600	2,400	2,400	2,400	2,400
SILL HEIGHT	0	0	0	0	900	750	750	1,800	750
NOMINAL SIZE W x H	900×2,400	1,500×2,400	2,700×2,400	2,400×2,400	1,500×700	900×1,650	600×1,650	900×600	900×1,650
OPERATION	FIXED	FIXED	FIXED	FIXED	SLIDING	AWNING	AWNING	AWNING	AWNING
GLAZING	DOUBLE GLAZING - CLEAR	DOUBLE GLAZING - CLEAR	DOUBLE GLAZING - CLEAR	DOUBLE GLAZING - CLEAR	DOUBLE GLAZING - CLEAR	DOUBLE GLAZING - CLEAR	DOUBLE GLAZING - CLEAR	DOUBLE GLAZING - CLEAR	DOUBLE GLAZING - CLEAR
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
SAFETY STRIP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
FLYSCREEN	N/A	N/A	N/A	N/A	YES	YES	YES	YES	YES
TOUGHENED GLASS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
WINDOW RESTRICTOR	N/A	N/A	N/A	N/A	YES	YES	N/A	N/A	YES
LOCKS	N/A	N/A	N/A	N/A	KEY LOCK	KEY LOCK CHAIN WINDER	KEY LOCK CHAIN WINDER	KEY LOCK CHAIN WINDER	KEY LOCK CHAIN WINDER
BAL RATING	-	-	-	-	-	-	-	-	-
U-VALUE	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT
SHGC	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT	PER ENERGY REPORT
NOTES	-	-	-	-	-	-	-	-	-

WINDOW SCHEDULE

REVISION

NOTES

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BAL 29

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E. HELLO@ARKULAR.COM WWW.ARKULAR.COM

PROJECT
SHAKESPEARE - DOLPHIN SANDS

ADDRESS
444 DOLPHIN SANDS RD DOLPHIN SANDS
TAS 7190

FOR
GILLIAN & NICHOLAS SHAKESPEARE

STAGE 04

TITLE
DOOR & WINDOW SCHEDULE

SCALE	1:1.1111@A3
DRAWN	GM
ORIGINAL ISSUE	9/09/2026
REVISION No.	P01

JOB No. 2623

DRAWING No. A.109

EROSION AND SEDIMENT CONTROL NOTES

1. SITE WORKS WILL NOT START UNTIL THE EROSION AND SEDIMENT CONTROL WORKS OUTLINED IN CLAUSES 2 TO 4, BELOW, ARE INSTALLED AND FUNCTIONAL.

2. THE ENTRY TO AND DEPARTURE OF VEHICLES FROM THE SITE WILL BE CONFINED TO ONE STABILISED POINT. SEDIMENT OR BARRIER FENCING WILL BE USED TO RESTRICT ALL VEHICULAR MOVEMENTS TO THAT POINT. STABILISATION WILL BE ACHIEVED BY EITHER:
- CONSTRUCTING A SEALED (E.G. CONCRETE OR ASPHALT) DRIVEWAY TO THE STREET
- CONSTRUCTING A STABILISED SITE ACCESS FOLLOWING STANDARD DRAWING SD 6-14 OR OTHER SUITABLE TECHNIQUE APPROVED BY THE COUNCIL.

3. SEDIMENT FENCES (SD 6-8) AND BARRIER FENCES WILL BE INSTALLED AS SHOWN ON THE ATTACHED DRAWING.

4. TOPSOIL FROM THE WORK'S AREA WILL BE STRIPPED AND STOCKPILED (SD 4-1) FOR LATER USE IN LANDSCAPING THE SITE.

5. ALL STOCKPILES WILL BE PLACED IN THE LOCATION SHOWN ON THE ESCP AND AT LEAST 2 METRES CLEAR OF ALL AREAS OF POSSIBLE AREAS OF CONCENTRATED WATER FLOW, INCLUDING DRIVEWAYS.

6. LANDS TO THE REAR OF THE ALLOTMENT AND ON THE FOOTPATH WILL NOT BE DISTURBED DURING WORKS EXCEPT WHERE ESSENTIAL, E.G. DRAINAGE WORKS ACROSS THE FOOTPATH. WHERE WORKS ARE NECESSARY, THEY WILL BE UNDERTAKEN IN SUCH A WAY TO MINIMISE THE OCCURRENCE OF SOIL EROSION, EVEN FOR SHORT PERIODS. THEY WILL BE REHABILITATED (GRASSED) AS SOON AS POSSIBLE. STOCKPILES WILL NOT BE PLACED ON THESE LANDS AND THEY WILL NOT BE USED AS VEHICLE PARKING AREAS.

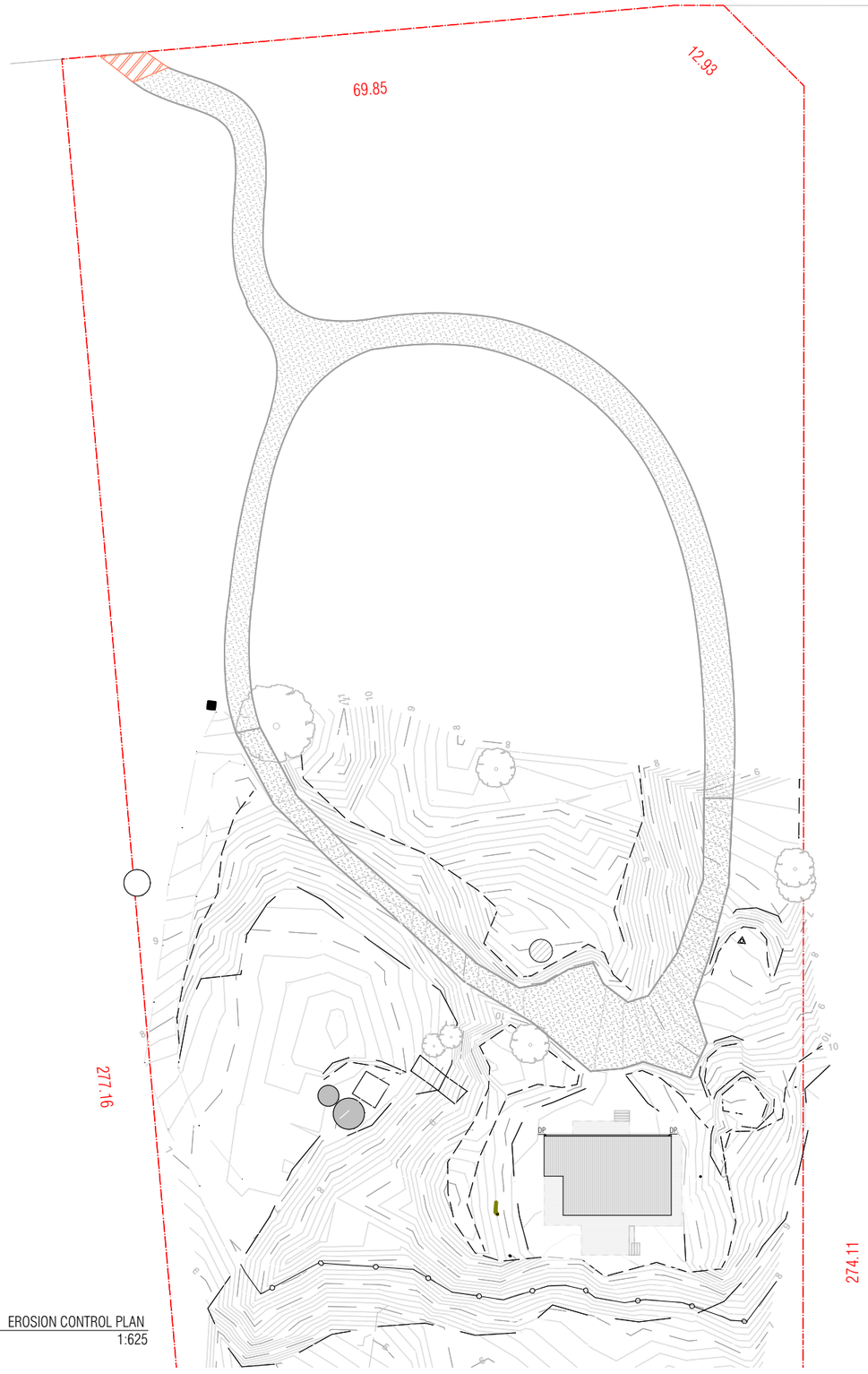
7. APPROVED BINS FOR BUILDING WASTE, CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS AND LITTER WILL BE PROVIDED AND ARRANGEMENTS MADE FOR REGULAR COLLECTION AND DISPOSAL.

