



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: **RA934 Dolphin Sands Road, Dolphin Sands
CT 54666/147**

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) addressed to the Chief Executive Officer.

Representations must be received before midnight on 08 July 2026.

APPLICANT: **Ashlea Salter/Elsewhere Pods**

DATE: **14/11/2025**

APPLICATION NO: **DA 2025 / 208**

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:	Elsewhere Pods c/- Human Habitats		
Contact person: (if different from applicant)	Ashlea Salter & Loic Morgan		
Address:	123 Eagle Street		
Suburb:	Brisbane	Post Code:	4000
Email:	ashlea@humanhabitats.com.au	Phone: / Mobile:	0424977408 & 0422300214

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 <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:	934 Dolphin Sands Road		
Suburb:	Dolphin Sands	Post Code:	7190
Size of site: (m ² or Ha)	20,234m ²		
Certificate of Title(s):	FOLIO 147 (refer to Attachment 2)		
Current use of site:	Vacant		

General Application Details <i>Complete for All Applications</i>	
Description of proposed use or development:	Planning Application for a Planning Permit for a Dwelling house (Tiny Home)
Estimated value of works: (design & construction)	
Is the property on the State Heritage Register? (Tick one)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
For all Non-Residential Applications	
Hours of Operation	N/A
Number of Employees	N/A
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	N/A
Describe any hazardous materials to be used or stored on site	N/A
Type & location of any large plant or machinery used (refrigeration, generators)	N/A
Describe any retail and/or storage of goods or equipment in outdoor areas	N/A
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:	Ashlea Salter	Date:	16/07/2025
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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:	
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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 54666	FOLIO 147
EDITION 4	DATE OF ISSUE 20-Jan-2000

SEARCH DATE : 24-Jun-2025

SEARCH TIME : 10.50 AM

DESCRIPTION OF LAND

Parish of CAMBRIA, Land District of GLAMORGAN
 Lot 147 on Sealed Plan 54666 (formerly being SP2798)
 Derivation : Part of Lot 36 Gtd to G Meredith
 Prior CT 2698/84

SCHEDULE 1

C1861 TRANSFER to ANTONIO GERARDO DE CESARE and JODI SUSAN
 DE CESARE Registered 10-Apr-1997 at 12.03 PM

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

Dolphin Sands - 10MDWTH

Tony De
Cesare

934 Dolphin Sands Road, Dolphin
Sands, Tasmania 7190

WORKING DRAWINGS

SITE PLAN

WD_1.00
(1)

Revision	Revision Description	Revision Date

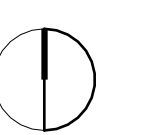
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06/28/24

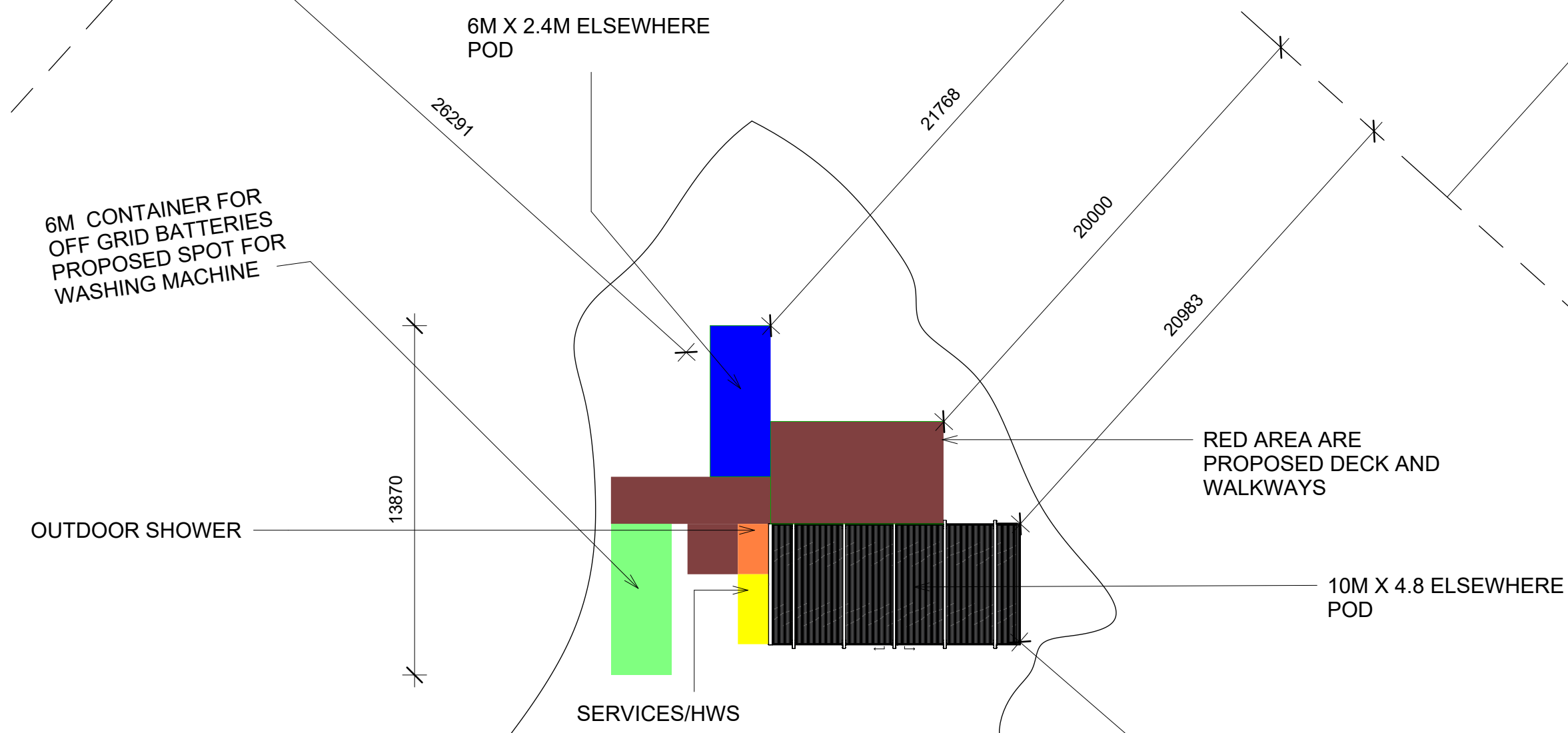


826.77'

259.19'

826.93'

35649



GRAVEL DRIVEWAY

Dolphin Sands - 10MDWTH

Tony De
Cesare

934 Dolphin Sands Road, Dolphin
Sands, Tasmania 7190

WORKING DRAWINGS

SITE PLAN

WD_1.00
(1) (1)

Revision	Revision Description	Revision Date

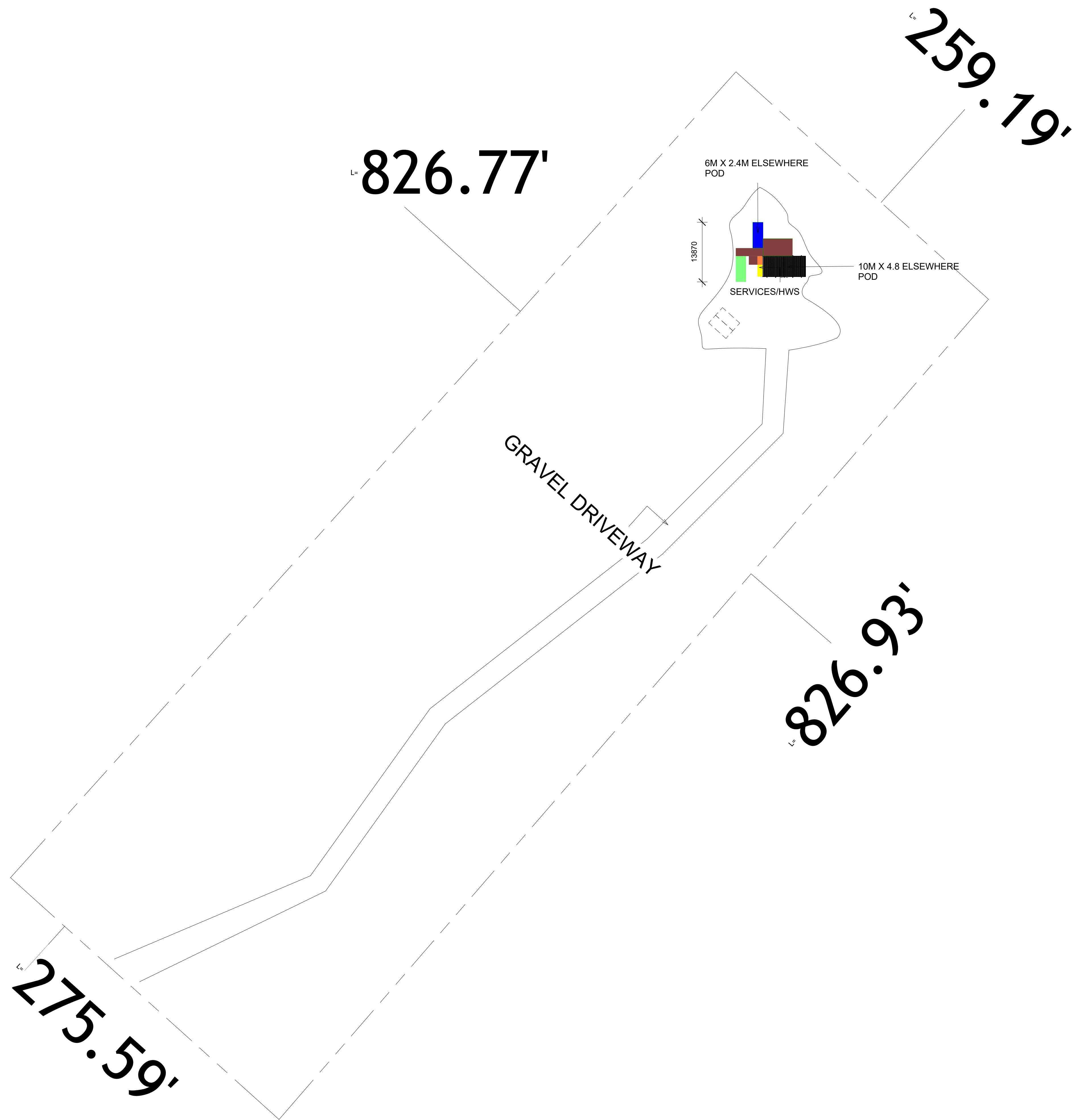
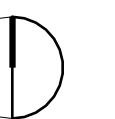
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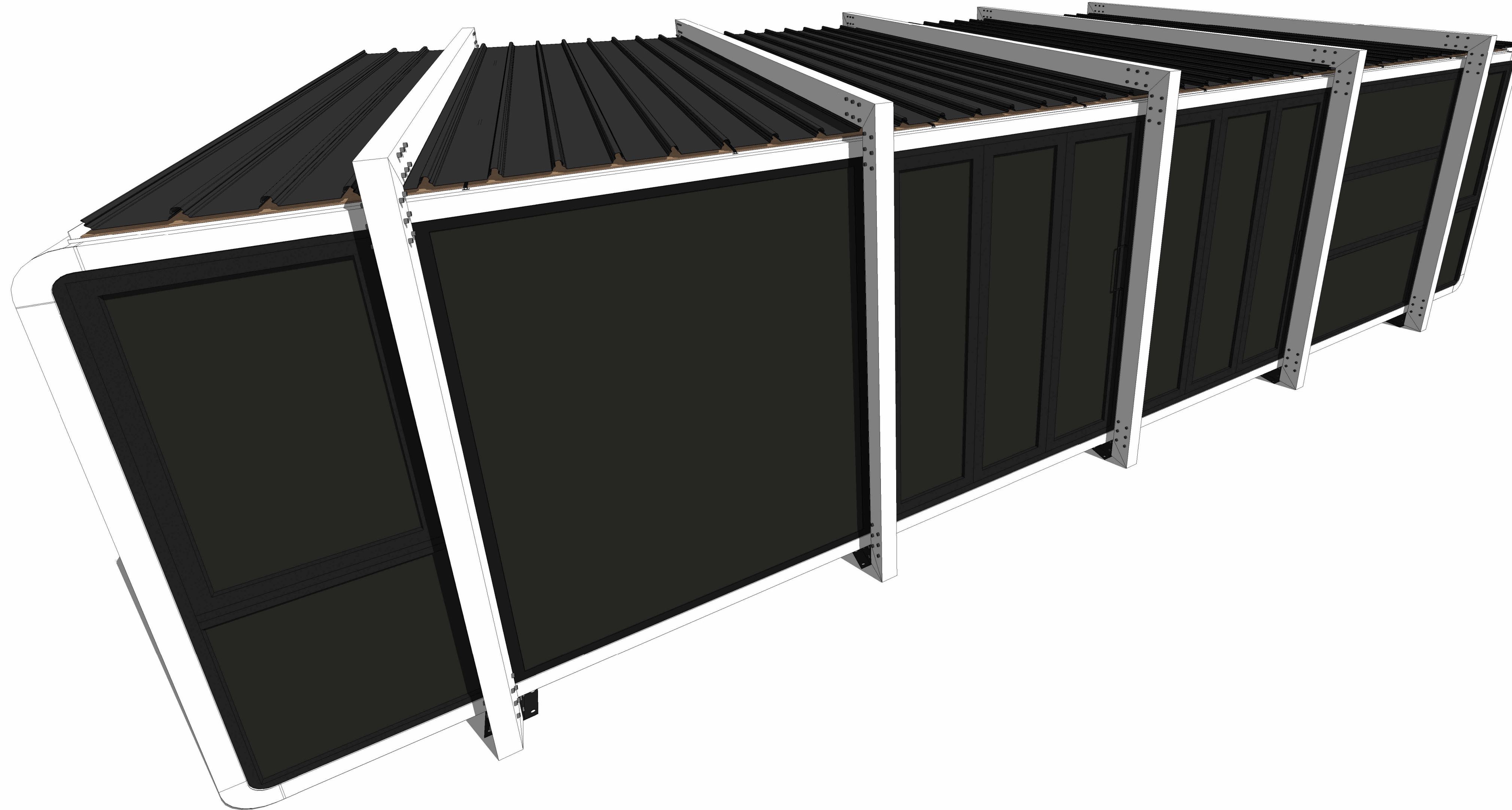
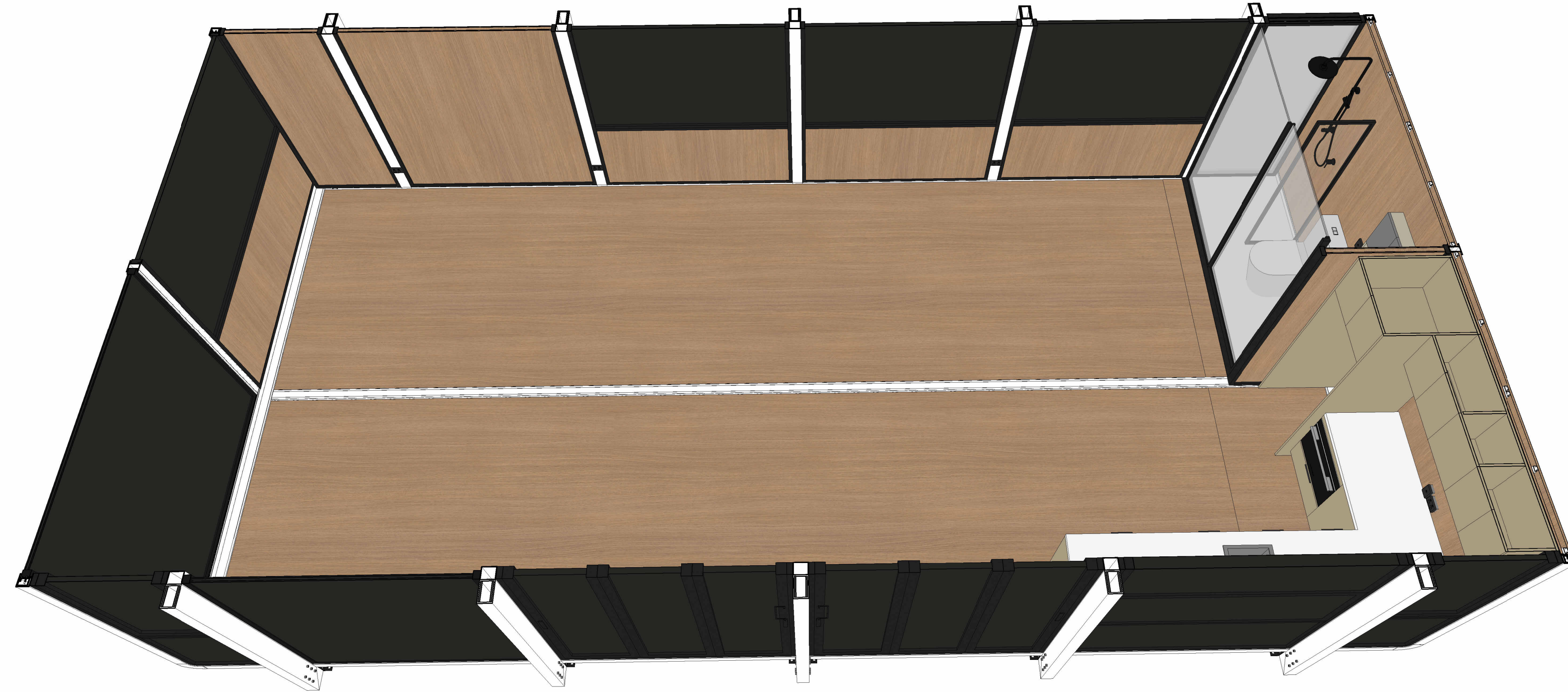
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WD_1.00 (1)	SITE PLAN
WD_1.00 (1) (1)	SITE PLAN
WD_1.10	ELECTRICAL AND PLUMBING PLAN
WD_1.20	ELEVATIONS
WD_4.00	KITCHENETTE DETAIL
WD_4.01	KITCHENETTE DETAIL



Dolphin Sands - 10MDWTH

Tony De
Cesare

934 Dolphin Sands Road, Dolphin
Sands, Tasmania 7190

WORKING DRAWINGS

COVER SHEET

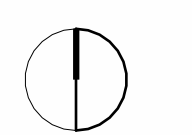
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Dolphin Sands - 10MDWTH

Tony De Cesare

934 Dolphin Sands Road, Dolphin Sands, Tasmania 7190

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ELECTRICAL AND PLUMBING PLAN