8. GUTTERING WILL BE CONNECTED TO THE STORMWATER SYSTEM OR THE RAINWATER TANK AS SOON AS PRACTICABLE.

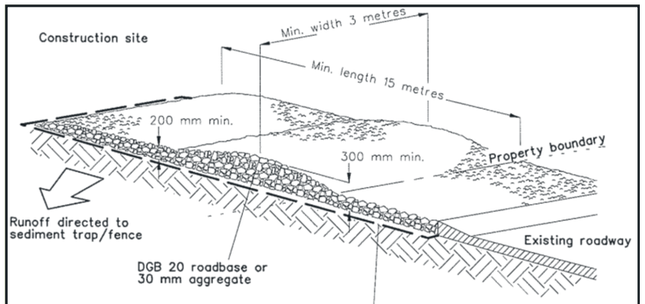
9. TOPSOIL WILL BE RESPREAD AND ALL DISTURBED AREAS WILL BE STABILISED WITHIN 20 WORKING DAYS OF THE COMPLETION OF WORKS.

10. ALL EROSION AND SEDIMENT CONTROLS WILL BE CHECKED AT LEAST WEEKLY AND AFTER RAIN TO ENSURE THEY ARE MAINTAINED IN A FULLY FUNCTIONAL CONDITION.

NOTE:
THIS IS A MANUFACTURED HOME BUILT OFF-SITE. NO BUILDING WASTE CREATED ON-SITE. ANY WASTE CREATED DURING INSTALL OR ON-SITE WORKS TO BE TAKEN TO NEAREST REFUSE DISPOSAL FACILITY.



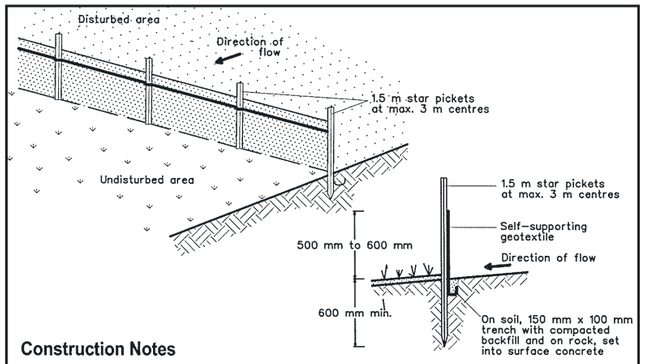
EROSION CONTROL PLAN
1:625



Construction Notes

1. Strip topsoil and level site.
2. Compact subgrade.
3. Cover area with needle-punched geotextile.
4. Construct 200 mm thick pad over geotextile using roadbase or 30 mm aggregate. Minimum length 15 metres or to building alignment. Minimum width 3 metres.
5. Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.

STABILISED SITE ACCESS **SD 6-14**



Construction Notes

1. Construct sediment fence as close as possible to parallel to the contours of the site.
2. Drive 1.5 metre long star pickets into ground, 2.5 metres apart (max.).
3. Dig a 150 mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
4. Fix self-supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
5. Join sections of fabric at a support post with a 150 mm overlap.
6. Backfill the trenchover the base of the fabric and compact it thoroughly over the geotextile

SEDIMENT FENCE **SD 6-8**

SUBJECT SITE BOUNDARY
PROPOSED DWELLING
STABILISED ENTRY/EXIT POINT
SEDIMENT FENCE
NATURAL CONTOURS

REVISION

NOTES
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PROJECT
SHAKESPEARE - DOLPHIN SANDS

ADDRESS
444 DOLPHIN SANDS RD DOLPHIN SANDS
TAS 7190

FOR
GILLIAN & NICHOLAS SHAKESPEARE

STAGE 04

TITLE	EROSION CONTROL
SCALE	1:625@A3
DRAWN	GM
ORIGINAL ISSUE	9/09/2026
REVISION No.	P01
JOB No.	2623
DRAWING No.	A.110

Tasmanian Government

PlanBuild TASMANIA

Property report for 444 DOLPHIN SANDS RD DOLPHIN SANDS TAS 7190



Property Identification Number

5279880

Certificate of Title Reference (Volume/Folio)

54666/59

Locality

Dolphin Sands

Municipality

Glamorgan-Spring Bay

Planning Zones

Particular Purpose

Planning Codes

Overlay

Priority vegetation area, Bushfire-prone areas, Medium coastal erosion hazard band

Total Area

20234 sqm

Planning Scheme

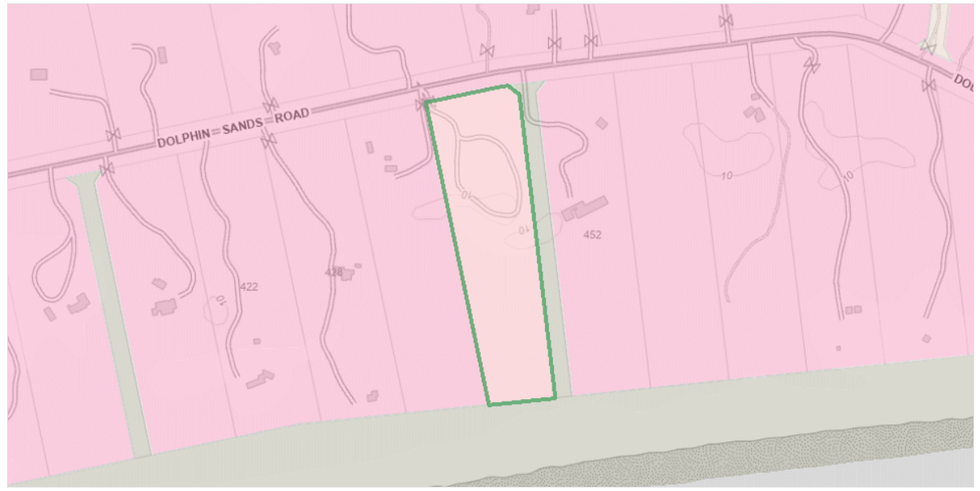
Tasmanian Planning Scheme

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

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

Location Information

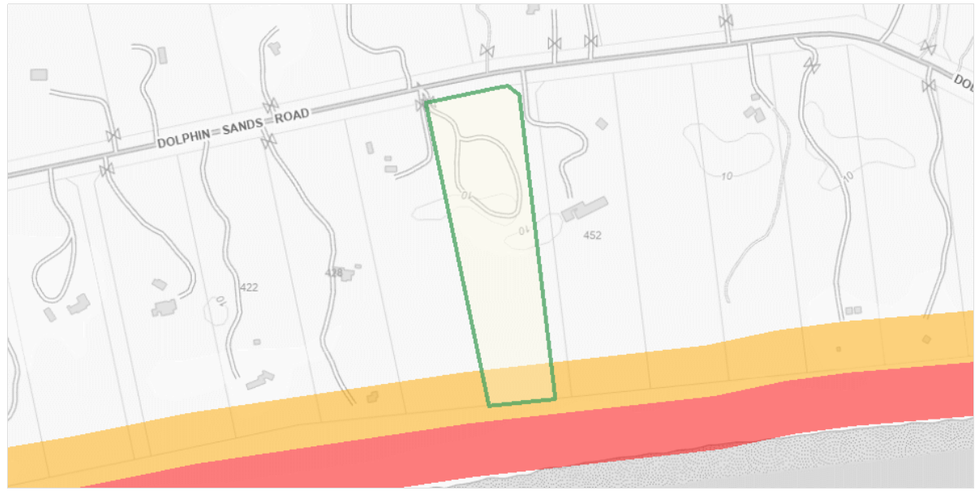
Planning Zone



Tasmanian Planning Zone

Zone Number	31
Zone	Particular Purpose

Coastal Erosion Hazard



Coastal erosion hazard bands: Colour coding

The coloured areas on the map represent the relevant Coastal Erosion Hazard Bands. The Low Risk Hazard Band is yellow, the Medium Risk Hazard Band is orange and the High Hazard Band is Red. Areas under investigation are shown in green. The presence of a Hazard Code on the property may affect the planning and building approvals required for development.

HAZARD_BAND	Medium

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SHAKESPEARE - DOLPHIN SANDS

ADDRESS
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TAS 7190

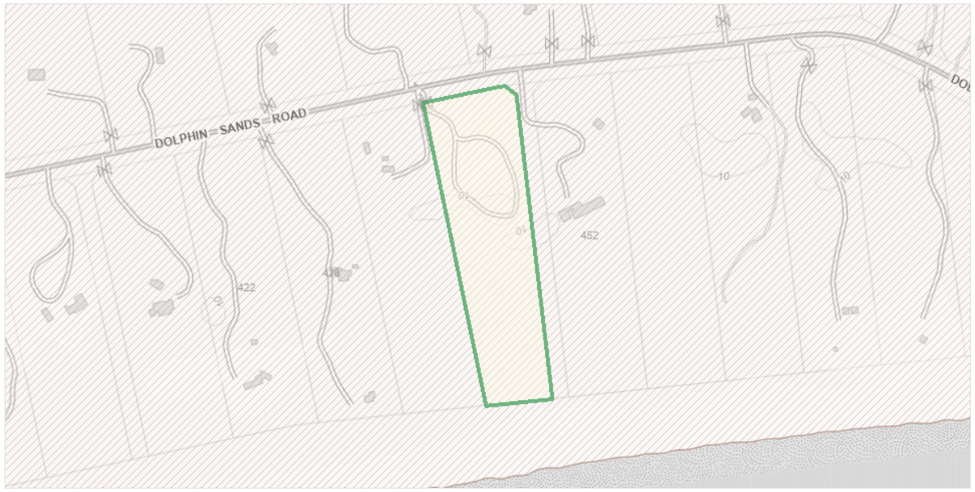
FOR
GILLIAN & NICHOLAS SHAKESPEARE

TITLE	PLANNING PROPERTY REPORT
SCALE	1:1.1702, 1:1.1734@A3
DRAWN	GM
ORIGINAL ISSUE	9/09/2026
REVISION No.	P01

JOB No. 2623

DRAWING No. A.111

Bushfire Prone Area



Bushfire-prone areas

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

Overlay Name	Bushfire-prone areas

Priority Vegetation Area



Priority vegetation area

The priority vegetation area overlay is intended for native vegetation that forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the Nature Conservation Act 2002 or is a threatened flora/fauna species.

Description	Alterations of electronic planning map made under s.80O of LUPAA
Overlay Name	Priority vegetation area
LPS Reference	

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SHAKESPEARE - DOLPHIN SANDS

ADDRESS
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TAS 7190

FOR
GILLIAN & NICHOLAS SHAKESPEARE

STAGE 01

TITLE
PLANNING PROPERTY REPORT

SCALE	1:1.1734, 1:1.1750@A3	JOB No. 2623
DRAWN	GM	
ORIGINAL ISSUE	9/09/2026	DRAWING No. A.112
REVISION No.	P01	

[redacted]

10 September 2026

Glamorgan Spring Bay Council
C/- Planning Services
9 Melbourne Street (PO Box 6)
Triabunna TAS 7190

Development Application Report
444 Dolphin Sands Rd, Dolphin Sands TAS 7190
Property Identification Number: 5279880

Certificate of Title Reference: 54666/59

Planning Zone:

- Particular Purpose Zone – Dolphin Sands

Applicable Overlays:

- Bushfire-prone Areas Code
- Priority Vegetation Area
- Medium coastal erosion hazard band

Planning Scheme Glamorgan Spring Bay Local Provisions:

Particular Purpose Zone

GSB-P1.4 Use Table

The proposal is for a single dwelling.

Single dwelling is permitted.

GSB-P1.6 Development Standards for Buildings and Works

GSB-P1.6.1 Building height

A1:
The maximum dwelling height is 4.7m therefore complies with A1.

GSB-P1.6.2 Setback

A1:
The dwelling is setback more than 30m primary frontage and therefore complies with A1.

A2:
The dwelling is setback 15m from the side and rear boundaries and therefore complies with A2.

A3:
The dwelling is setback more than 20m from Nine Mile Beach Crown reservation and therefore complies with A3.

A4:
The proposed building is located in an area clear of native vegetation and therefore complies with A4.

GSB-P1.6.3 Building design

A1:
The external surfaces are clad with natural timber or dark coloured cladding and roofing as shown in the architectural drawings, and therefore complies with A1.

A2:
The outer walls and roofs of the dwelling are dark grey therefore complies with A2.

GSB-P1.7 Development Standards for Subdivision

This code is not applicable to this development as the site application is not for subdivision.

C7.0 Natural Assets Code

The site is within a Priority Vegetation Area. This code is not applicable to this development as there is no clearing of native vegetation proposed in the development.

C13.0 Bushfire-Prone Areas Code:
Refer to the attached Bushfire Hazard Assessment as prepared by "Roger Fenwick" dated 30.07.2026

C15.0 Landslip Hazard Code

This code is not applicable to this development as no part of the proposal is within the Landslip Hazard Area.

Should further information or clarification be required do not hesitate to contact me via email hafiy@arkular.com

Yours sincerely,

Hafiy Hazalan

Bushfire Hazard Report

444 Dolphin Sands Road
Dolphin Sands

Tasmanian Planning Scheme

Property ID 5279880 Title Reference 54666/59

New house

N Shakespeare & G Johnson

July 2026

Roger Fenwick Bush Fire Consultant
PO Box 86B Kettering Tasmania 7155
roger@bushfire-consultant.com.au
0411 609 906
Accreditation No. BFP - 162

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Executive summary

I am an Accredited Person permitted to assess bushfire hazards and to define Bushfire Hazard Management Areas and to prepare appropriate plans for their ongoing management. A summary of my *curriculum vitae* is Annexure A.

This report concerns proposed construction of a new BCA Class 1a structure and attached decks in a bushfire-prone area under the *Tasmanian Planning Scheme*, assessed under the provisions of the *Director's Determination Bushfire Hazard Areas v 1.2 (*DDBHA)

The works are to be located in a setting which meets BAL-29 setback requirements. All proposed construction will meet appropriate specifications.

I certify that the proposed new works satisfy all of the provisions of all of the relevant bushfire-related legislation.