WD_1.10

Revision	Revision Description	Revision Date

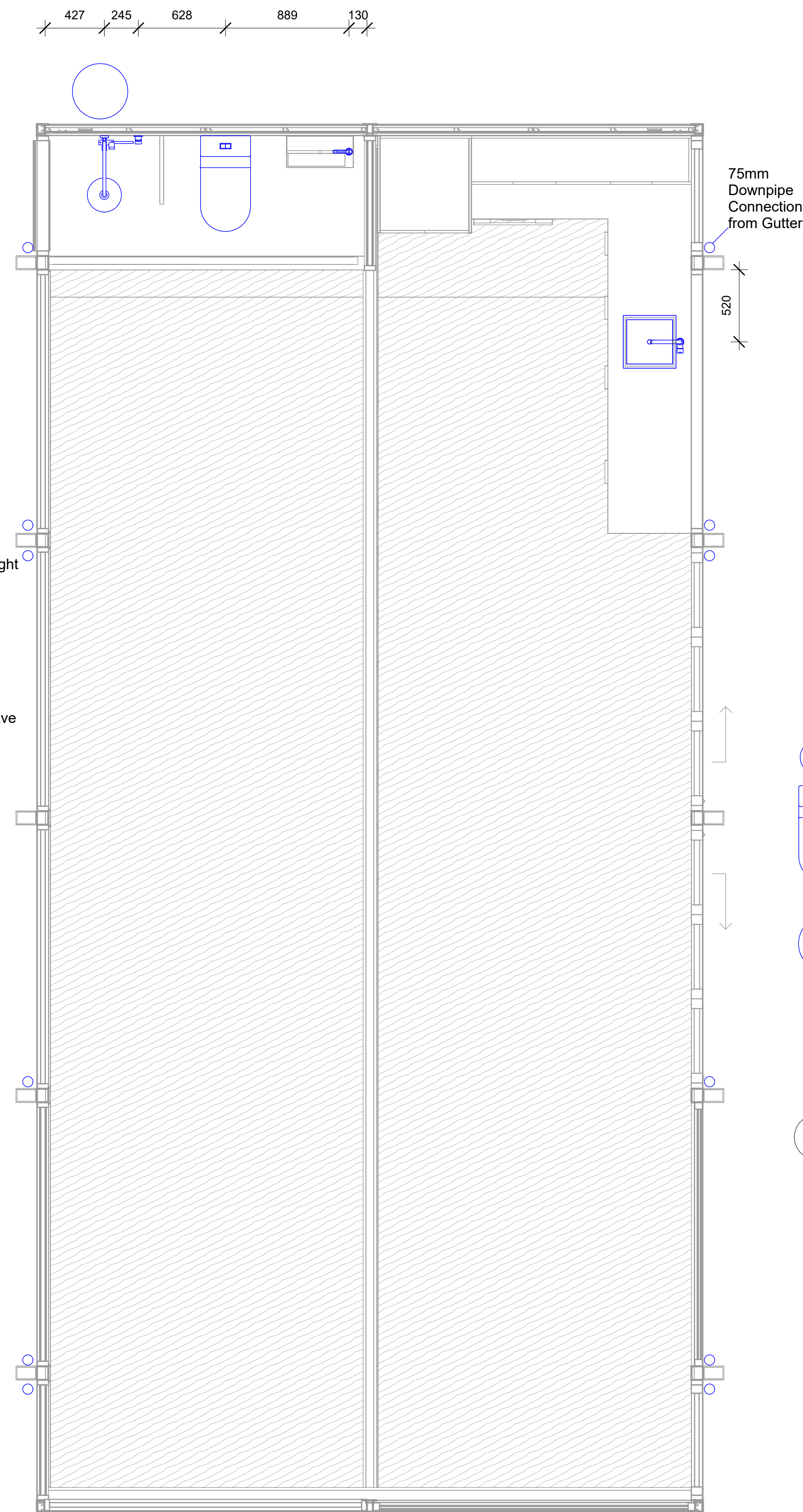
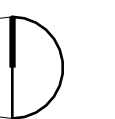
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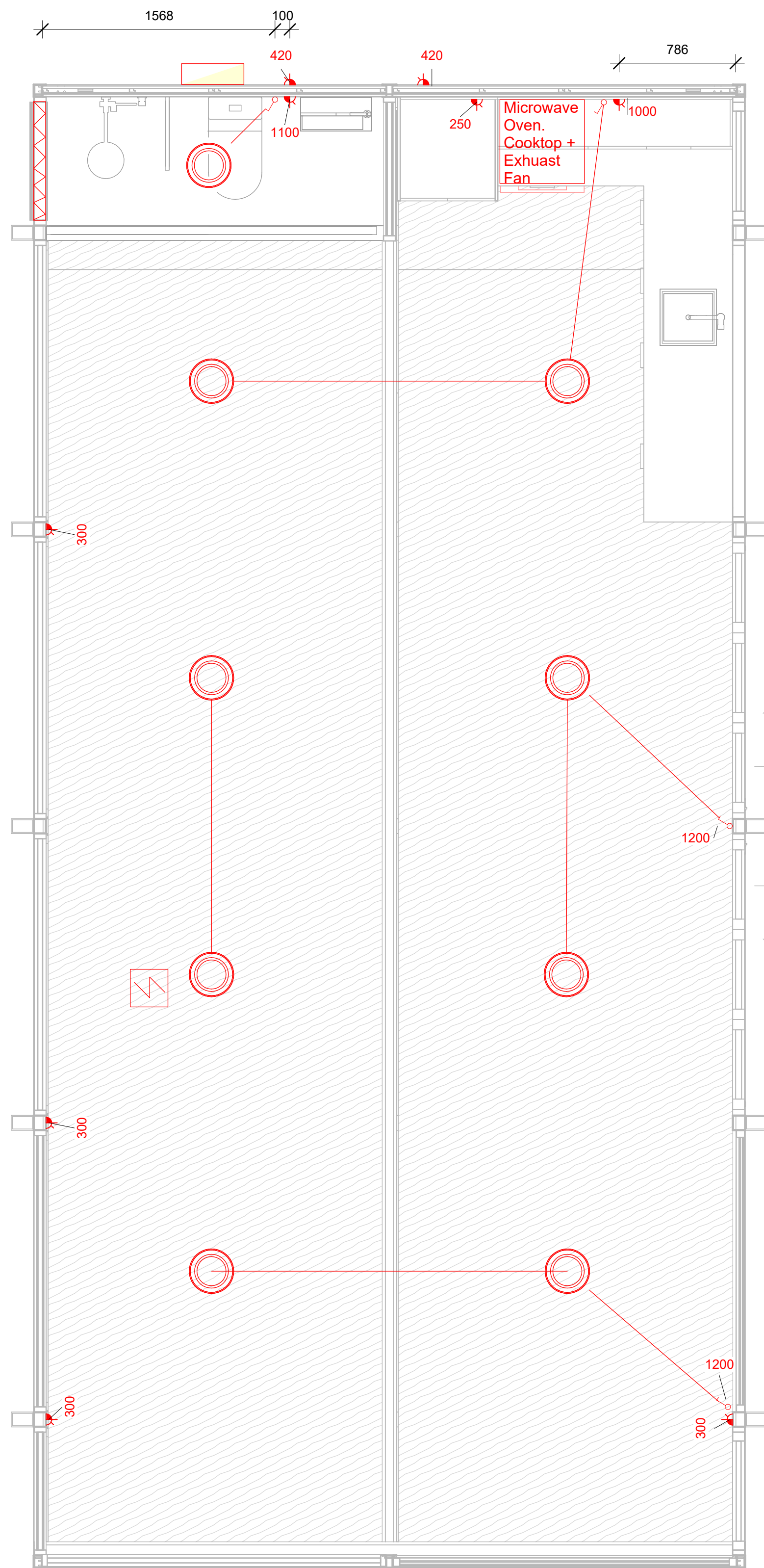
Fittings

- Yabby Round Kitchen Mixer
- Yabby Sydney Short Basin Mixer
- Yabby Sydney Wall Mixer
- Yabby Combination Shower
- Cinderella Incinerating Toilet
- 170L Heat Pump

Note: Fittings are supplied.
Off Grid Greywater Diversion System included.
Gutters will connect to 75mm Downpipes

Plumbing Legend
SCALE 1 : 25

2 PLUMBING PLAN
SCALE 1 : 25



- Supply & Install
- 5x Slim line Black Double GPO
 - 2x Slim line Black Switch
 - 2x Weather Proof GPO
 - Black Smoke Alarm
 - Switchboard
- Install
- 9x Surface Mounted Downlight
 - Exhaust Fan
- 9K/W AC
- Kitchen Accessories:
Westinghouse WMB4425DSC Combi Microwave
Westinghouse WHI323BC Induction Cooktop
Westinghouse WRI514BB Rangehood

1 ELECTRICAL PLAN
SCALE 1 : 25

Electrical Legend
SCALE 1 : 25

Dolphin Sands - 10MDWTH

934 Dolphin Sands Road, Dolphin
Sands, Tasmania 7190

WORKING DRAWINGS

ELEVATIONS

WD_1.20

Revision	Revision Description	Revision Date

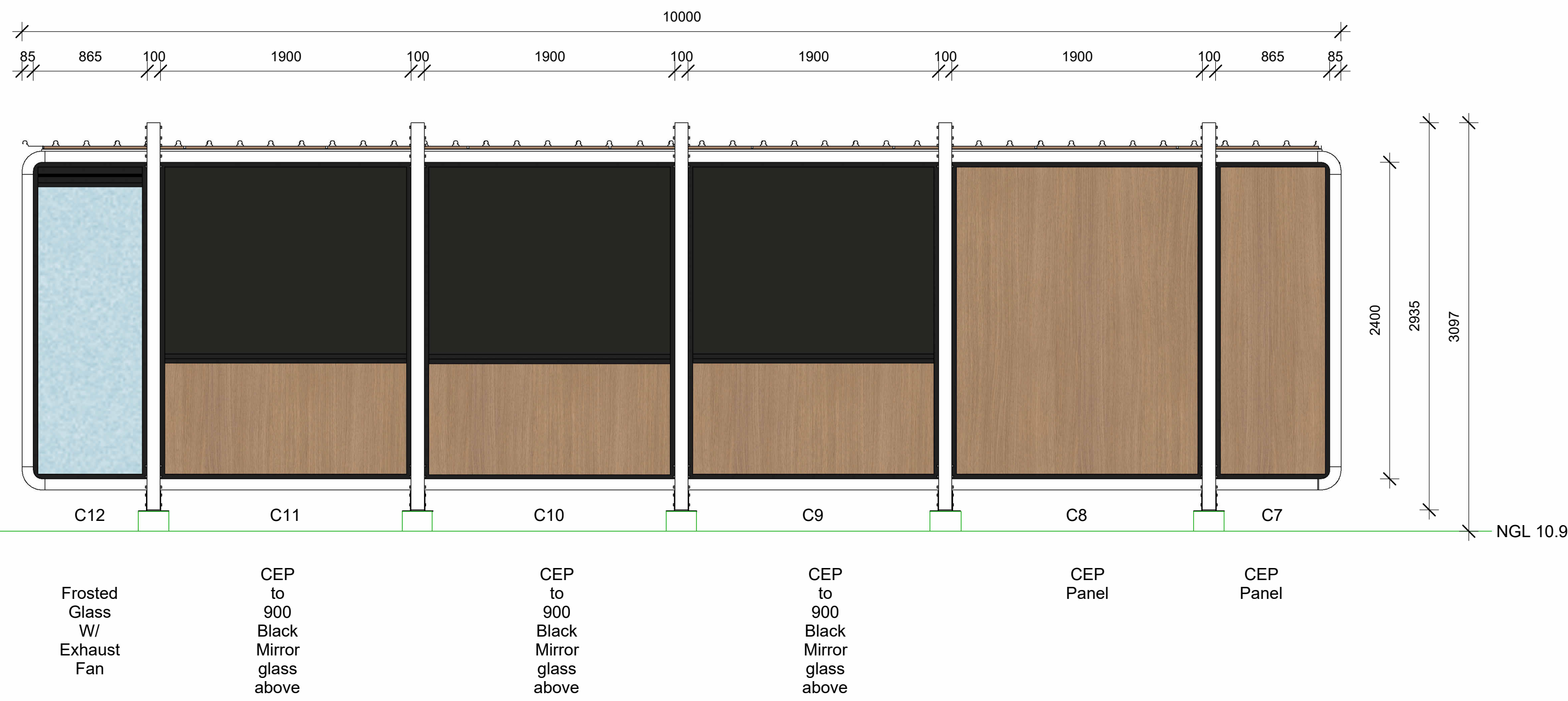
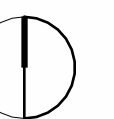
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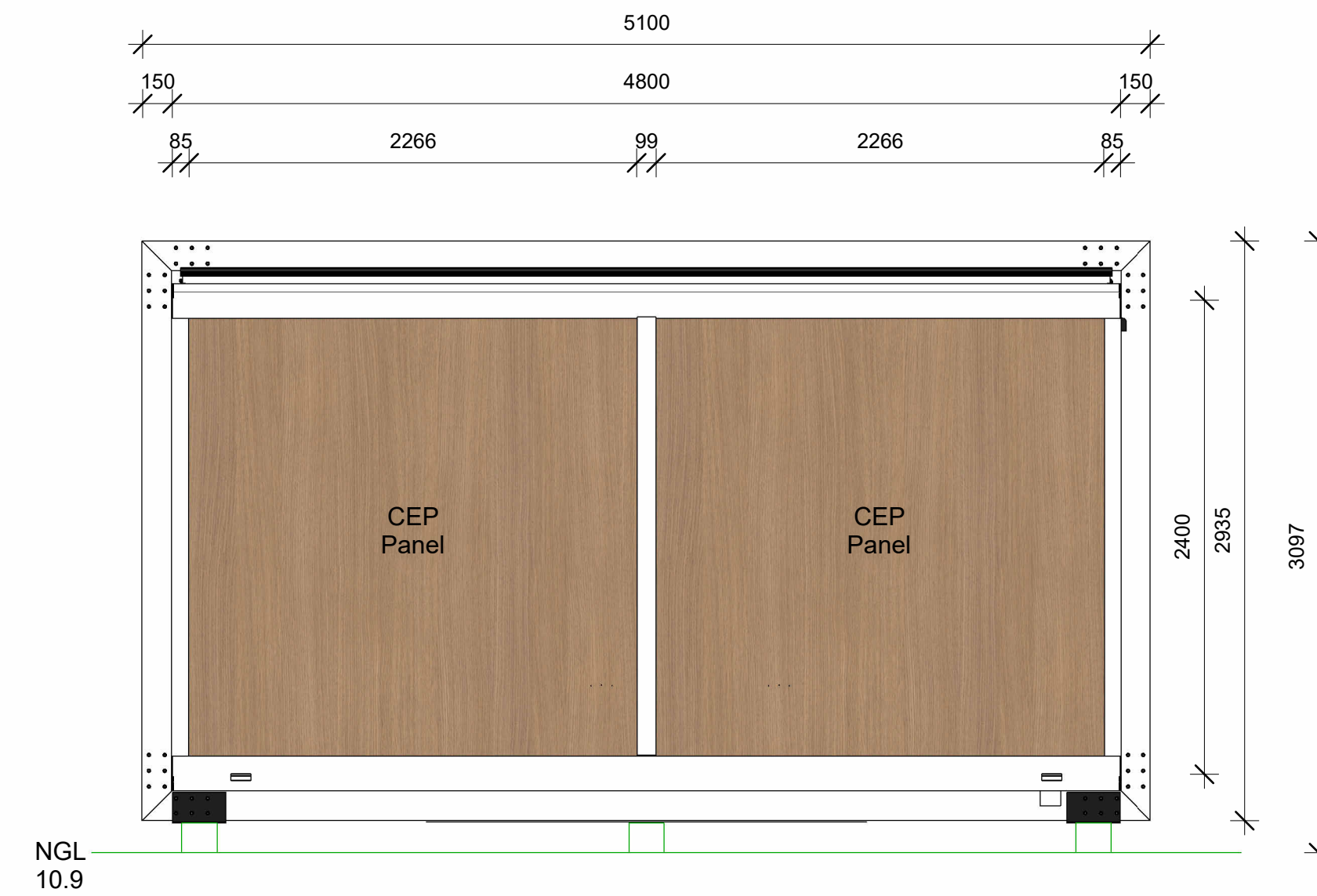
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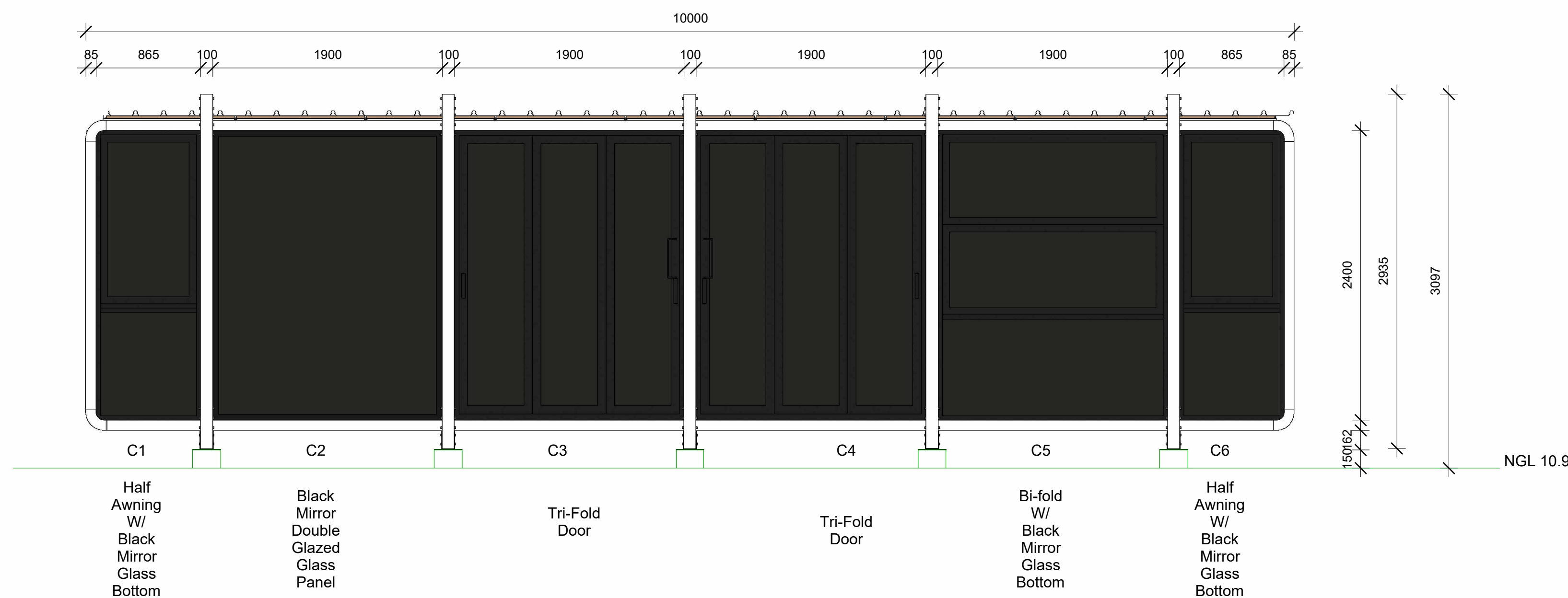
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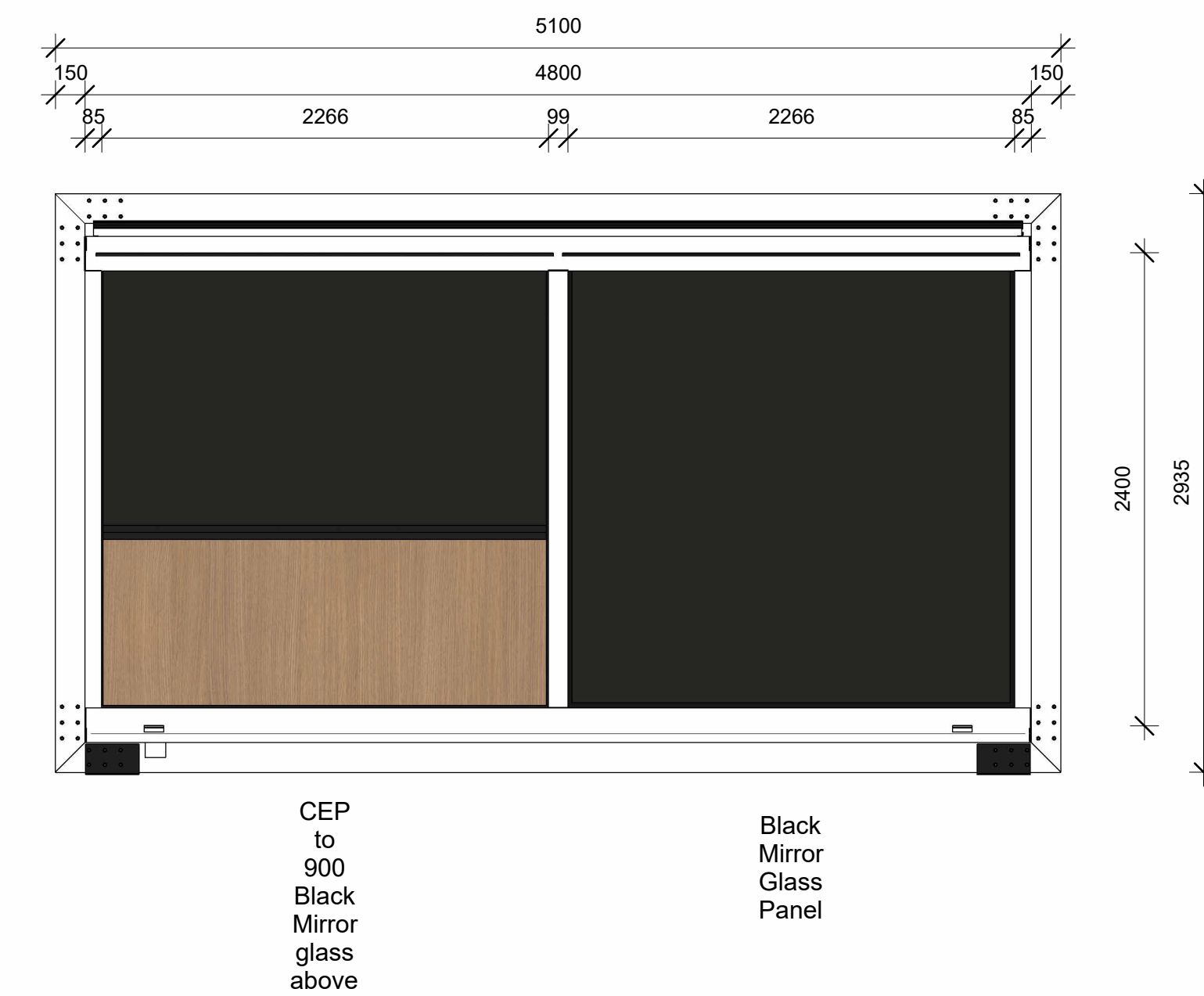
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SCALE 1 : 30