Roger Fenwick

Purpose

I have been engaged to undertake a Bushfire Assessment for construction of a new Class 1a house including attached decks on bushfire-prone land located at 444 Dolphin Sand Road, Dolphin Sands, known as Property ID 5279880, Title Reference 54666/59.

This report provides an assessment of the bushfire risk as required within an area subject to the Tasmanian Planning Scheme by the provisions of the *Director's Determination – Bushfire Hazard Areas* v1.2 (DDBHA)

Methodology

The assessment protocol relies on definitions and specifications in the Australian Standard *Construction of buildings in bushfire-prone area 2018* (AS 3959), *Nash Standard – Steel Framed Construction in Bushfire Areas*, vegetation classification by Specht 1970, and in particular, State variations defined in the DDBHA. Those variations specify additional requirements for access, water supply, and a Hazard Management Area (HMA) plan.

For defined vegetation classes, standard values have been determined for litter and other flammable vegetation components. These, slope values and standard weather conditions are used to calculate bushfire behaviour, including rate of forward spread, radiant heat output and flame height. When considered in conjunction with the distance between the edge of the fire and the point of measurement (eg the wall of a house), they show the intensity of the fire exposure.

Those combined values are expressed as a Bushfire Attack Level (BAL) plus a number which expresses the radiant heat output in kilowatts per square metre (kWm^{-2}). The BAL rating determines the required construction standard. As the setback distance increases, the BAL rating decreases.

I took numerous photos of the site during my inspection on 7 April 2026, but a smudge on the lens has blurred them almost to the point of uselessness. They show effectively level undulating terrain supporting charred sticks on recently burnt ground, with isolated burnt, charred or scorched trees in the background.





Proposal

Plans showing the site and proposed development are Annexure E.

The requirement is to specify appropriate construction standards and specifications, and design the corresponding Hazard Management Area (HMA), for a new residence.

Bushfire Context

A bushfire prone area is defined as land so mapped, or land within 100m of bushfire prone vegetation equal to or exceeding 1 hectare in area. Bushfire prone vegetation includes areas of grasses and shrubs other than defined exceptions such as maintained lawns, gardens, some horticultural land and the like. Properly managed urban land can be classified as Low Threat.

The slope used in bushfire assessments is the gradient beneath unmanaged adjoining vegetation

able to support fire movement towards structures. It varies from Upslope and Level (both defined as 0°) to groups of Downslope in 5° increments. Downslope means that fire is travelling uphill when moving towards the structure.

Setbacks are defined as the plan view (horizontal) distance between the edge of unmanaged vegetation and the nearest part of a structure subject to the assessment. This means to the nearest wall, or if there is no wall, to the nearest supporting post or column of a carport, deck, veranda, landing, stairs or ramps. Eaves and overhangs, tanks, chimneys, unroofed pergolas and sun blinds are excluded.

For planning purposes, it is assumed that the McArthur Forest Fire Danger Index (FDI) is 50. This may not cover the worst case exposure at a site, and even strict adherence to the mandatory and other recommended specifications will not guarantee that structures will not be ignited by bushfire.

General site description

This 2ha waterfront site is on the south-facing (Nine Mile Beach) side of the Dolphin Sands peninsular, between Swansea and Swanwick.

Vegetation

The house site and all surrounds are recently burnt open coastal scrub. Described in TASVEG Live as mixed blue and white gum coastal forest & woodland, the area was last recorded as having been burnt in 2025. The vegetation with the greatest influence on fire behaviour was the understorey of coastal scrub dominated by *Acacia longifolia* beneath relatively isolated remnant mature eucalypts.

The normal local mixture of colonising species that form what is known as coastal scrub on east coast sand dunes regenerates fairly quickly following fires, which are common along this strip of land, and includes a variety of heath species along with mixed acacias and other natives.
Scrub is the most appropriate description, and fire behaviour in this vegetation is best described by the Tall heath formulae despite the added spotting potential arising from the scattered eucalypts.

Topography

Within 100m+ of the proposed house site the land is basically flat but undulating. The house site is on a slightly raised platform with a local 5° uphill run from each direction, and a 0-5° downslope exposure is assumed for planning purposes.

Environmental & other constraints

Coastal erosion and Priority vegetation overlays cover parts of the property. No vegetation removal is proposed in connection with this development.

Fire history

The LIST records no fire in the immediate area, but the area (and the former house on the site) burnt in 2025.

Access

The house is not in a reticulated water supply area. Access to the dwelling will be via a internal road over 30m in length. A firefighting water tank will be provided within about 150m of the entry point from the road, so that access must comply with the provisions of DDBHA Table 2 B.

Water

As no reticulated water supply exists the provisions of DDBHA Table 3B apply. A 10kl reserved fire-fighting water supply will be provided in a non-combustible tank, with non-combustible exposed fittings, suitably signposted, located within 90m by hoselay of the dwelling. The tank outlet will be within 3m of hardstanding suitable for use by a fire tanker, and not within 6m of the dwelling.

Assessment

Hazard Management Area

The exposures to unmanaged vegetation on adjacent land are all to Scrub on a 5° downslope. The required minimum setback is 15m for BAL-29. While the strip of Council-owned land to the immediate east is (probably informally) managed to an extent, and is used for pedestrian access t the beach, it must be assumed to be unmanaged for the purpose of this report. In addition, the

owners having lost one house which was thought to have been reasonably well sited and built are keen to apply belt and braces for its replacement. Accordingly the intention is to create a full-sized HMA to the western side, creating an approximately BAL-12.5 setting in that direction.

Construction specification

All works within the HMA will be to a BAL-29 specification. I recommend also fitting non-combustible leaf guard to all roof gutters.

Water supply

Water supply must meet the requirements of DDBHA Table 3B. A water tank with a capacity of not less than 10kl reserved for fire fighting will be located and provided with signage and fittings so that a tanker will be within 3m of the outlet, which will be between 6m and 90m from the house and within 150m of the entry from the property boundary . Fittings and signage specifications are detailed in Annexure C.

Property access

Property access under 200m in length will meet the requirements of DDBHA Table 2 B. The existing circular driveway will be retained, and specified width, slope, curve radii limits and turning capability are provided. The required passing bay will be provided at about 150m near the house site, beside the hardstand.

Conclusion

The proposal will comply with all provisions of the relevant regulatory documents and instruments for construction at BAL-29.

Summary of recommendations

Initial checklist

- Create the Hazard Management Area over the area shown and prescribed in Annexure B, to the specifications in Annexure C. In particular, keep lawn mown to less than 50mm, and to the extent possible, keep it green by regular watering.
- Complete construction to BAL-29 specifications under s3 and s7 of AS 3959-2018.
- Install a non-combustible tank with 10kl capacity reserved for fire fighting plus an outlet and the signage and fittings specified in Annexure C. The outlet must be within 3m of a tanker parked on the hardstanding. Fill the tank with water.

Annual checklist

- Maintain the Hazard Management Area as prescribed in Annexure B. In particular, keep lawn mown to less than 50mm, and to the extent possible, keep it green by regular watering.
- Ensure that the tank is filled, and that all fittings are in proper working order.