3 Right Elevation
SCALE 1 : 30



2 Front Elevation
SCALE 1 : 30

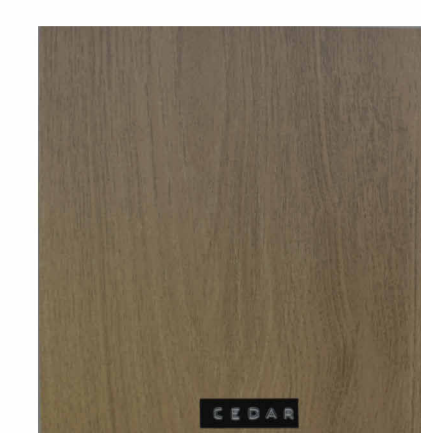


4 Left Elevation
SCALE 1 : 30

MATERIAL



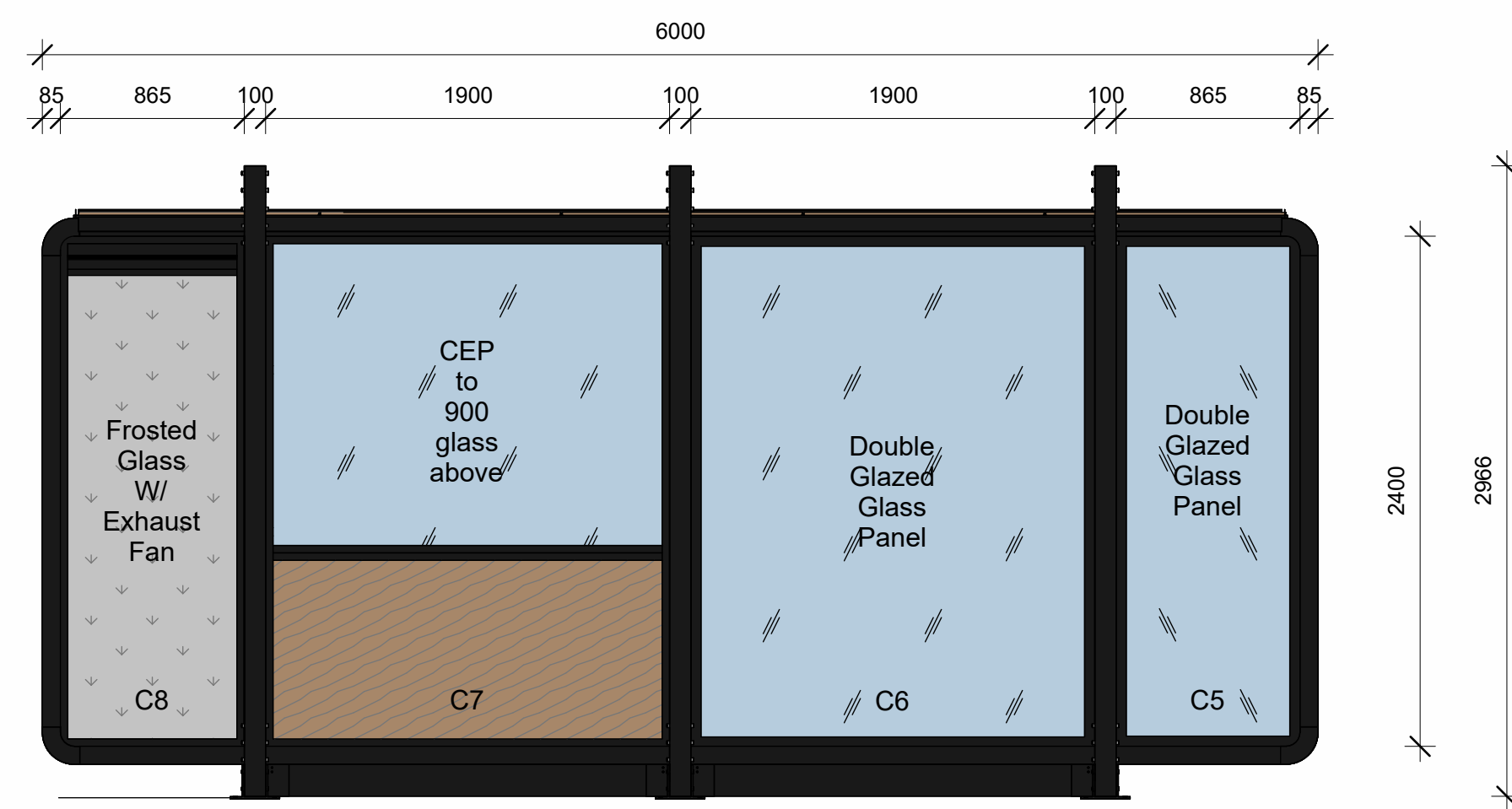
BLACK MIRROR GLASS



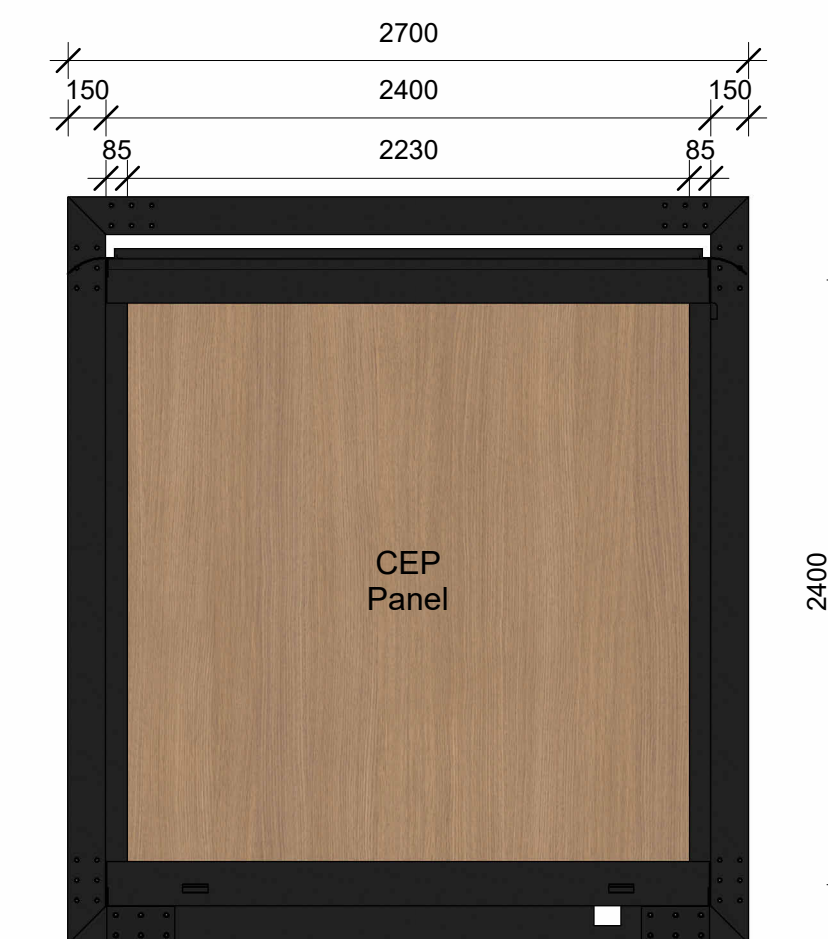
CEDAR CEP



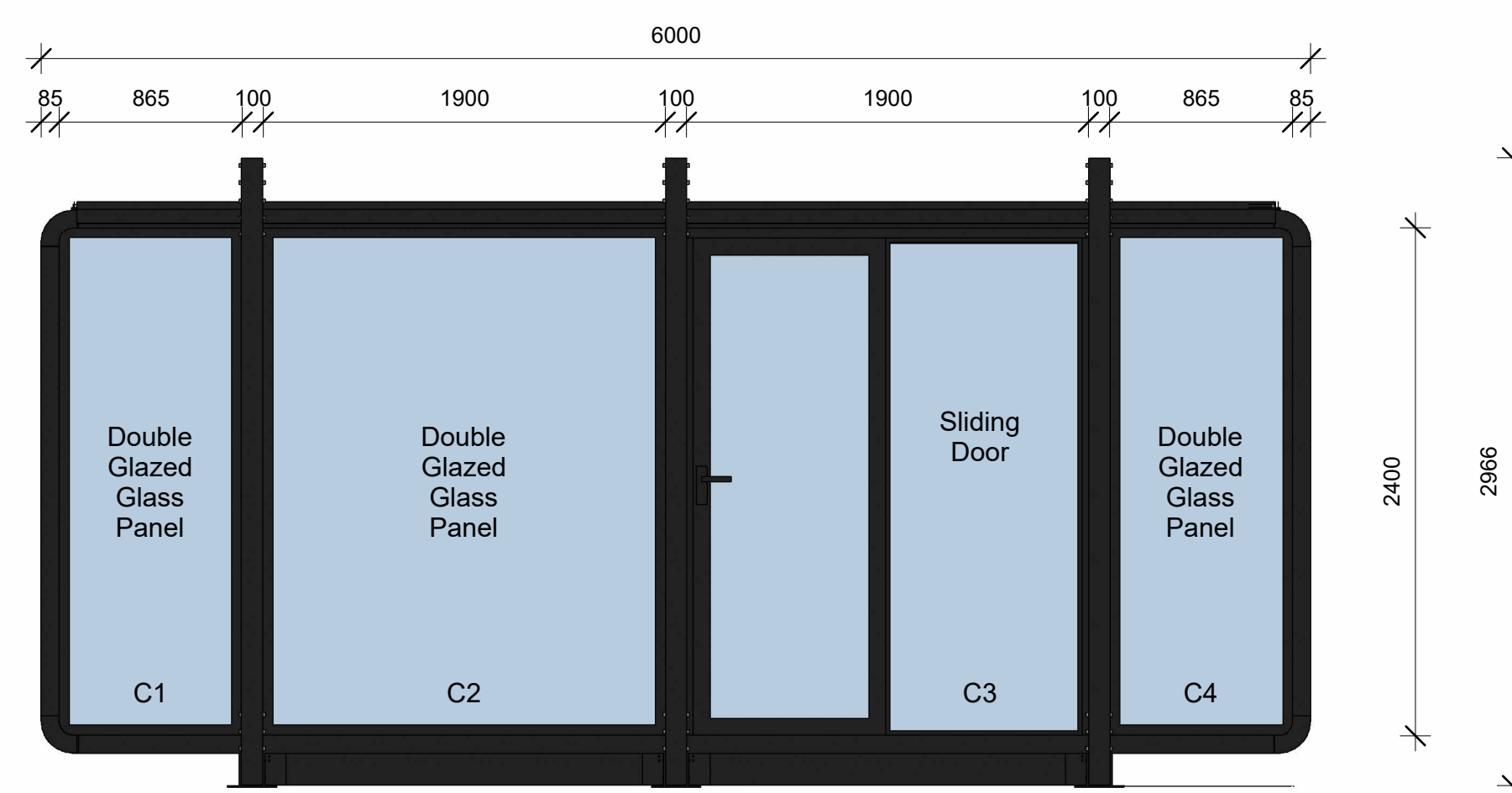
WHITE POWDER COAT



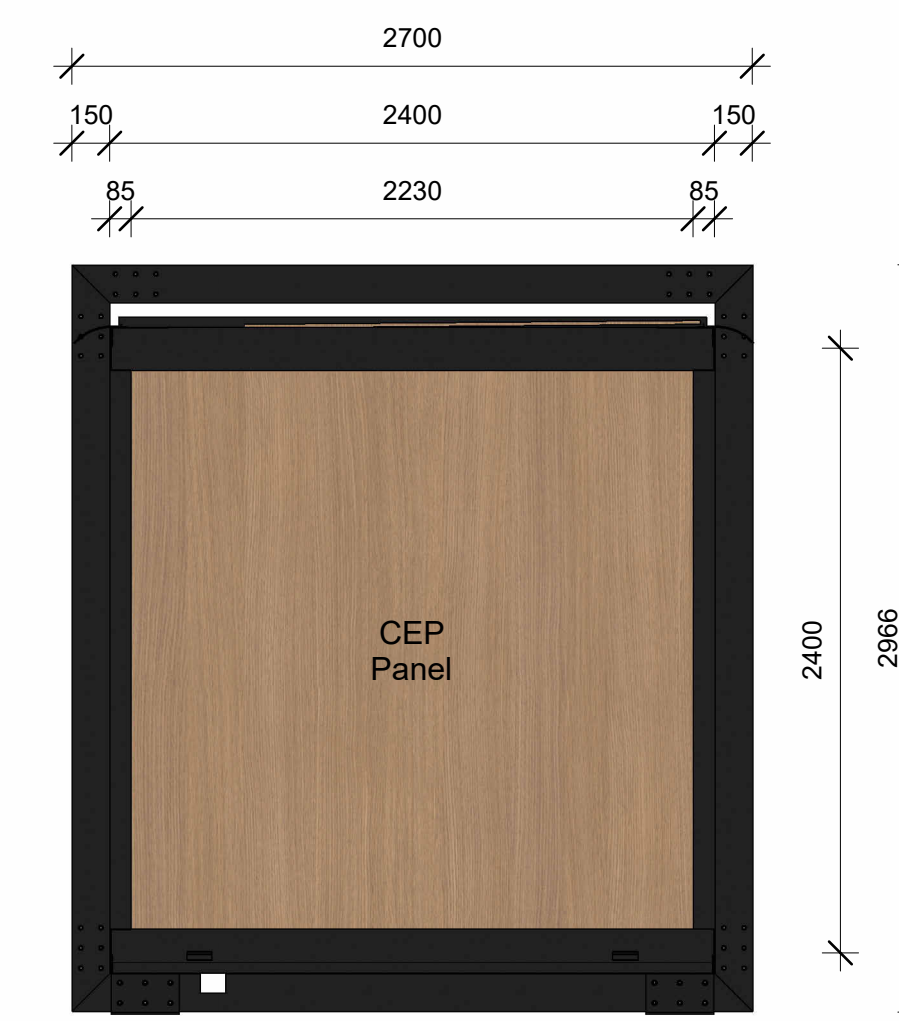
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SCALE 1 : 30



3 Right Elevation
SCALE 1 : 30



2 Front Elevation
SCALE 1 : 30



4 Left Elevation
SCALE 1 : 30

**6M X 2.4M ELSEWHERE
POD - Secondary
Residence**
34 Dolphin Sands Road, Dolphin
Sands, Tasmania 7190

WORKING DRAWINGS

ELEVATIONS

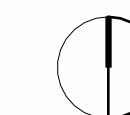
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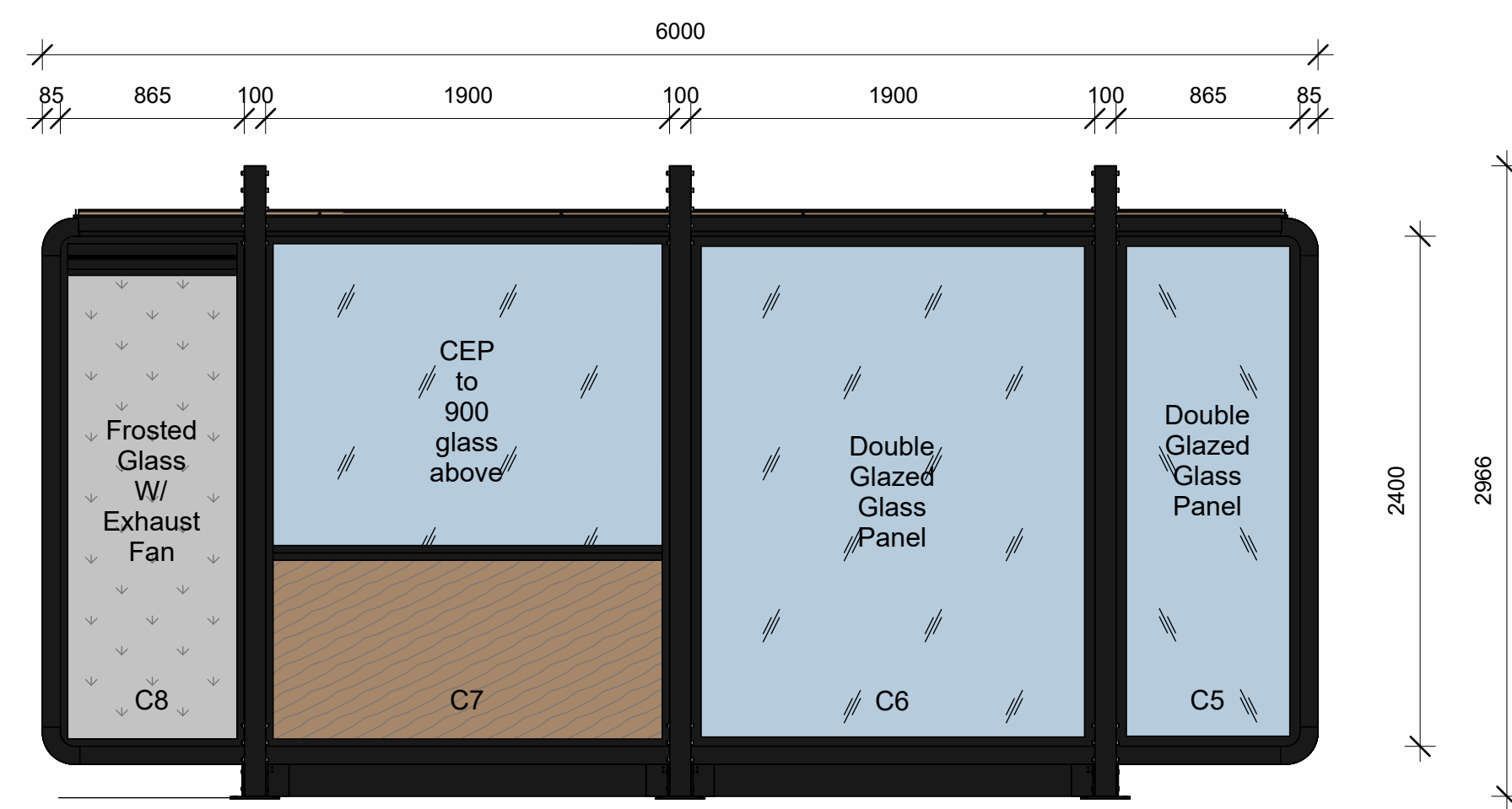
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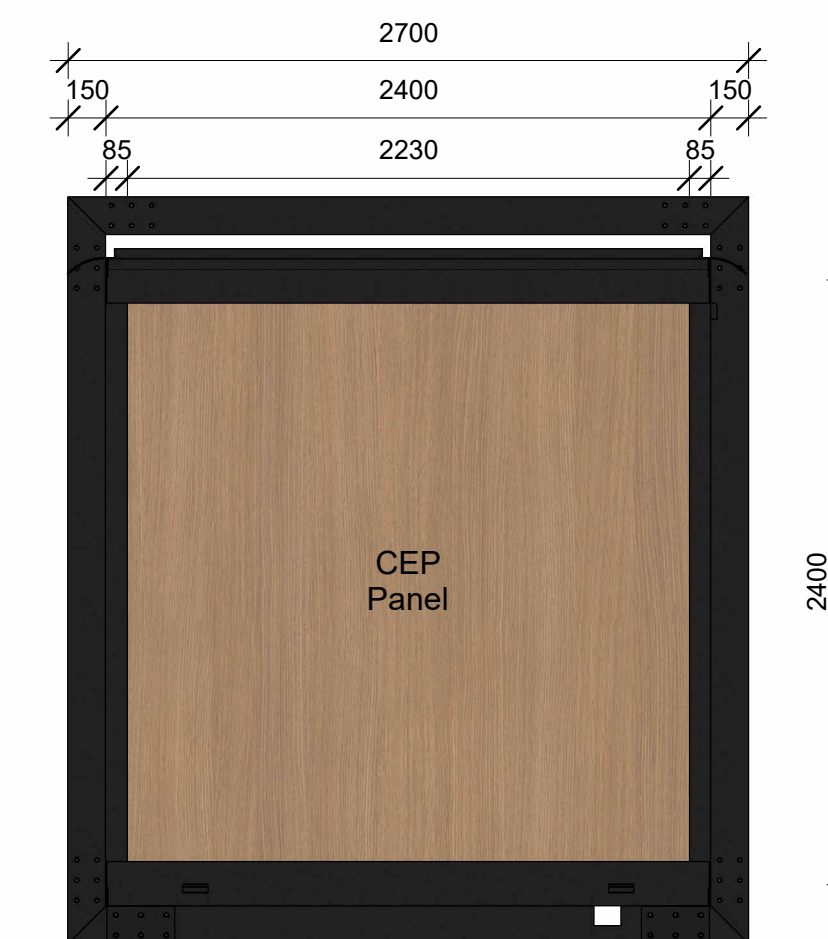
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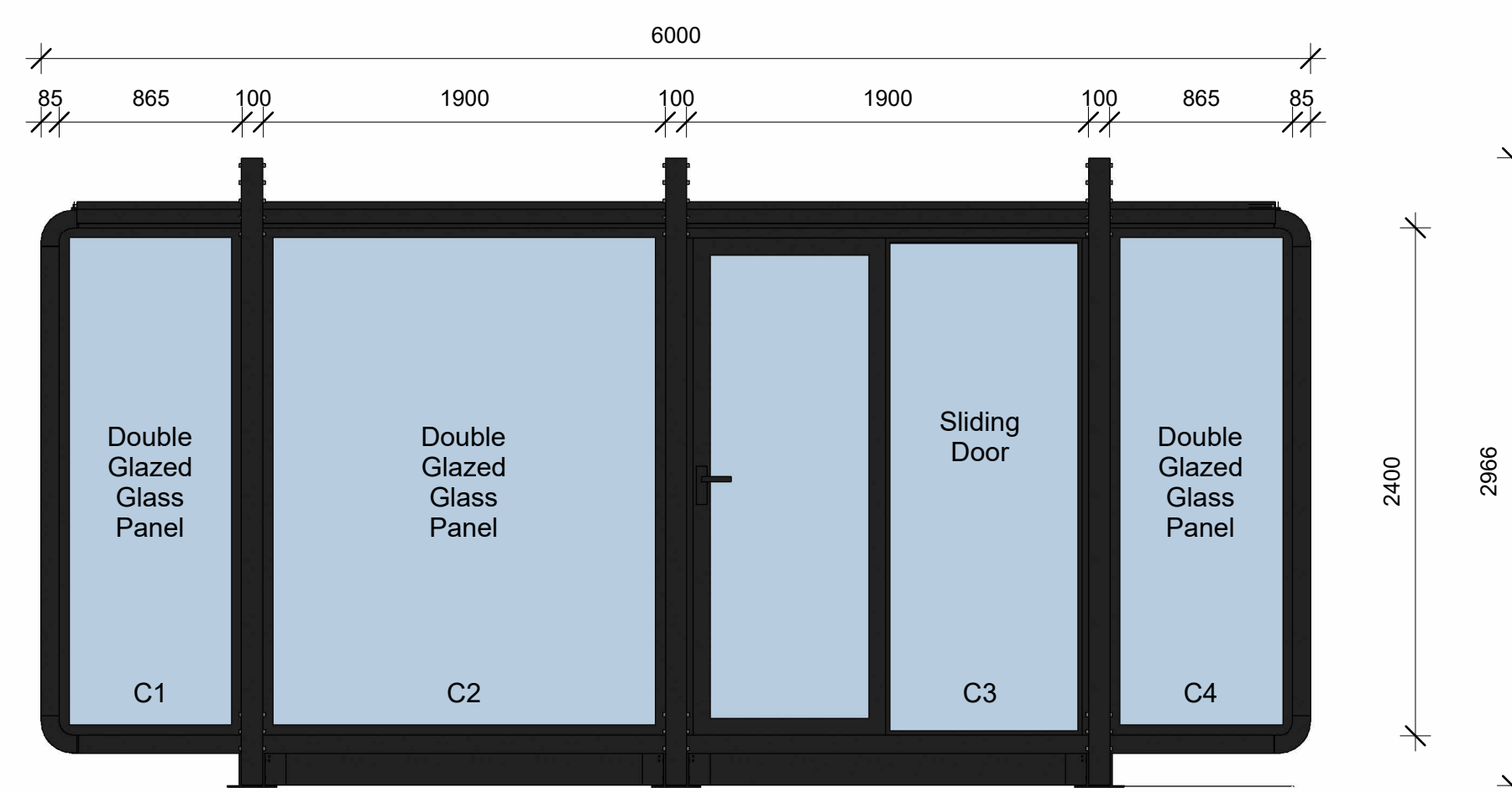




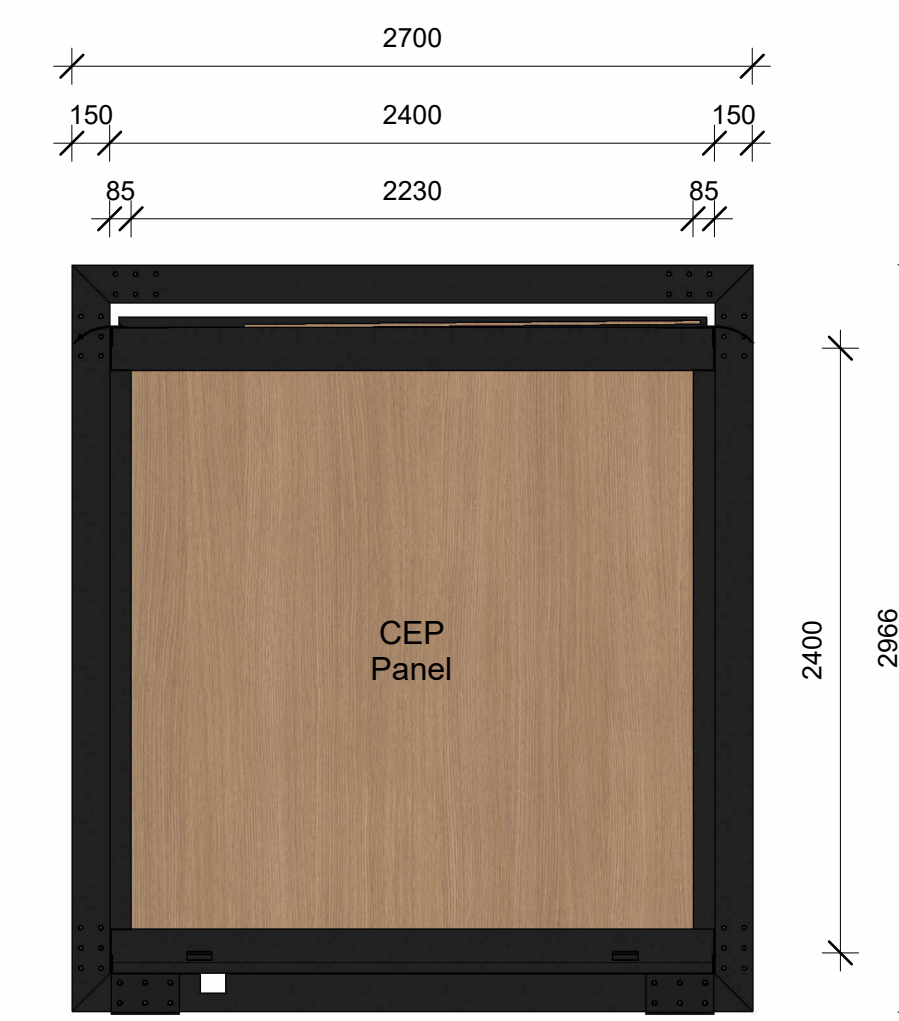
1 Rear Elevation
SCALE 1 : 30



3 Right Elevation
SCALE 1 : 30



2 Front Elevation
SCALE 1 : 30



4 Left Elevation
SCALE 1 : 30

**6M X 2.4M ELSEWHERE
POD - Secondary
Residence**
34 Dolphin Sands Road, Dolphin
Sands, Tasmania 7190

WORKING DRAWINGS

ELEVATIONS

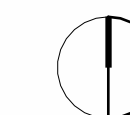
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TOWN PLANNING REPORT

PLANNING APPLICATION FOR A DWELLING HOUSE (TINY HOME)

ADDRESS: 934 DOLPHIN SANDS ROAD, DOLPHIN SANDS, TAS, 7190

PREPARED FOR: ELSEWHERE PODS

DATE: 15 JULY 2025

Document Information

Issue Date	15 July 2025	Prepared for	Elsewhere Pods
Prepared by	LM	Reviewed by	ASa
Project No.	15233	Project Name.	934 Dolphin Sands Road, Dolphin Sands

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1 Introduction

This Town Planning Report is prepared by Human Habitats (HH) is made on behalf of Elsewhere Pods (Applicant), in support of a Planning Application for a Planning Permit for a Dwelling house (Tiny Home), herein referred to as the 'Proposed Development' to Glamorgan Spring Bay Council (Council) over land at 934 Dolphin Sands Road, Dolphin Sands, TAS, 7190, more formally described as Lot 147. 54666 (subject site).

The proposed development is categorised as a 'Dwelling', being a 'Single Dwelling' under Table 3.1 Planning Terms and Definitions of *Tasmanian Planning Scheme 2023* (Planning Scheme).

The subject site is located within the Particular Purpose Zone - Dolphin Sands of the Planning Scheme and is subject to Planning Permit pursuant to GSB-P1.4 Use Table of the Glamorgan Spring Bay Local Provisions Schedule in accordance with the Planning Scheme.

The proposed development seeks to facilitate a 'tiny home' on part of the subject site that is cleared with no existing vegetation and has existing driveway access from Dolphin Sands Road. The Dwelling house (Tiny Home) involves a building height of 2.9m and a total Gross Floor Area (GFA) of approximately 48m², with suitable setbacks from the side and rear boundaries. The proposed development offers an innovative and sustainable use of the subject site, protecting key environmental values whilst supporting an appropriate residential outcome for the locality.

This Town Planning Report assesses the proposed development against the relevant provisions of the Planning Scheme and is made in accordance with the provisions set out in Glamorgan Spring Bay Local Provisions and under Section 6.0 of the Planning Scheme, including all items specified under section 6.1.2:

- (a) a signed application form;
- (b) 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;
- (c) details of the location of the proposed use or development;
- (d) a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- (e) a full description of the proposed use or development.

Furthermore, this development application is accompanied by supporting technical documentation that address key matters to the proposed development and are summarised within Table 2 overleaf.

This planning application assesses the merits of the proposed development against the applicable assessment benchmarks under the Planning Scheme. The assessment demonstrates that the proposed development is consistent with the strategic and outcomes sought by the Planning Scheme and the physical constraints and local context of the site and warrants approval, subject to the imposition of reasonable and relevant conditions.



1.1 Application Particulars

Table 1 - Site & Proposal Summary

Particular:	Detail:
Site Address	934 Dolphin Sands Road, Dolphin Sands, TAS, 7190
Real Property Description	Lot 147. 54666
Total Site Area	20,234m ²
Local Government Area	Glamorgan Spring Bay Council
Relevant Provisions	Tasmanian Planning Scheme 2023
Zoning	Particular Purpose (Dolphin Sands) Zone
Overlays	<ul style="list-style-type: none">▪ Bushfire Prone Areas▪ Coastal Erosion Hazard Overlay▪ Priority Vegetation Area
Proposal Description	Planning Application for a Planning Permit for a Dwelling house (Tiny Home)
Pre-lodgement Advice:	No
Category of Assessment	Permitted Application
Public Notification	No
Easement(s)	No
Current Use	Vacant
Applicant Contact	Ashlea Salter / Loic Morgan

1.2 Supporting Documents

This application is supported by the following accompanying plans and documents as described in Table 2:

Table 2 - Supporting Technical Documents

Document Name	Provided By:	Attachments
Planning Application Form	Human Habitats	Attachment 1
Property Searches	Human Habitats	Attachment 2
Landowner's Consent	Elsewhere Pods	Attachment 3
Architectural Plans	Elsewhere Pods	Attachment 4
Bushfire Hazard Report and Certification	Futura Planning	Attachment 5
Geo-Environmental Assessment	Geo-Environmental Solutions Pty Ltd	Attachment 6
Coastal Erosion Vulnerability Assessment	Geo-Environmental Solutions Pty Ltd	Attachment 7

2 Site Characteristics and Surrounding Context

2.1 Location and Property Description

The subject site is located within Glamorgan Spring Bay Council area at 934 Dolphin Sands Road, Dolphin Sands, TAS, 7190, more formally described as Lot 147. 54666.