Annexure A Curriculum vitae

Qualifications

Graduate Certificate in Bushfire Protection, UWS, 2013

Bachelor of Science (Forestry), ANU, 1969

Work Experience

Self-employed consultant – 1988 to present

ACT Bush Fire Council

Chief Fire Control Officer – 1986 to 1987

Secretary – 1985

Chief Fire Control Officer -1976 to 1978

Deputy Chief Fire Control Officer – 1972 to 1975

Assistant to Chief Fire Control Officer - 1970 to 1971

CSIRO

Senior Research Scientist, Project Aquarius 1982 to 1984

Chemonics Industries USA 1979 to 1981

Field Service Representative, chemical fire retardants

Project Experience

- Responsible for all aspects of staff administration, finance, bush fire safety planning, fire management, training, and fire control operations in the ACT.
- Attended approximately 2000 wildfires, experimental fires and controlled burns.
- Attended to an additional approximately 1000 wildfires.
- Personally prepared approximately 3000 compliance reports to accompany Development Applications for subdivisions, Special Purpose structures, houses, industrial buildings and Defence complexes.
- Prepared assessments for 31 schools in the Nation-Building Program for the Dept of Education, Employment & Workplace Relations.
- Gave evidence in the Land & Environment Court on contested DA matters.
- Prepared Vegetation Management Plans for large (primarily Defence) estates throughout Australia.
- Prepared training plans and the Bushfire Response Action Plan for Puckapunyal Base, Dept of Defence.
- Provided studies of bush fire behaviour to assist planning and risk management by plantation insurance companies, Councils and other land management agencies.
- As an Expert Witness, investigated, reported on and gave evidence in 47 matters involving fire causation and fire management activities, mainly in connection with civil litigation.
- As Senior Research Officer, assisted in the experiment design and data analysis and responsible for all field operations for Project Aquarius, the major study of large aircraft assisted bush fire control by CSIRO Division of Forestry Research.
- As a field representative for Chemonics Industries in the USA, maintained and oversaw the operation of all of the US Forest Service air tanker bases in Washington & Oregon, and introduced the use of fire retardants by ground application for fire management in the western states.
- Lectured in bush fire behaviour and control principles at the ANU and the Canberra College of Advanced Education (now University of Canberra).
- Wrote the bush fire training module for the ACT Fire Brigade.
- Prepared the first urban-rural interface bush fire protection planning guidelines in the ACT for the National Capital Development Commission.

Annexure B Bushfire Hazard Management Plan

The minimum HMA extends for 15m in all directions.

BUSHFIRE HAZARD MANAGEMENT PLAN

444 Dolphin Sands Road, Dolphin Sands

Property ID 5279880 Title 54666/59

Report 2603XAV.DOL.DOL1.0
Roger Fenwick BFP 162 Scope 1, 2, 3A, 3B

30 July 2026

The Hazard Management Area covers the area outlined in solid green

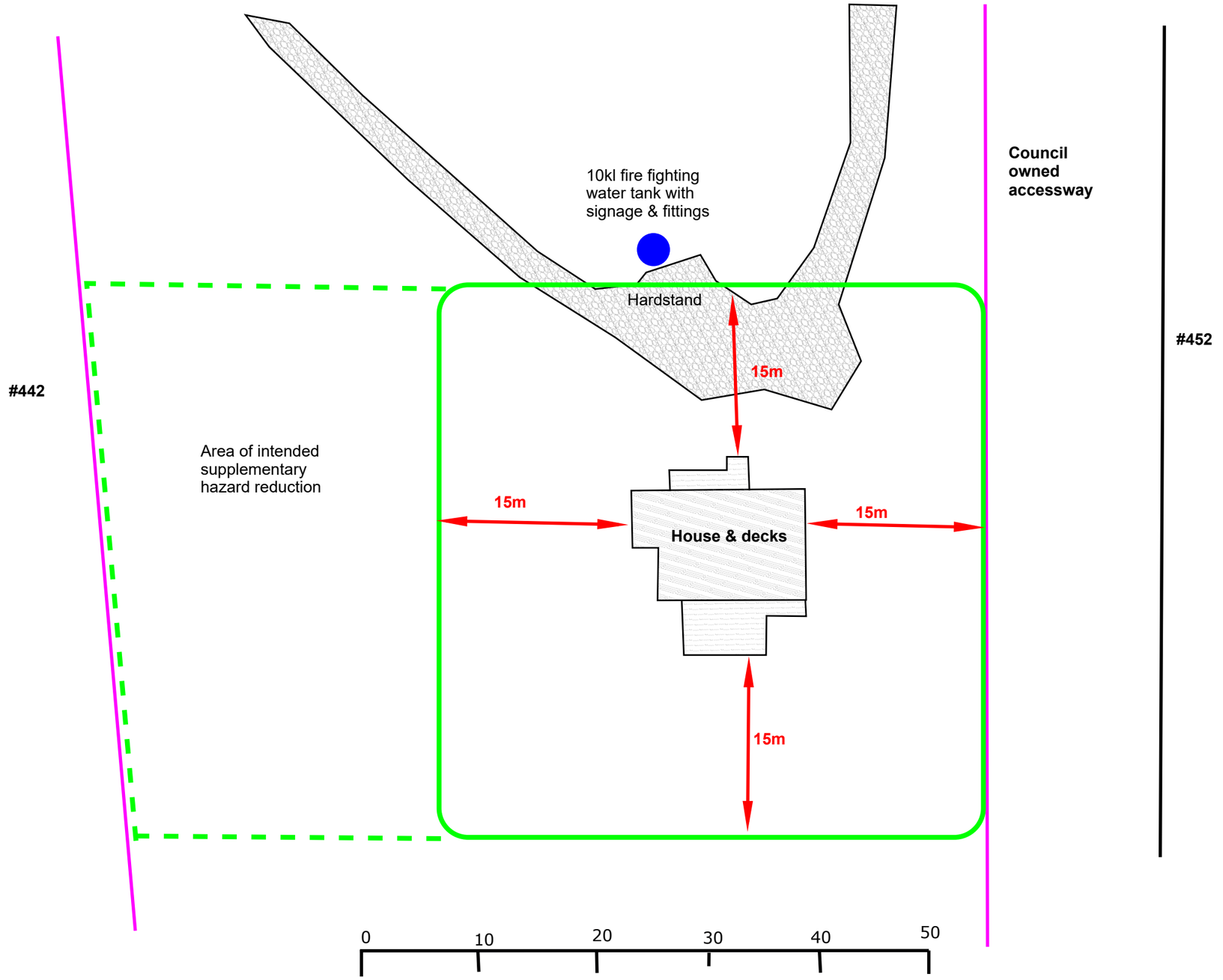
Within the HMA beside buildings maintain sparse, low height ground cover & leaf litter or paths and only isolated trees and scattered shrubs at least 2m from walls & 5m from windows.
Do not store exposed combustible rubbish or firewood within the HMA.
Construction must meet BAL-29 specifications.
The owner has elected to carry out additional hazard management to the western boundary of the site, partly in response to the loss by wildfire of his previous dwelling on site.

Refer to the Report for full construction and HMA management specifications.



Property boundary

The driveway on site is circular and so no passing bays are required in addition to the wide hardstand between the water tank and the house



The scale bar is inexact. Rely on plans, report and indicated dimensions only.

Annexure C Management specifications

Hazard Management Areas

The intent is to maintain the Hazard Management Area in a condition that will not allow the development or passage of fire able to ignite structures through radiant heat or flame contact. In addition, providing protection against ember attack is highly desirable. Much of the aim is to limit the intensity of the approaching fire to a level which can be absorbed without damage by the passive protection measures included in the house construction. The materials used have been chosen to (probably) not be ignited (eg walls) or be sufficiently heat-affected to break (eg windows) during the passage of the fire. It is assumed that nobody will necessarily be present during the passage of the fire, so that the structure will hopefully survive by itself. Heat from the head of the approaching fire will probably be at its peak for around 5 minutes, but embers, smoke and uncomfortably high heat will continue for around an hour or so. Attendance by suitably clothed, trained, fit and able-bodied people with appropriate equipment immediately after passage of the fire increases the likelihood of the structure surviving, particularly if small local patches have ignited.