As illustrated below in Figure 1 below, the site is rectangular in shape and comprises of one (1) individual allotment with a total area of 20,234m². The site benefits from a frontage to Dolphin Sands Road.

The site is currently vacant with no apparent built form and is partly covered with a mix of native vegetation. It is noted that no clearing vegetation is proposed, with an existing driveway access leading to a cleared area on the subject site.



Figure 1: Aerial View of Subject Site (Source: Google Maps, 2025)

2.2 Existing Use

The subject site is currently vegetated and void of any structures or built form, with existing driveway access from Dolphin Sands Road.

2.3 Traffic, Access and Manoeuvring

The subject site comprises of one (1) individual allotment and has primary frontage to Dolphin Sands Road.

The existing driveway access to Dolphin Sands Road will remain unchanged as part of the proposed development and is considered suitable for the Dwelling house (Tiny Home).

2.4 Easements and Encumbrances

The site is not burdened or benefited by any easements or encumbrances, as identified in the Property Searches provided within Attachment 2.

2.5 Existing Services

There appears to be no connection to reticulated sewer or water over the subject site. A compost toilet and greywater diversion system are to be proposed to service the tiny home development. These services are consistent with the location of the site, noting no nearby available urban infrastructure is established.

Any additional services required to service the proposed development can be designed and connected, where deemed necessary.

2.6 Topography

As illustrated in Figure 2, the topography varies across the extension of the subject site with the highest point approximately 10m AHD.



Figure 2: Site Contours (Sourced: Landchecker, 2025)

2.7 Vegetation

The subject site is identified as containing areas of priority vegetation in accordance with the List online mapping system. Notwithstanding, the proposed development does not propose the clearing of vegetation as part of this planning application, minimising impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast in accordance with the Natural Assets Code of the Planning Scheme.

2.8 Site Context

The subject site is located along the shoreline of the Dolphin Sands locality within Glamorgan Spring Bay Council area. The majority of lots front Nine Mile Beach and generally consist of long driveway access handles from Dolphin Sands Road to private residences.

The immediate surrounding context comprises of large residential lots developed with a mix of contemporary single dwellings and small-scale dwellings of a similar scale and form, consistent with the Particular Purpose (Dolphin Sands) Zone.



3 Development Proposal

3.1 Description of Proposed Development

The Planning Application seeks a Planning Permit for a Dwelling house (Tiny Home) in accordance with the relevant provisions of the Planning Scheme.

The proposed development involves an Elsewhere Pod Tiny Home, which is classified as a 'Single Dwelling' on part of the subject site that is cleared with no existing vegetation and has existing driveway access from Dolphin Sands Road. The subject site contains existing bushland that is categorised as priority vegetation, which will not be impacted by the proposed development. The Tiny Home is appropriately setback from the road frontage and side and rear setbacks.

The Proposed Site Plan with the location of the proposed development is illustrated in Figure 3.

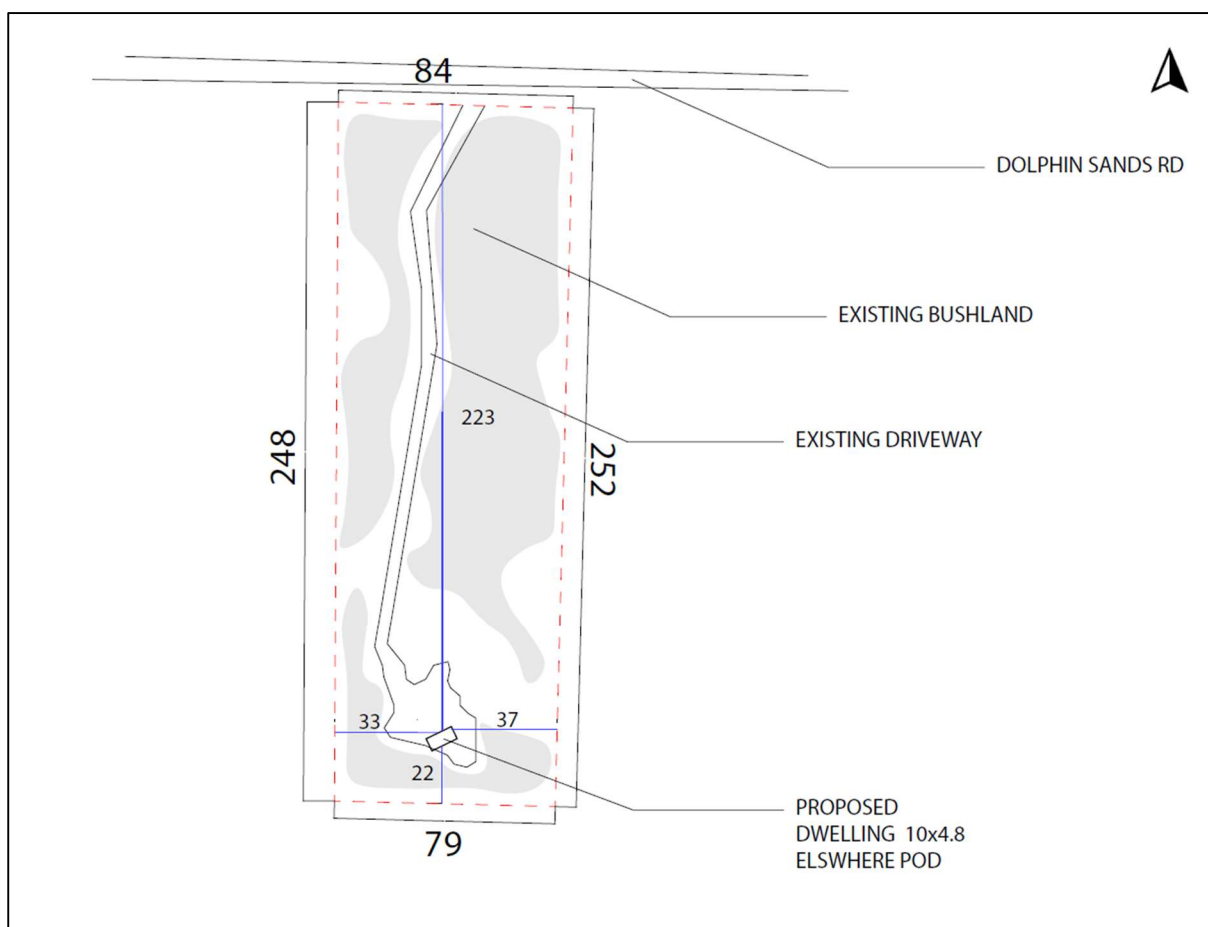


Figure 3: Proposed Site Plan (Source: Elsewhere Pods, 2025)

The proposed development is of one (1) storey (2.9m) in height and comprises of a total GFA of 48m², which includes a built-in toilet, shower, and kitchen in accordance with the definition for a 'Dwelling'. A minimum of one (1) car park will be provided on the subject site. No fencing is proposed as part of this Planning Application.

The proposed development has been architecturally designed to complement the immediate and surrounding landscape and ensure minimal disturbance to the natural environment.

Overall, the proposed development delivers a safe, well-designed and sustainable outcome that meets the requirements of the Planning Scheme, while also demonstrating consistency with the purpose of the Particular Purpose (Dolphin Sands) Zone Code.

A rendered perspective is provided overleaf in Figure 4, demonstrating the structural intent for the proposed development. The proposed Floor Plan is also illustrated in Figure 5 overleaf.



Figure 4: Proposed Rendered Perspectives (Source: Elsewhere Pods, 2025)

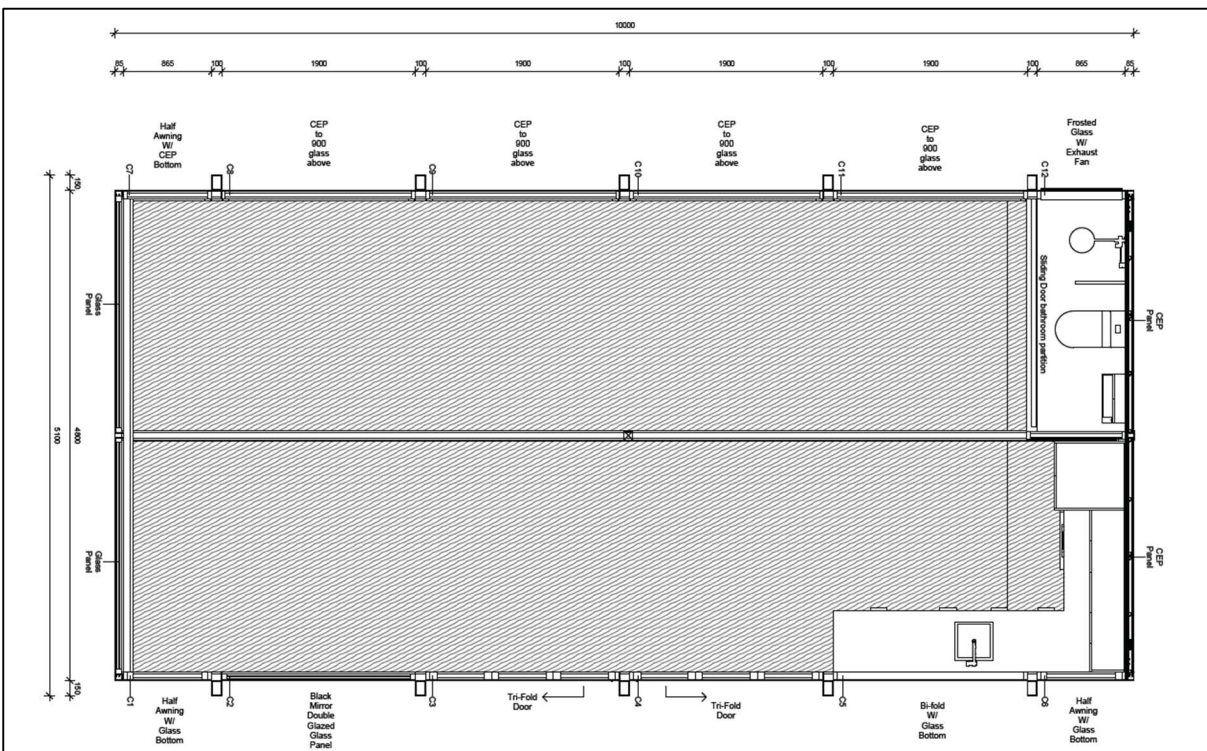


Figure 5: Proposed Floor Plan (Source: Elsewhere Pods, 2025)



3.2 Development Particulars

Table 3 below provides a summary of the key development parameters that are applicable to the proposed development and their compliance with relevant assessment benchmarks.

Table 3- Key Development Parameters			
Development Aspect	Planning Scheme Requirement	Proposed Development	Compliance
Height	5m	One (1) Storey (2.9m)	Complies with AS
GFA	N/A	~ 48m ²	N/A
Front Setback	30m	223m	Complies with AS
Side Setbacks	10m	33m & 37m	Complies with AS
Rear Setback	10m	22m	Complies with AS
Car parking	1 space per bedroom	Min 1 car parking space	Complies with AS
Building Materials	Outer walls and roofs must be natural colours such as black, grey, brown and green and of a hue that is unobtrusive.	Outer walls and roofs are a mix of black and brown colours.	Complies with AS

The proposed development has been appropriately designed to demonstrate full compliance with the relevant Acceptable Solutions of the Particular Purpose (Dolphin Sands) Zone Code in accordance with the Planning Scheme.



4 Statutory Planning Provisions

4.1 State Planning Framework

4.1.1 Tasmanian Planning Scheme

The Tasmanian Planning Scheme is the overarching statutory framework for land use planning in Tasmania, administered by the Tasmanian Planning Commission under the Land Use Planning and Approvals Act 1993 (LUPAA). It provides a consistent, state-wide approach to zoning, use, and development while allowing for locally tailored provisions through Local Provisions Schedules (LPS).

The Planning Scheme comprises two main components:

- State Planning Provisions (SPPs): These set out the common planning rules and provisions that apply across all municipal areas, including standard zones, codes, and definitions.
- Local Provisions Schedules (LPS): Each council has adopted an LPS that applies the SPPs at a local level, including zone maps, specific area plans, site-specific qualifications, and overlays.

Applications under the TPS are assessed against the relevant provisions of both the SPPs and the applicable LPS. Use and development are classified as:

- Permitted
- Discretionary
- Prohibited

Depending on this classification, applications may require public notification and assessment by the local council or relevant authority.

The Planning Scheme provides the relevant framework for development assessment and approval. The provisions of the Planning Scheme are relevant to the proposed development are identified and addressed in the following sections of this report.

4.1.2 Assessment Manager

The assessment manager for this development application is Glamorgan Spring Bay Council.

4.1.3 Level of Assessment

GSB-P1.4 Use Table of the Glamorgan Spring Bay Local Provisions Schedule of the Planning Scheme the proposed development is subject to a Planning Application for a Planning Permit.

4.1.4 Public Notification

The proposed development is subject to a Planning Application for a Planning Permit, which does not require public notification in accordance with Planning Scheme.

4.1.5 Defined Use

Table 3.1 Planning Terms and Definitions of the Planning Scheme provides definitions for proposed uses. The proposed development involves a Dwelling house (Tiny Home) with the relevant definition provided below:

“Dwelling”

means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.

The proposed development is associated with a ‘Single Dwelling’, which means a dwelling on a lot on which no other dwelling, other than a secondary residence, is situated. No further dwellings are proposed or exist over the subject site.

Accordingly, the proposed development is consistent with the above definitions.



4.1.6 Assessment Benchmarks

The proposed development achieves compliance with the applicable provisions of the relevant assessment benchmarks. The benchmarks applicable to the assessment of the proposed development is listed in Table 4 and the relevant codes are addressed in Appendix A.

Table 4 – Relevant Planning Scheme Provisions		
Code	Applicability	Comment
Zone Code		
Particular Purpose (Dolphin Sands) Zone Code	Applicable	A response to Particular Purpose (Dolphin Sands) Zone Code has been provided in Appendix A.
Overlay Codes		
Bushfire Prone Areas Overlay	Applicable	Bushfire certification from an accredited consultant (Futura Planning) has been prepared and provided in Attachment 5, which demonstrates the proposed development is exempt from this Code.
Coastal Erosion Hazard Overlay	Applicable	A Coastal Erosion Vulnerability Assessment has been prepared by Geo-Environmental Solutions Pty Ltd and provided in Attachment 7, addressing the use and development standards of the Coastal Erosion Hazard Code.
Priority Vegetation Area Overlay	Not Applicable	The proposed development does not involve the clearing of any priority vegetation in accordance with the Architectural Plans in Attachment 4. According, no assessment is considered necessary in this instance.

4.1.7 Zoning

As illustrated in Figure 6, the subject site is located within the Particular Purpose (Dolphin Sands) Zone in accordance with the Planning Scheme. The subject site is surrounded by other Particular Purpose zoned land, in addition to land located within the Environmental Management Zone and Rural Zone.

The purpose of the Particular Purpose (Dolphin Sands) Zone is as follows:

GSP-P1.1.1 a. To protect the environmentally fragile nature of the Dolphin Sands area particularly with respect to land stability, vegetation, wildlife and landscape amenity.

GSP-P1.1.2 b. To ensure that use or development has minimal disturbance to the natural environment and visual amenity of the area.

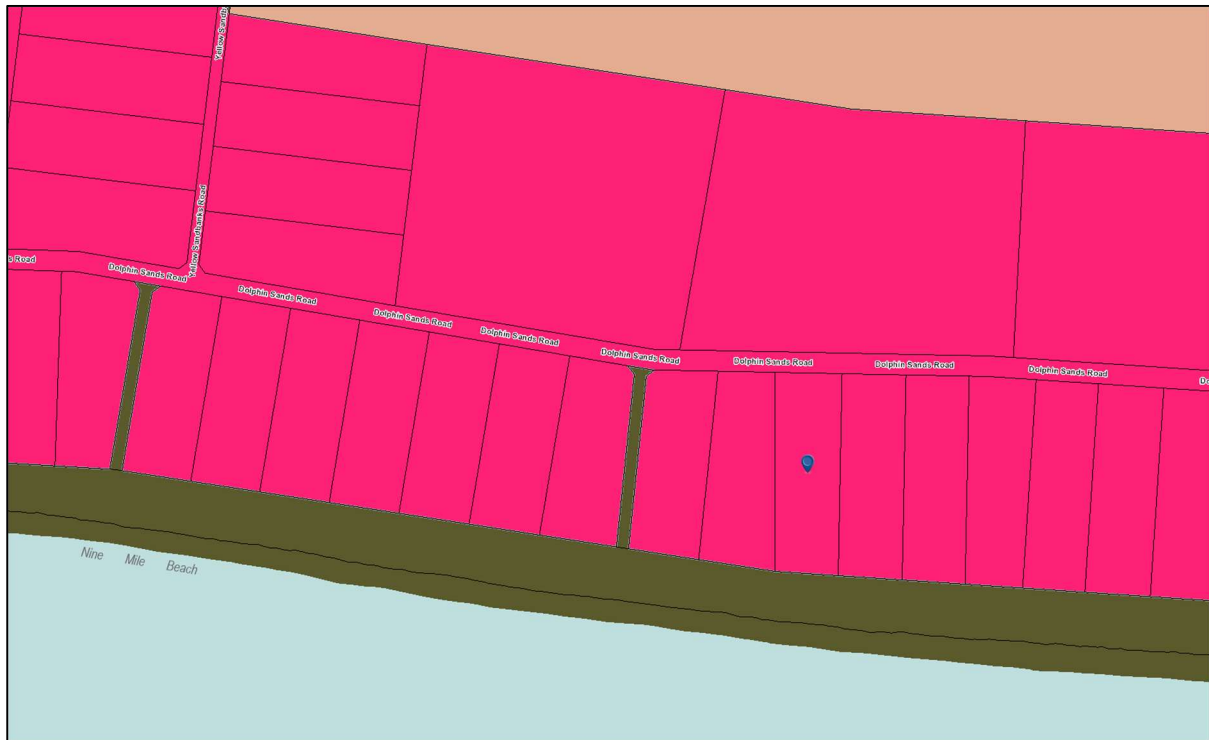


Figure 6: Zone Mapping (Source: Planning Scheme Mapping, 2025)

The proposed development aligns with the purpose of the Particular Purpose (Dolphin Sands) Zone by facilitating a ‘Tiny Home’ that appropriately considered the environment with respect to land stability, vegetation, wildlife and landscape amenity, and ensures minimal disturbance to the natural environment and visual amenity of the area.

The subject site remains an ideal location for the proposed development and remains of smaller scale to nearby residences within the Dolphin Sands locality.

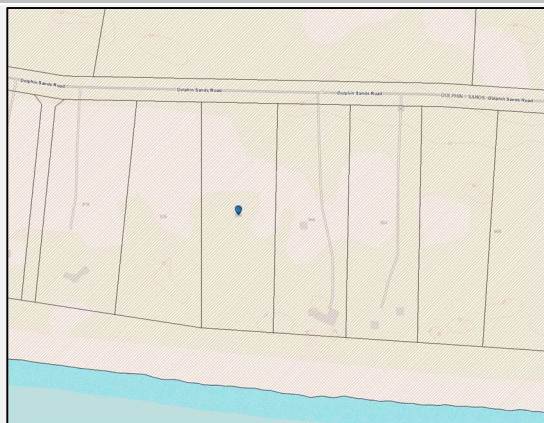
4.1.8 Overlays

The following Table 5 provides an overview of the Planning Scheme overlays that effect the subject site.

Table 5 - Overlays

Planning Scheme Overlays

Code

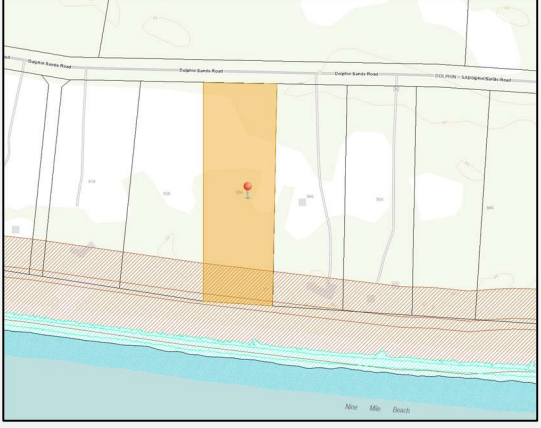



Overlay Code Applicability

Bushfire Prone Areas – Bushfire Prone Areas Code

Table 5 – Overlays

Planning Scheme Overlays

Code	Overlay Code Applicability
	<p>Coastal Erosion Area – Coastal Erosion Hazard Code</p>
	<p>Priority Vegetation Area – Natural Assets Code</p>

Bushfire Prone Areas Overlay

The subject site is affected by the Bushfire Prone Areas Overlay under the Planning Scheme. The application has appropriately addressed the requirements of this overlay through the supporting Bushfire Hazard Report and Certification prepared by Futura Planning and provided in Attachment 5 demonstrating bushfire certification for the proposed development.

Coastal Erosion Hazard Overlay

The subject site is affected by the Coastal Erosion Area under the Planning Scheme. The application has appropriately addressed the requirements of this overlay through the supporting Coastal Erosion Vulnerability Assessment prepared by Geo-Environmental Solutions Pty Ltd and provided in Attachment 7, with the proposed development demonstrating compliance with the use and development standards of the Coastal Erosion Hazard Code. It was concluded that the risk posed from future erosion to the property within the life of the development and use is low and acceptable.

Priority Vegetation Area Overlay

The subject site is affected by the Priority Vegetation Area Overlay under the Planning Scheme. The proposed development does not involve any clearing of priority vegetation and, therefore, does not require any further assessment of the Natural Assets Code.



5 Conclusion

This Town Planning Report has been prepared by Human Habitats on behalf of Elsewhere Pods (Applicant) with respect to the Planning Application for a Planning Permit for a Dwelling house (tiny home) to Council over land at 934 Dolphin Sands Road, Dolphin Sands, TAS, 7190, more formally described as Lot 147. 54666.

It is our view that the proposal should be supported for the following reasons:

- The proposed development involves a 'tiny home' that remains consistent with the purpose and development standards of the Particular Purpose (Dolphin Sands) Zone.
- The proposal has been designed to deliver an environmentally conscious built-form outcome that has respect to land stability, vegetation, wildlife and landscape amenity.
- The proposed development has been appropriately designed to address the Planning Scheme overlay triggers of the subject site.
- The development integrates appropriately within the urban form, responds sensitively to existing physical and environmental constraints, meeting relevant building design outcomes.
- The proposed development delivers a sustainable and site-responsive outcome that will integrate with surrounding land uses, meets community expectations and reflects sound planning principles consistent with the purpose of the Planning Scheme.

Overall, the Development Application is considered to demonstrate general compliance with the Planning Scheme and aligns with the intent of the Particular Purpose (Dolphin Sands) Zone, noting that the proposed development will facilitate a positive and sustainable built form outcome that will protect the environmentally fragile nature of the Dolphin Sands area.

Based on the town planning assessment provided within this report and the analysis of the supporting documents, it is considered that the proposed development is well justified. We therefore recommend that Council favourably consider the proposed development and approve the application, subject to relevant and reasonable conditions.



6 Appendix A – Planning Scheme Code Responses

6.1 Particular Purpose Zone - Dolphin Sands

6.1.1 GSB-P1.5 Use Standards

GSB-P1.5.1 Amenity		
Acceptable Solution	Performance Criteria	Comment
Objective: That Discretionary uses do not cause an unreasonable loss of residential amenity.		
A1 Discretionary non-residential uses must comply with all of the following: (a) hours of operation must be between 8.00am to 6.00pm Monday to Friday; (b) commercial vehicles or equipment must operate only between 7.00am to 7.00pm Monday to Friday and 9.00am to 6.00pm Saturday and Sunday; (c) must not generate more than 20 vehicle movements per day; and (d) must not have any storage visible from the road.	P1 Discretionary non-residential use must be of a scale and intensity consistent with the character of the area and does not cause an unreasonable loss of residential amenity.	Not Applicable No discretionary non-residential use is proposed.
A2 No Acceptable Solution.	P2 Discretionary use does not cause or is not likely to cause, noise, dust, odour or lighting emissions that cause an unreasonable loss of residential amenity.	Not Applicable No discretionary non-residential use is proposed.



GSB-P1.5.2 Visitor accommodation		
Acceptable Solution	Performance Criteria	Comment
Objective: That Visitor Accommodation is of a scale that is compatible with the natural character and use of the area.		
A1 Visitor Accommodation must be accommodated in existing buildings.	P1 Visitor Accommodation must: (a) not cause an unreasonable loss of residential amenity and privacy to adjoining properties; (b) be accommodated in one building; and (c) not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way.	Not Applicable No visitor accommodation is proposed.

6.1.2 GSB-P1.6 Development Standards for Buildings and Works

GSB-P1.6.1 Building height		
Acceptable Solution	Performance Criteria	Comment
Objective: That building height protects the landscape and natural values and complements the coastal bushland character, privacy and seclusion enjoyed by residents.		
A1 Building height must be not more than 5m.	P1 Building height must: (a) be unobtrusive within the surrounding landscape; (b) be consistent with the surrounding pattern of development; and (c) not cause an unreasonable loss of amenity of adjoining properties from overshadowing, overlooking or visual bulk.	Complies The proposed development involves a Dwelling House (Tiny Home) with building height of one (1) storey and 2.9m. Accordingly, the proposed development demonstrates full compliance with A1.



GSB-P1.6.2 Setback		
Acceptable Solution	Performance Criteria	Comment
Objective: That the siting of buildings protects the landscape and natural values and compliments the coastal bushland character, privacy and seclusion enjoyed by residents.		
A1 Building setback from a frontage must be not less than 30m from a primary frontage with Dolphin Sands Road or Cambria Drive and not less 20m from a secondary frontage.	P1 Building setback from a frontage must: (a) be compatible with the prevailing setbacks of existing buildings on nearby properties; (b) be compatible with the visual impact of buildings when viewed from the street; and (c) retain vegetation between the frontage and buildings.	Complies The proposed development has been setback 223m from the Dolphin Sands Road.
A2 Building setback from side or rear boundaries must not be less than 10m.	P2 Building setback from side and rear boundaries must be sufficient to prevent unreasonable loss of residential amenity, having regard to: (a) the efficient use of the site and the location of native vegetation; (b) the amenity of adjoining properties; (c) the prevailing setbacks of existing buildings on nearby lots; and (d) the visual impact of buildings when viewed in the landscape and from the foreshore.	Complies The proposed development has been setback 33m and 37m to each side boundary and 22m to the rear boundary.
A3 Building setback to the Nine Mile Beach Crown reservation must not be less than 20m.	P3 Building setback from the Nine Mile Beach Crown Reservation for small-scale building extensions, outbuildings or access to the foreshore must be	Complies The proposed development has been setback 22m to the rear boundary adjoining the Nine Mile Beach Crown Reservation.



GSB-P1.6.2 Setback		
Acceptable Solution	Performance Criteria	Comment
	sufficient to protect the amenity and landscape of public land, having regard to: (a) the efficient use of the site and the location of native vegetation; (b) the amenity of adjoining properties; (c) the prevailing setbacks of existing buildings on nearby lots; and (d) the visual impact of buildings when viewed in the landscape and from the foreshore.	
A4 Buildings are to be located in existing areas clear of native vegetation or within a building envelope shown on the title.	P4 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.	Complies The proposed development has been sympathetically located on an existing cleared area of the subject site to prevent clearing of any native vegetation.

GSB-P1.6.3 Building design		
Acceptable Solution	Performance Criteria	Comment
Objective: That building appearance, when viewed from public streets, is visually compatible with the surrounding development and does not cause an unreasonable loss of residential amenity.		
A1 Exterior building surfaces must be coloured using colours with a light reflectance value not greater than 40 percent.	P1 No Performance Criterion.	Complies Noted for compliance and can be reasonably conditioned.
A2	P1	Complies



GSB-P1.6.3 Building design		
Acceptable Solution	Performance Criteria	Comment
Outer walls and roofs must be natural colours such as black, grey, brown and green and of a hue that is unobtrusive.	No Performance Criterion.	The proposed development has been appropriately designed with the outer walls and roof being black and brown colours and of a hue that is unobtrusive.

GSB-P1.6.4 Frontage fences		
Acceptable Solution	Performance Criteria	Comment
Objective: That frontage fences do not detract from the appearance of the site or the locality.		
A1 Frontage fences must: (a) be of post and wire construction; and (b) be not more than 1.2m high.	P1 No Performance Criterion.	Not Applicable No frontage fencing is proposed.

6.1.3 GSB-P1.7 Development Standards for Subdivision

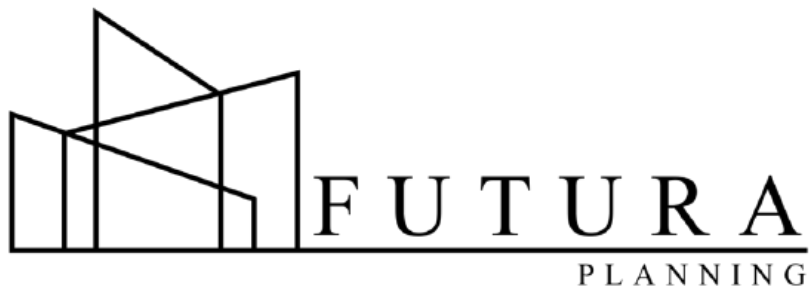
The proposed development involves a Dwelling House (Tiny Home). No subdivision is proposed and, as such, no assessment of GSB-P1.7 Development Standards for Subdivision is required.

6.2 Natural Assets Code

The proposed development does not involve clearing of any priority vegetation in accordance with the Architectural Plans in Attachment 4. According, no assessment is considered necessary in this instance.

6.3 Coastal Erosion Hazard Code

The subject site is affected by the Coastal Erosion Area under the Planning Scheme. A Coastal Erosion Vulnerability Assessment has been prepared by Geo-Environmental Solutions Pty Ltd and provided in Attachment 7, addressing the use and development standards of the Coastal Erosion Hazard Code. According, no further assessment is considered necessary in this instance.



Bushfire Hazard Report

Proposed Development: Residential Dwelling (including a secondary residence)

Address: 934 Dolphin Sands Rd, Dolphin Sands 7190

Applicant: Elsewhere Pods



Prepared by: J S Mayne

Bushfire Practitioner BFP-172

Report Date: May 2026

Job Reference: FP018-2025-V4

www.futuraplanning.com.au – 358B Macquarie Street, South Hobart 7004

ABN 19 248 759 296

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Image 1: Location of Site

Image 2: 100m Vegetation Radius & Effective Slope

Attachment 1: Site Photos

Attachment 2: Bushfire Hazard Management Plan

Attachment 3: Development Plans

Attachment 4: Form 55 Certificate

Limitations of this report

The viability of this report's efficacy hinges on the implementation and sustained upkeep of the prescribed measures and recommendations throughout the development's lifespan. Any alterations in site conditions could potentially lead to variations in the Bushfire Attack Level (BAL) classification, rendering this report null and void. It is important to note that the extent of this report's coverage does not ensure the complete prevention of property or life loss in the event of a bushfire. This is primarily due to the intricate nature of vegetation management, the inherently unpredictable behaviour of fires, and the influence of severe weather conditions. It is crucial to clarify that this report does not offer legal counsel, and no responsibility can be assumed for actions taken by property owners, the local council, or any other parties that might undermine the efficacy of this report.

1.0 Summary

The following is a Bushfire Assessment for an existing lot located 934 Dolphin Sands Rd, Dolphin Sands. The development proposal is for a new single dwelling (including a secondary residence). The client is Elsewhere Pods; and the building designer is Elsewhere Pods

The development is located in a Bushfire Prone Area. The report is based on a site assessment completed on the 11/4/2025 and additional information obtained from various electronic data bases.

The assessments contained in this report have been undertaken in accordance with the Australian Standard 3959:2018 Construction of buildings in bushfire-prone areas and Director's Determination- Bushfire Hazard Areas, Building Act 2016, Version: 1.2, Date: 16th July 2024.

Based on the Bushfire Attack Level (BAL) Assessment undertaken, the overall development has been assigned a BAL rating of BAL 19, which indicates a low to moderate risk of ember attack, radiant heat exposure and direct flame contact during a bushfire event. The assessment takes into account the Forest Fire Danger Index (FDI) of 50, but it should be noted that on days with an Extreme or Catastrophic Fire Danger Rating, the building's-built resistance may be exceeded if directly impacted by bushfire. It is therefore recommended that appropriate measures are taken to enhance the building's bushfire resilience, such as installing ember screens on windows, sealing gaps and openings, and ensuring adequate access for firefighting vehicles.

2.0 Location

Site Address: 934 Dolphin Sands Rd, Dolphin Sands 7190

Title Reference: 54666 / 147

Property ID: 5279311

Applicant: Elsewhere Pods

Municipality: Glamorgan-Spring Bay Council

Planning Scheme: Tasmanian Planning Scheme

Zoning: Particular Purpose

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

Bushfire Attack Level: BAL 19



Image 1: Location of Site (Source: LISTMap 2025)

3.0 Site Characteristics

3.1 Topography and aspect

934 Dolphin Sands Road is located in the coastal locality of Dolphin Sands, approximately 15 km east of Swansea on Tasmania's east coast. The property is zoned Rural under the Tasmanian Planning Scheme and comprises approximately 1.8 hectares of flat to gently undulating terrain, with slopes typically in the 0–5° range, trending slightly towards the northeast. This gentle topography is unlikely to significantly influence fire behaviour but should still be considered in context with prevailing wind conditions (see Image 2: 100m Vegetation & Effective Slope Radius for reference).

The site is situated within a coastal landscape characterised by a mosaic of rural residential holdings and native vegetation. Surrounding land uses include low-density dwellings, informal tracks, and conservation reserves. The local environment includes areas of coastal heath, native scrub, and patches of open woodland interspersed with cleared land, reflecting the typical natural and semi-managed landscape of Dolphin Sands.

3.2 Vegetation Description

The vegetation at 934 Dolphin Sands Road consists of a combination of managed areas around the cleared dwelling envelope and broader sections of unmanaged native coastal vegetation.

On-site Vegetation:

Managed Areas (Non-classifiable vegetation):

Areas immediately surrounding the proposed or existing dwelling envelope comprise maintained clearings, gravelled access, and areas of sparsely vegetated sandy soils. These zones are actively managed, resulting in minimal fuel loads, and may qualify for exclusion under Clause 2.2.3.2 of AS 3959:2018.

Unmanaged Areas (Classifiable vegetation):

The remainder of the property supports native vegetation as outlined in AS 3959:2018 Table 2.3, including:

Class C – Shrubland: Found predominantly in the northern portion of the lot, comprising dense stands of coastal shrub species such as *Leptospermum scoparium* (tea-tree) and *Acacia longifolia*, with an intermittent mid-layer of heath species. This vegetation type presents a continuous fuel bed with moderate to high flammability.

Class G – Grassland: Present along cleared tracks, open sandy zones, and transitional areas between the scrub and managed clearings. These grasslands consist of native and introduced grasses with seasonal variability in fuel loads depending on moisture and maintenance.

Surrounding Vegetation:

Adjacent lots display similar coastal vegetation patterns, primarily consisting of unmanaged native scrubland, heath, and intermittent grassland patches. The broader Dolphin Sands peninsula includes a mosaic of conservation-managed native bushland and low-density rural residential blocks. Proximity to the coastline and tidal estuaries may contribute to localised variations in vegetation moisture and wind exposure.

Fuel Load and Fire Behaviour Potential

- Unmanaged shrubland on-site supports elevated fuel loads with continuous horizontal and vertical connectivity, enhancing potential flame lengths and ember generation.
- Grassland areas may support rapid fire spread under dry and windy conditions.
- Flat to gently undulating topography across the site limits slope-driven fire acceleration but does not reduce the importance of wind-driven spread in this open coastal setting.
- The diversity of vegetation types contributes to complex fire behaviour, with potential spotting from shrubland into grass-dominated areas.

Implications for Bushfire Planning

The presence of classifiable vegetation types (Classes D and C) requires a full Bushfire Attack Level (BAL) assessment to determine appropriate construction standards and establish effective Hazard Management Areas (HMAs). Ongoing fuel management within the property—including clearing of fine fuels, maintenance of defensible space, and appropriate vegetation separation from structures—will be essential for mitigating bushfire risk and ensuring compliance with the Bushfire-Prone Areas Code.



Image 2: 100m Vegetation & Effective Slope Radius – 934 Dolphin Sands Rd, Dolphin Sands (Source: LISTMap 2025) Topography, Vegetation, and directions of bushfire threat.

4.0 Proposed Development

The proposed development at 934 Dolphin Sands Rd, Dolphin Sands comprises the construction of a single dwelling (including a secondary residence). The development will also include the management and upkeep of the existing private access driveway extending from Dolphin Sands Road, including a 20x6m passing bay.