Fire must be kept far enough away to limit the radiant heat which will threaten both structures and anyone (homeowners, fire-fighters) in the path of the fire. Basically, fire spreads rapidly in surface litter and low grassy growth, and develops tall flames in the shrub layer. That makes things difficult for fire-fighters trying to work the fire edge. With enough heat generated by vigorous fire in the shrubs and sapling (understorey) layers, the fire flame height will increase, and involve the crowns of the overstorey trees. Flames also run up the bark of many fibrous-barked eucalypt species, adding to the overall heat output but primarily creating showers of embers

Limiting fire behaviour is achieved by separating the various vegetation components both vertically and horizontally. Less surface litter will result in a slightly slower-moving fire, putting out less heat and therefore slower to ignite the shrub layer. Partial removal of the shrub layer significantly reduces the low-level flame height, making it easier for fire-fighters to work near the fire edge, and becoming less likely to ignite the sapling layer. Keeping the shrub and sapling layer fire intensity low means that fire is unlikely to move into the canopy of the overstorey. That is a crown fire, and is completely uncontrollable by any means.

Protecting against ember attack relies largely on proper construction material selection, good design that will not trap embers or the litter on which they may land and ignite. Properly screened openings are essential, but good plant selection and layout can create an ember shield, to deflect or trap embers approaching the house. Remember that embers will also accumulate in the sheltered side, in the eddy zone behind the house. Anywhere leaves accumulate, so will embers.

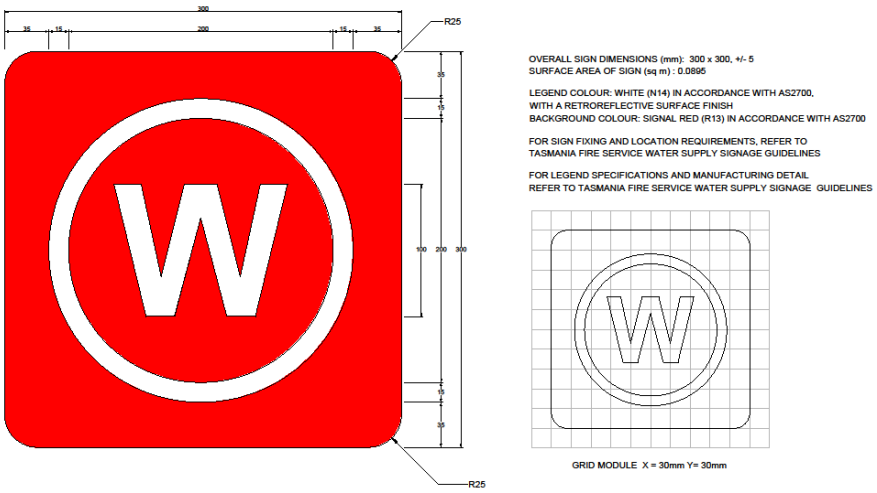
It is essential to keep even low creeping flames from contacting walls of the house. Maintain a path at least 30cm wide completely clear of all flammable material immediately between the garden/ lawn area – a concrete or gravel path, bare soil, whatever – and the house.

The HMA is to be kept in a substantially cleared condition, with a minimum of flammable material and plants.

- Within the HMA, mown lawn and only occasional scattered low-flammability ornamental shrubs, garden plants and the like should be allowed.
- Immediately beside the house there must be a strip not less than 30cm wide which is kept bare of any combustible material.
- Grass must be kept mown to not more than 50mm in height, and should be kept watered and green within 5m of a wall.

- Shrubs should not be located within 2m of a wall, or within 5m of a window.
- Avoid using combustible mulch within 2m of a window and within 1m of a wall – use pebbles instead in these settings.
- Trees are to be kept well-spaced, with one crown diameter between canopy crowns, and one shrub (or shrub cluster to 5m diameter) between shrubs or shrub clusters.
- Favour smooth-barked over rough-barked trees, and low-flammability species.
- Prune all tree branches to a height of 2m.
- Shrubs should not be located directly under trees.
- Don't have open woodpiles or locate rubbish heaps within the HMA.

Water tank signage meeting the requirements of AS 2304-2011 or as per the design below, is required. The sign must be within 1m of the location of the outlet, at least 400mm above ground level, located to be visible from an approaching vehicle, and not obstruct access to the outlet.



All above-ground components must be metal, or lagged with non-combustible material. Buried components must be not less than 300mm deep.

An underground tank must have a removeable cover not less than 250mm diameter. The bottom of the tank must not be more than 2m below the level of the ground on which the drafting tanker is parked.

The (not less than 50mm bore) outlet and ball or gate valve must be

- on the water storage tank, or
- beside an approved remote takeoff point located in a protected position, 450-600mm above ground and supplied by a pipe not less than 50mm internal diameter,

so that all parts of the building are within 90m of the outlet.

Water takeoff points must be fitted with a Storz 65mm coupling and suction washer, plus a blank cap on a chain at least 220mm long. They must not be within a parking area, and must be accessible from a hardstanding area located within 3m of the take-off point and not closer than 6m to the building. The hardstanding area must be at least 3m in width, and connected to the general access driveway, and be constructed so that when occupied by a tanker, the tanker will not obstruct the passage of other vehicles. A tanker must have direct access from the hardstanding to a turning T or Y with arms 4m in width and 8m in length.

Annexure D Form 55 Certificate

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: Nicholas Shakespeare *Owner /Agent*
PO Box 311 *Address*
Swansea Tas 7190 *Suburb/postcode*

Qualified person details:

Qualified person:
Roger Fenwick
PO Box 86B
Address: Kettering 7155
Licence No: BFP-162

Phone No: 0411 609 906
Fax No:
Email address: roger@bushfire-consultant.com.au

Qualifications and Insurance details:
Accredited under the *Fire Service Act 1979*
Professional Indemnity & Public Liability insurance by Lloyd's

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

Speciality area of expertise:
Analysis of hazards in bushfire-prone areas

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

Details of work:

Address:
444 Dolphin Sands Road
Dolphin Sands Tas 7190

Lot No: 59
Certificate of title No: 54666

The assessable item related to this certificate:
Assessment of bushfire attack level for new construction Class 1a

(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:
Bushfire hazard assessment & HMA Plan

(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 buildin◯ temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Assessment Report dated July 2026 including Bushfire Hazard Management Plan dated July 2026 AS 3959-2018 *Construction of buildings in bushfire-prone areas* Plans by Arkular
Relevant calculations:	Shown in above documents
References:	N/A

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

A bushfire assessment and management planfor proposed new construction, in accordance with BAL-29 construction standards of AS 3959-2018.

Scope and/or Limitations

A Bushfire Hazard Assessment was commissioned by N Shakespeare to identify the potential bushfire risk and BAL rating, and to recommend appropriate compliance and protection measures. This has been provided.

Limitations: The proposed measures comply with the guidelines. Full compliance with the requirements in this report and/or AS 3959-2018 does not guarantee survival of structures or persons.

I certify the matters described in this certificate.