All proposed structures will be designed and constructed in compliance with the National Construction Code (NCC) and will incorporate appropriate bushfire-resilient construction measures as specified by the final Bushfire Attack Level (BAL) assessment, undertaken in accordance with AS 3959:2018 – Construction of buildings in bushfire-prone areas.

The development will ensure compliance with the Bushfire-Prone Areas Code and all relevant performance and prescribed standards under current planning regulations.

5.0 Bushfire Attack Level Assessment

The Bushfire attack level has been determined through the application of section 2 of AS3959-2018 'Simplified Procedure'. Vegetation has been classified using a combination of onsite observations and remotely sensed data to be consistent with table 2.3 of AS3959-2018. Slope and distances have been determined by infield measurement and/or the use of remotely sensed data (aerial/satellite photography, GIS layers from various sources) analysed with proprietary software systems. Where appropriate vegetation has been classified as low threat.

Table 1. Determination of Bushfire Attack Level (BAL) – FDI 50

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire Prone Vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland	Flat / Upslope	0-45m	10m	BAL 19
	Shrubland		45-100m		
East	Grassland	Downslope 0-5°	0-30m	11m	BAL 19
	Shrubland		30-50m		
	Grassland		50-100m		
South	Grassland	Downslope 0-5°	0-65m	11m	BAL 19
	Low Threat Vegetation		65-100m		
West	Grassland	Flat / Upslope	0-100m	10m	BAL 19

*Note: Road's, internal driveways, and fire breaks have been excluded under AS3959:2018 Section 2.2.3.2 (e) &/or (f), as they are non-vegetated areas that are permanently cleared.

6.0 Compliance

Requirements for construction within a bushfire prone area are to be in accordance with the *Australian Standard 3959:2018 Construction of buildings in bushfire-prone areas* and *Director's Determination- Bushfire Hazard Areas, Building Act 2016, Version: 1.2, Date: 16th July 2024*.

6.1 Construction requirements

Building work (including additions or alterations to an existing building) in a bushfire-prone area must be designed and constructed in accordance with an Acceptable Construction Manual determined by the Building Code of Australia, being either:

- (a) AS3959-2018; or
- (b) Standard for Steel Construction in Bushfire Areas published by the National Association of Steel Framed Housing Inc. (NASH).

as appropriate for BAL 19 as determined for the site. Compliance of the design must be verified to the relevant codes in the Certificate of Likely Compliance and verified prior to occupancy.

6.2 Property Access

Access to the proposed development at 934 Dolphin Sands Road is provided via an existing private driveway extending from Dolphin Sands Road. This driveway comprises both bitumen and gravel sections that occupants will need to ensure a minimum clear width of 4m to comply with the Deemed-to-Satisfy (DtS) provisions. The total driveway length from the road frontage to the proposed development site is approximately 280 metres.

Given that the access route exceeds 200 metres in length, it is required to comply with Elements A, B, and C of the Deemed-to-Satisfy (DtS) provisions outlined in Table 2 of the *Director's Determination – Bushfire Hazard Areas v1.2* (dated 16 July 2024). The existing access already satisfies these requirements, including the presence of a compliant 20 m x 6 m passing bay, as documented in the Bushfire Hazard Management Plan (BHMP)

In accordance with Element B, a compliant turning head must also be provided at or near the proposed development to allow for fire appliance manoeuvrability and safe egress. This turning area is to be constructed prior to occupancy and must be certified as compliant with the relevant standards at the time of final inspection.

Table 2. (From Table 2, Requirements for Property Access)

Column 1		Column 2
Element		Requirement
A.	Property access length is less than 30 metres; or access is not required for a fire appliance to access a firefighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30 metres or greater; or access is for a fire appliance to a water connection point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (1) All-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway width of 4 metres; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (6) Cross falls of less than 3° (1:20 or 5%); (7) Dips less than 7° (1:8 or 12.5%) entry and exit angle; (8) Curves with a minimum inner radius of 10 metres; (9) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and 10) Terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (a) A turning circle with a minimum inner radius of 10 metres; (b) A property access encircling the building; or (c) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.
C.	Property access length is 200 m or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (1) The requirement for B above; (2) Passing bays of 2 metres additional carriageway and 20 metres length provided every 200 metres.
D.	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) Complies with Requirements for B above; and (b) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

6.3 Static Water Supply for Fire Fighting

The fire-fighting water supply will be sourced from a dedicated 10,000-litre metal tank, specifically designed for this purpose. The precise location of the tank is outlined in the Bushfire Hazard Management Plan (see Attachment 2). In addition, the tank will fully comply with the Deemed-to-Satisfy provisions outlined in Table 3B of the *Directors Determination – Bushfire Hazard Areas v1.2*, dated 16th July 2024. As per these provisions, the tank must meet the requirements specified in Elements A, B, C, D, and E, and its installation will be verified prior to occupancy to ensure compliance with all relevant standards.

Table 3. (From Table 3B, Requirements for Static Water Supply for Firefighting)

Column 1		Column 2
Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: <ul style="list-style-type: none"> (a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and (b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: <ul style="list-style-type: none"> (a) May have a remotely located offtake connected to the static water supply; (b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting 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 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (a) have a minimum nominal internal diameter of 50mm;

		<p>(b) be fitted with a valve with a minimum nominal internal diameter of 50mm;</p> <p>(c) be metal or lagged by non-combustible materials if above ground;</p> <p>(d) if buried, have a minimum depth of 300mm;</p> <p>(e) provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment;</p> <p>(f) ensure the coupling is accessible and available for connection at all times;</p> <p>(g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); and</p> <p>(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</p> <p>(i) where a remote offtake is installed, ensure the offtake is in a position that is:</p> <ul style="list-style-type: none"> (i) visible; (ii) accessible to allow connection by firefighting equipment; (iii) at a working height of 450mm – 600mm above ground level; and (iv) protected from possible damage, including damage by vehicles.
D.	Signage for static water connections	<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"> (a) comply with water tank signage requirements within AS 2304; or (b) comply with the TFS Water Supply Signage Guideline.
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> (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); (b) no closer than six metres from the building area to be protected; (c) a minimum width of three metres constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

6.4 Hazard Management Areas

A Bushfire Hazard Management Plan (see Attachment 2) has been developed in full accordance with the requirements specified in Table 4 of the *Directors Determination – Bushfire Hazard Areas v1.2*, dated 16th July 2024. The plan establishes key measures to manage bushfire risks while implementing the necessary provisions for effective fire-fighting operations. In line with the Deemed-to-Satisfy requirements for access, as outlined in Table 4 (see below), the access provisions will be constructed in accordance with Element B of the Determination. Additionally, these provisions will be verified prior to occupancy to ensure full compliance with the prescribed standards.

Table 4. (From Table 4, Requirements for Hazard Management Area)

Column 1		Column 2
Element		Requirement
A.	Hazard management areas for new buildings on lots provided with a BAL at the time of subdivision.	A new building must: (a) be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined at the time of subdivision; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
B.	Hazard management areas for new buildings on lots not provided with a BAL at the time of subdivision.	A new building must: (a) be located on the lot so as to be provided with a HMA no smaller than the separation distances required for BAL 29; and (b) have a HMA established in accordance with a certified bushfire hazard management plan
C.	Hazard management areas or 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 (b) have a HMA established in accordance with a certified bushfire hazard management plan
D.	Hazard management areas for new buildings and additions and alterations to buildings classified as an accommodation building BCA Class	A new building or an addition or alteration including change of use must: (a) be located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL 12.5; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.

	1b, BCA Class 2, or BCA Class 3, other than Communal residence for persons with a disability, a respite centre or a residential aged care facility or similar.	
E.	Hazard management areas for new buildings and additions and alterations to existing buildings classified as vulnerable use as defined in the Bushfire-Prone Areas Code (Planning Directive 5.1)	<p>A new building or an addition or alteration including change of use must:</p> <p>(a) Be:</p> <p>(i) located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL 12.5; or</p> <p>(ii) provided with a certificate from an accredited person that a bushfire hazard management plan provides, to the degree necessary, separation of the building from the bushfire hazard, appropriate resistance to ignition from bushfire, property access and water supply for firefighting;</p> <p>and</p> <p>(b) Have a HMA established in accordance with a certified bushfire hazard management plan.</p>
F.	Hazard management areas for new buildings or additions and alterations to buildings associated with a hazardous use	<p>A new building or an alteration or addition, including change of use, for a building determined as a hazardous use must:</p> <p>(a) Be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined in the certified bushfire hazard management plan; and</p> <p>(b) Have a HMA established in accordance with a certified bushfire hazard management plan.</p>

7.0 Conclusion

BAL RATING: BAL 19

This Bushfire Hazard Report supports the proposed development at 934 Dolphin Sands Rd, Dolphin Sands (CT: 54666/147), demonstrating that it can achieve compliance with the Bushfire-Prone Areas Code of the Tasmanian Planning Scheme through the implementation of appropriate bushfire protection measures.

The assessment confirms that the site can be developed to achieve a Bushfire Attack Level (BAL) of BAL 19. A certified Bushfire Hazard Management Plan (BHMP) has been prepared (see Attachment 2), detailing the required hazard management areas, access, and water supply in accordance with the *Directors Determination – Bushfire Hazard Areas v1.2*, dated 16th July 2024.

Specifically:

- Hazard Management Areas (as outlined in Table 1 of this report) are provided in accordance with Table 4, ensuring sufficient defensible space around the habitable building footprint.
- Property Access is addressed in line with the design and construction standards of Table 2, meeting the requirements of Elements A, B and C to support emergency service vehicle movement.
- A dedicated fire-fighting water supply will be provided via a 10,000-litre metal tank, constructed in accordance with Table 3B, and complying with Elements A–E to ensure accessibility and operability during an emergency.

All measures outlined in the BHMP are to be implemented and verified prior to occupancy. Subject to these conditions being met, the proposed development is considered compliant with the applicable provisions of the Bushfire-Prone Areas Code and is suitable for approval from a bushfire risk management perspective.

8.0 References

Australian Building Codes Board, *National Construction Code, Building Code of Australia*, Australian Building Codes Board, Canberra.

Building Amendment (Bushfire-Prone Areas) Regulations 2016 Determination, Director of Building Control – Bushfire Hazard Areas, version 1.2 16th July 2024. Consumer, Building and Occupational Services, Department of Justice, Tasmania.

Tasmanian Planning Scheme 2015, Tasmanian Planning Commission 2015, Tasmanian Planning Commission, Hobart.

Standards Australia, AS3959-2018 Construction of buildings in bushfire-prone areas. Sydney, NSW., Australia.

Attachment 1: Site Photos



Image 3: Northern Azimuth (Photo taken on site 11/4/2025)



Image 4: Eastern Azimuth (Photo taken on site 11/4/2025)



Image 5: Southern Azimuth (Photo taken on site 11/4/2025)



Image 6: Western Azimuth (Photo taken on site 11/4/2025)



Image 7: Existing private access road to proposed development (Photo taken on site 11/4/2025)



Image 8: Proposed Development Site (Photo taken on site 11/4/2025)

BUSHFIRE HAZARD MANAGEMENT PLAN

934 Dolphin Sands Rd, Dolphin Sands
 Title: 54666/147 - Dated May 2026
 This plan is to be read in conjunction with 934 Dolphin Sands Rd, Dolphin Sands Bushfire Hazard Report, Prepared by J S Mayne, Dated May 2026 (Job Ref# FP018-2025-V4)

BUSHFIRE MITIGATION MEASURES BAL 19

Refer to specifications as set out in Part 6.0 Compliance in accompanying report 934 Dolphin Sands Rd, Dolphin Sands Bushfire Hazard Report, prepared by J S Mayne, dated May 2026. Compliance to be verified prior to occupancy.

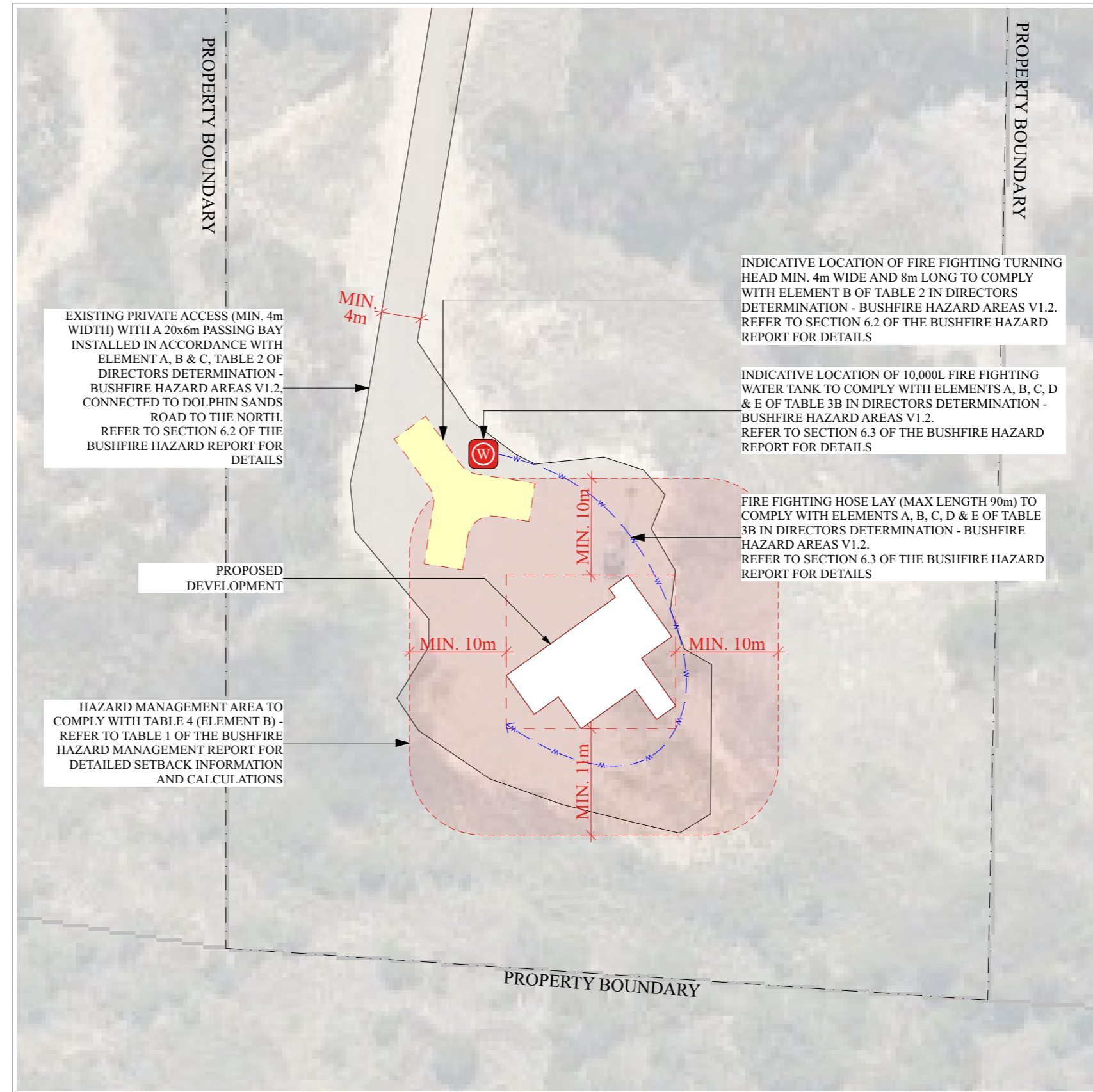
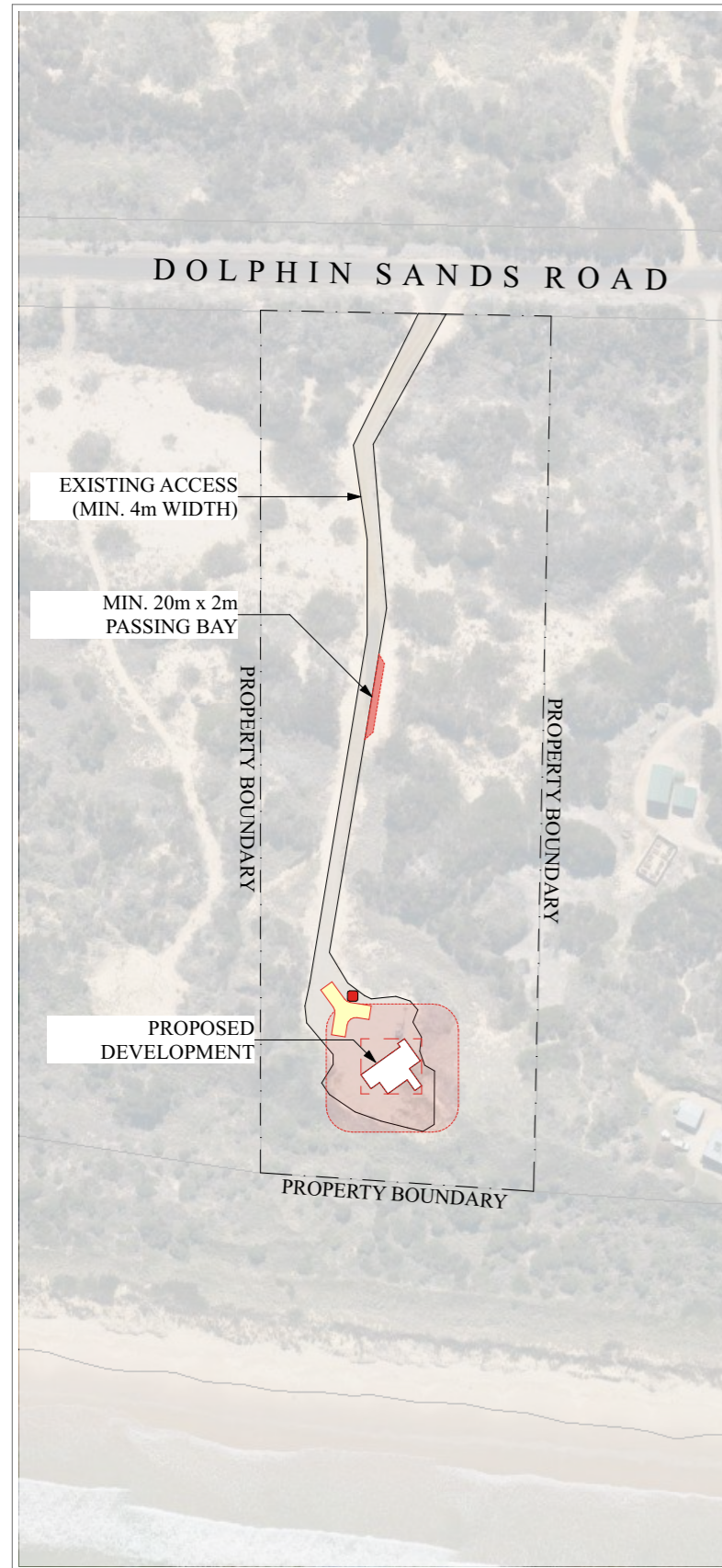
HAZARD MANAGEMENT AREA PRESCRIPTIONS

- Hazard reduction and removal**
- The Hazard Management Area is to be maintained in minimal fuel condition as mowed grassland with paddock trees, mowed lawns, gardens, areas of gravel, driveway and a hardstand.
 - Ground cover vegetation (grasses, herbs and graminoids) to be maintained no higher than 100mm.
 - Remove fallen branches, bark and leaves and keep ground litter to a maximum of 20mm depth from around trees.
 - Prune to create and maintain a separation distance of 2m (vertically) between the ground cover (maintained to <100mm) and the lowest branches of trees in the HMA.
 - Clear private access of any trees and branches within 0.5m of carriageway and 4m over carriageway.
 - Remove any fire hazards such as woodpiles and garden waste to at least 10m from dwelling.
 - Keep roofs and guttering clear of flammable debris.
 - Minimise the storage of petroleum fuels and store fuels at least 10m from dwelling in a suitable enclosed shed.