Signed:	*Certificate No:*	*Date:*
	2603XAV.DOL.DOL1.0	30 July 2026

Qualified person

Annexure E Plans





444 Dolphin Sands Road, Dolphin Sands Zadolf LISTLOCSITE



SITE PLAN
1:807.1058

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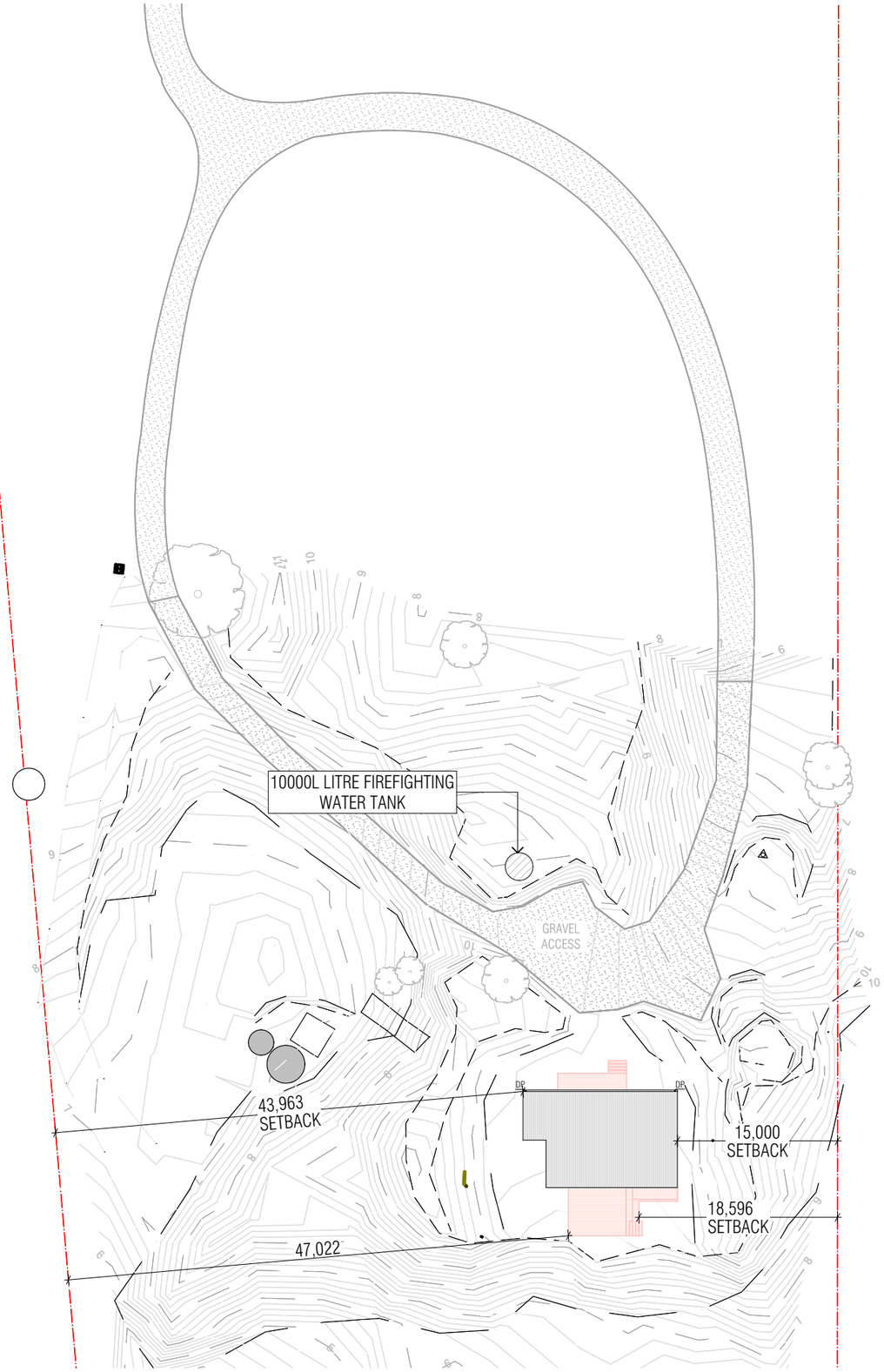
BAL 29

SHAKESPEARE - SWANSEA

444 DOLPHIN SANDS RD DOLPHIN SANDS TAS 7190

5/06/2026

arkular.
10 YORK STREET, RICHMOND, 3121, AUSTRALIA P. 0477 143 711
E. HELLO@ARKULAR.COM WWW.ARKULAR.COM





SITE PLAN
1:500

0 5 15 30

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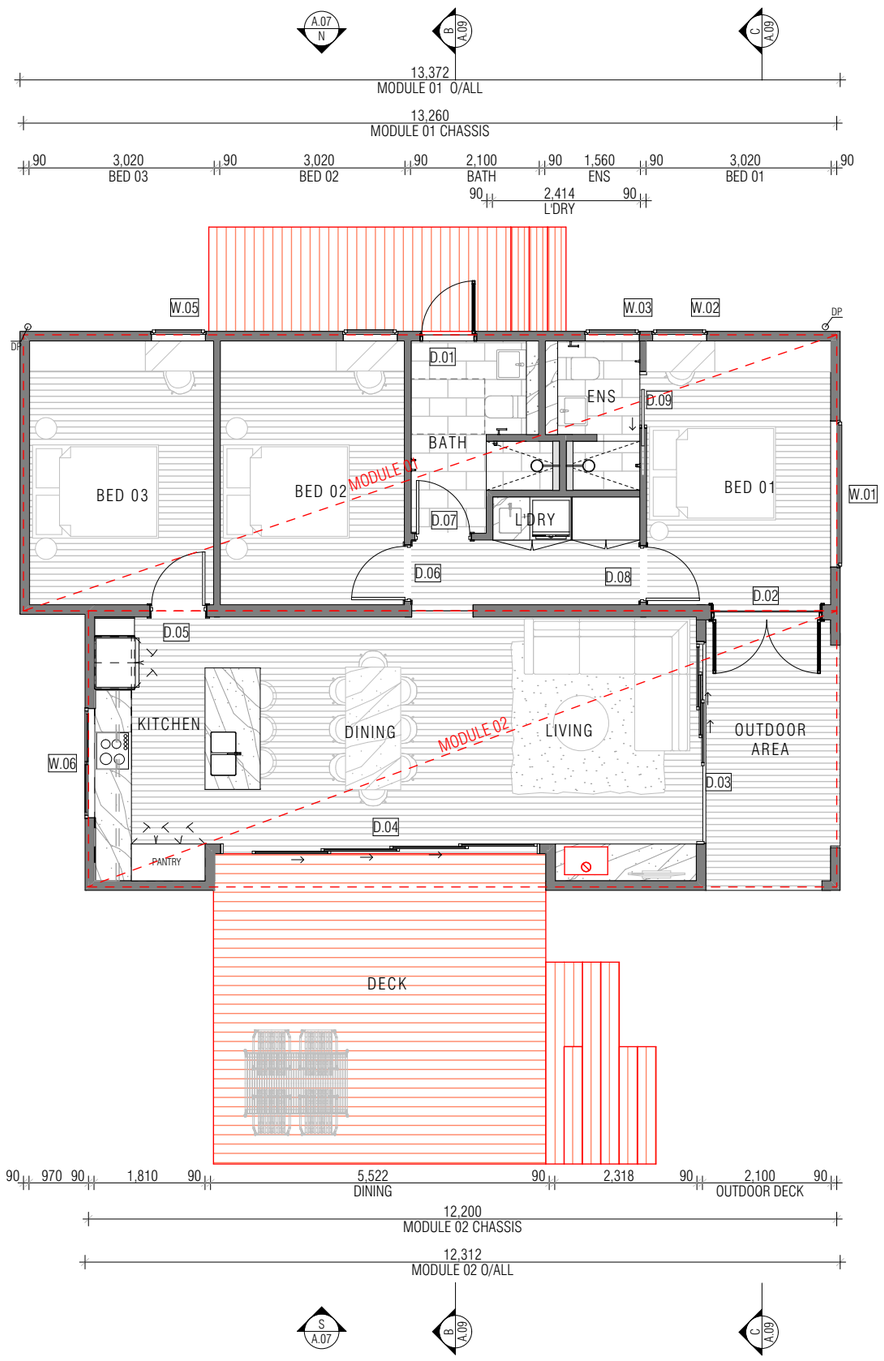
BAL 29

SHAKESPEARE - SWANSEA

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28/07/2026

arkular.
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E. HELLO@ARKULAR.COM WWW.ARKULAR.COM



AREAS	
SPACE	**AREA (m²)**
MODULE 01	59.67
MODULE 02	54.90
	114.57 m²
DECK FRONT 01	35.02
	35.02 m²
	149.59 m²

FLOOR PLAN
1:100

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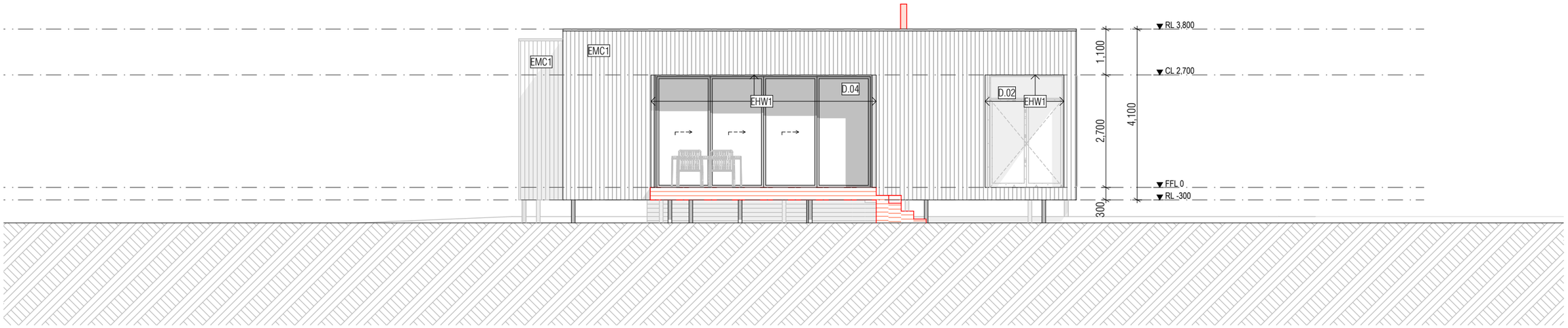
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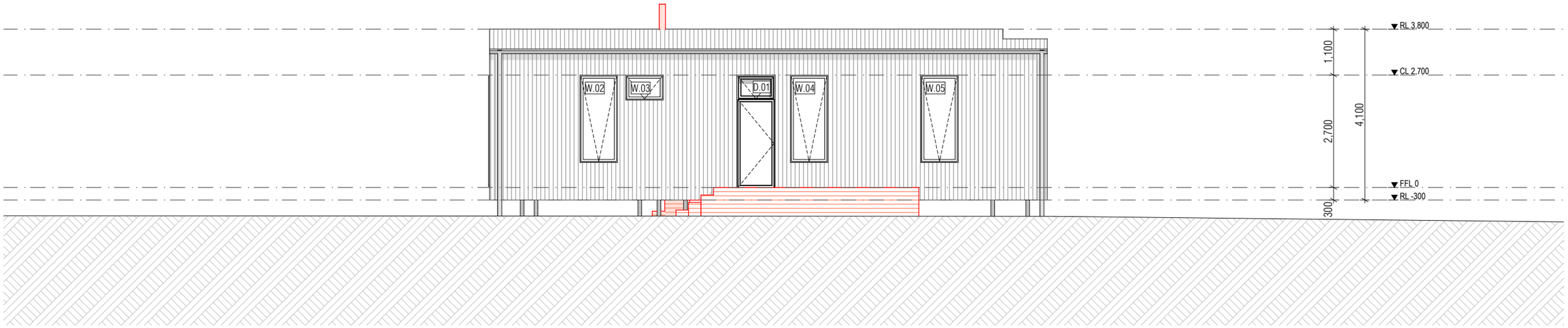
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S
-

SOUTH ELEVATION
1:100



N
-

NORTH ELEVATION
1:100

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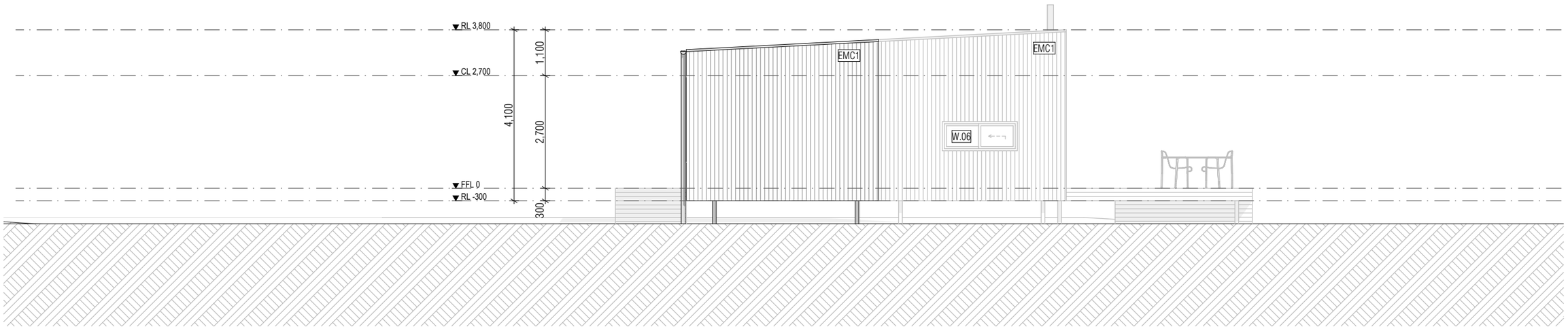
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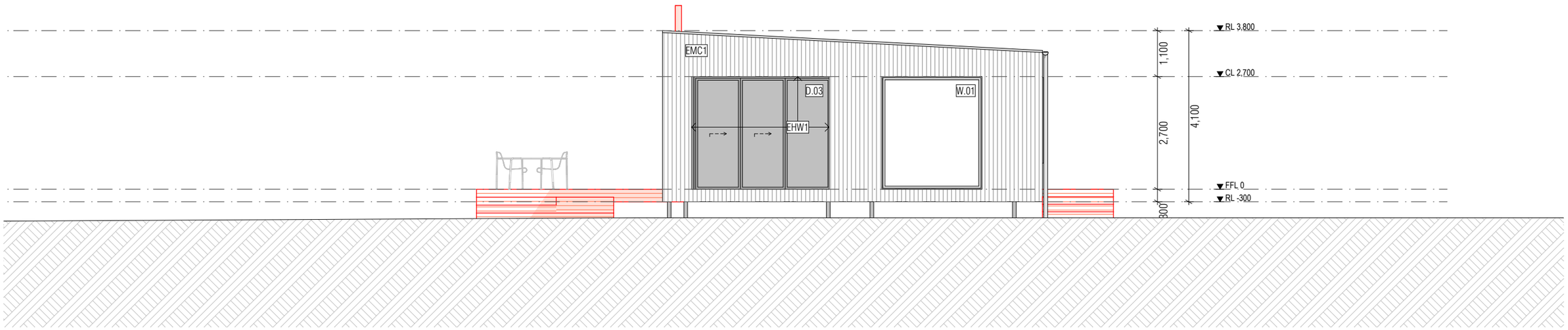
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W
-

WEST ELEVATION
1:100



E
-

EAST ELEVATION
1:100

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