- Landscaping**
- Use low flammability plants in the garden and refrain from plantings within 1m of the dwelling (see Fire resisting garden plants Tasmanian Fire Service Brochure).
 - Include non-flammable areas adjacent to dwelling such as paths

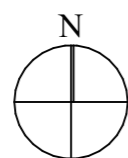
LEGEND

- PROPOSED DWELLING
- EXISTING ACCESS
- PROPOSED TURNING HEAD (SHOWN INDICATIVELY)
- HAZARD MANAGEMENT AREA
- 10,000L FIRE FIGHTING TANK (SHOWN INDICATIVELY)
- HOSE LAY



SITE PLAN - 1:2,000

BUSHFIRE HAZARD MANAGEMENT PLAN - 1:500

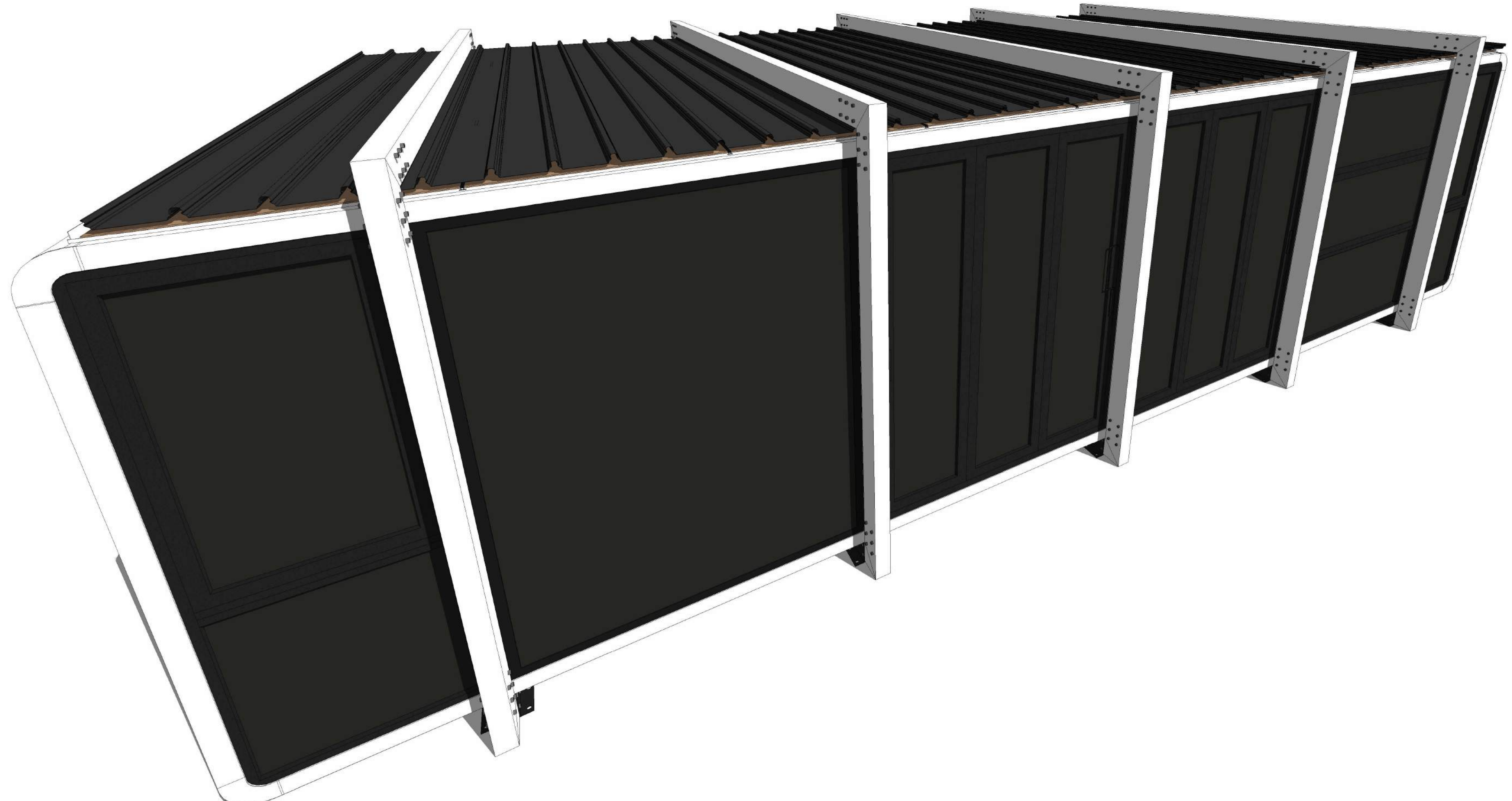
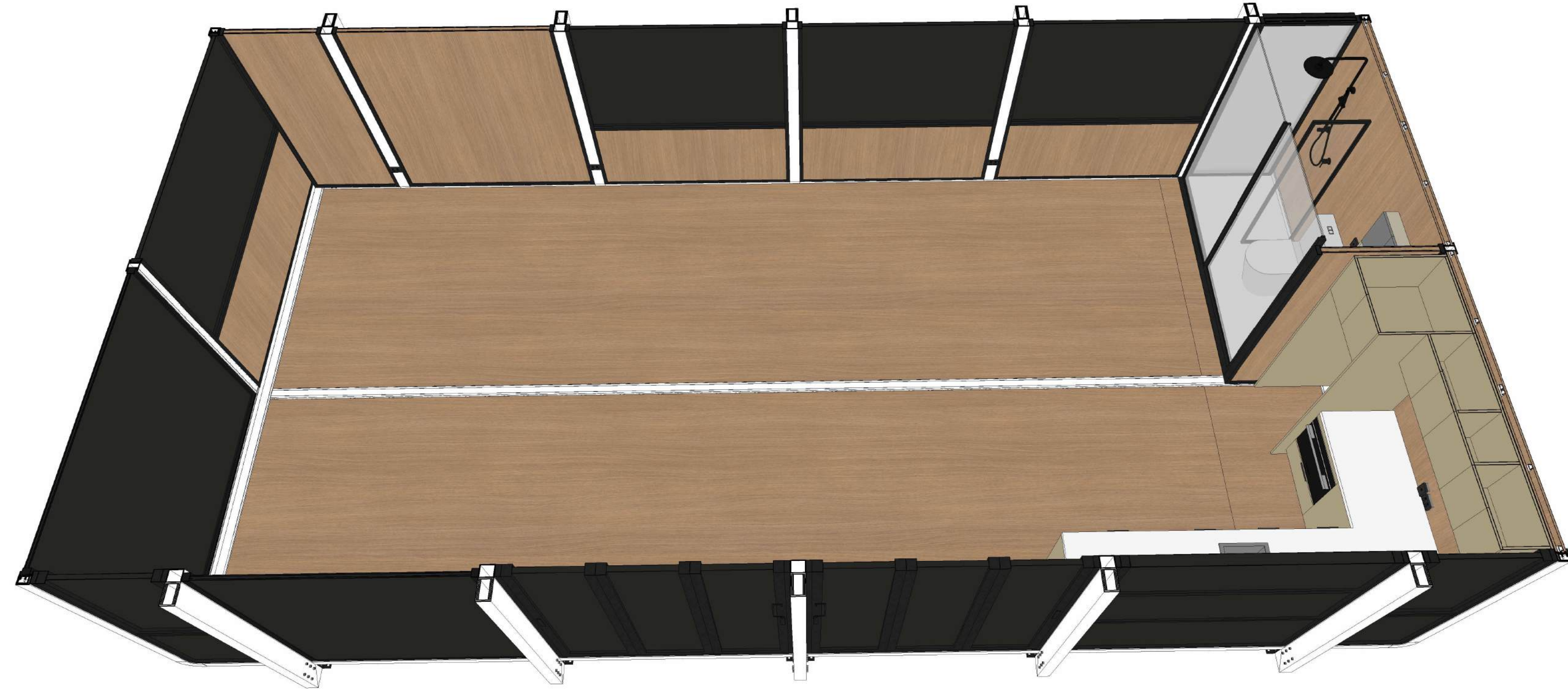


REVISION SCHEDULE

DESCRIPTION	ISSUE	DATE
REVISED DWELLING FOOTPRINT	REV.02	27/01/2026
COUNCIL RFI	REV.03	20/03/2026
REVISED TANK LOCATION	REV.04	18/05/2026

PREPARED BY:
 J S Mayne - Accreditation No. BFP-172
 358B Macquarie St, South Hobart
 0456 449 823
 admin@futura-planning.com.au
 ABN 19 248 759 296

Sheet Index	
Sheet Number	Sheet Name
WD_1.00	FLOOR PLAN
WD_1.00 (1)	SITE PLAN
WD_1.00 (1) (1)	SITE PLAN
WD_1.10	ELECTRICAL AND PLUMBING PLAN
WD_1.20	ELEVATIONS
WD_4.00	KITCHENETTE DETAIL
WD_4.01	KITCHENETTE DETAIL



Dolphin Sands - 10MDWTH

Tony De
Cesare

934 Dolphin Sands Road, Dolphin
Sands, Tasmania 7190

WORKING DRAWINGS

COVER SHEET

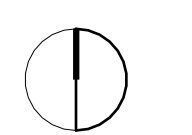
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Issue Date
29/04/2025



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SITE PLAN

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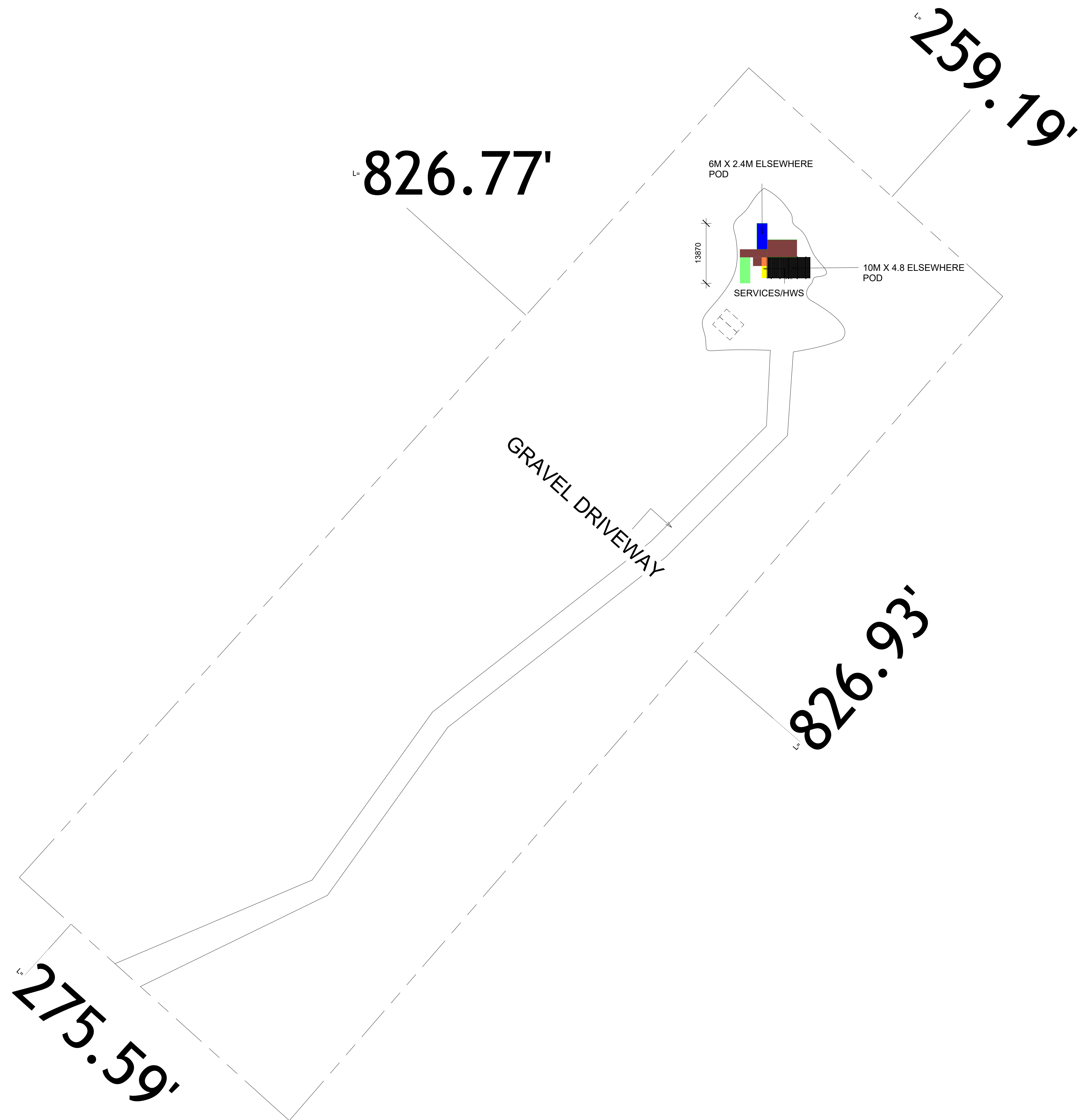
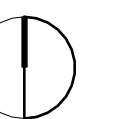
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SITE PLAN

WD_1.00
(1)

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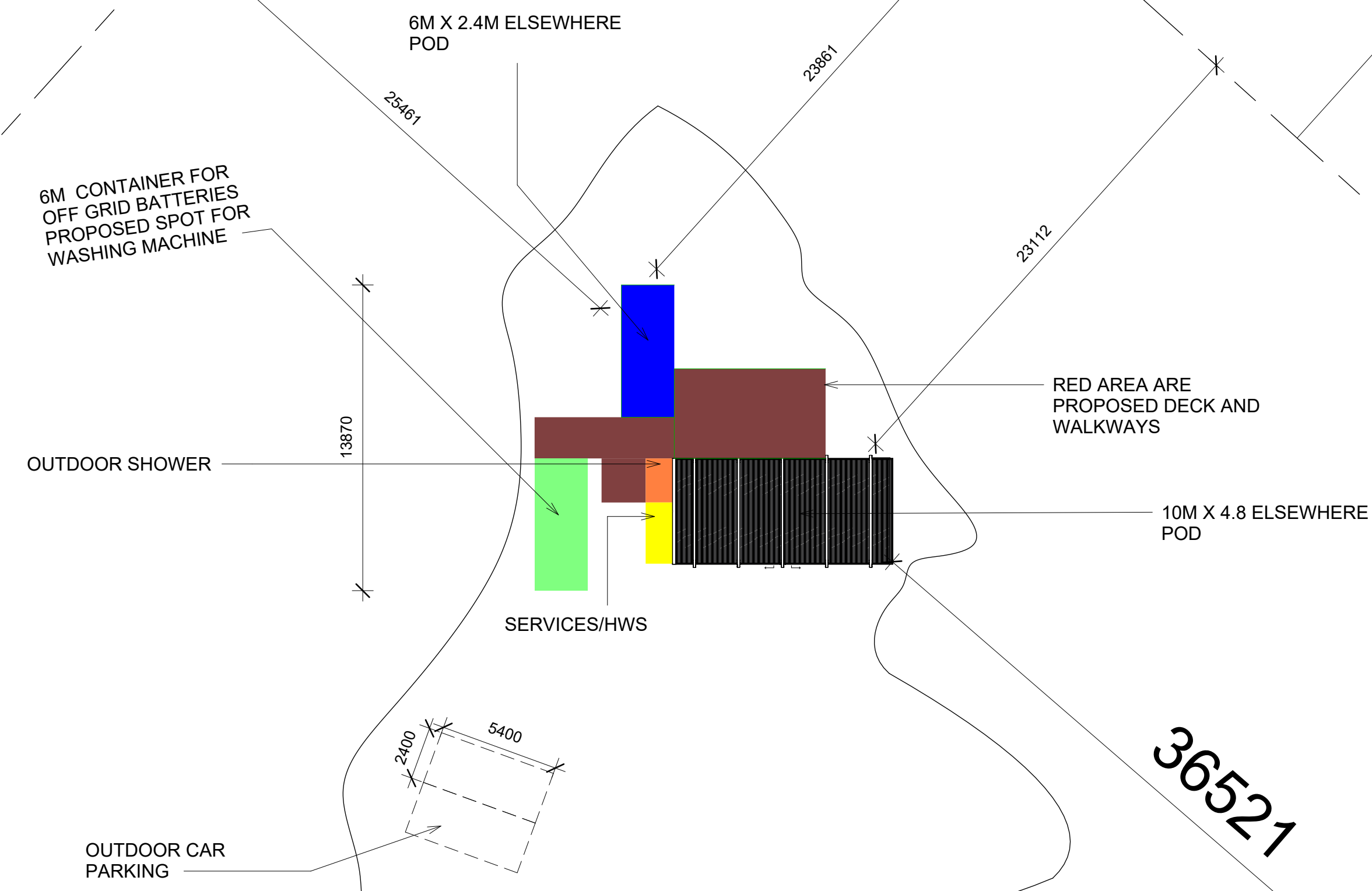


826.77'

259.19'

826.93'

36521



GRAVEL DRIVEWAY

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FLOOR PLAN

WD_1.00

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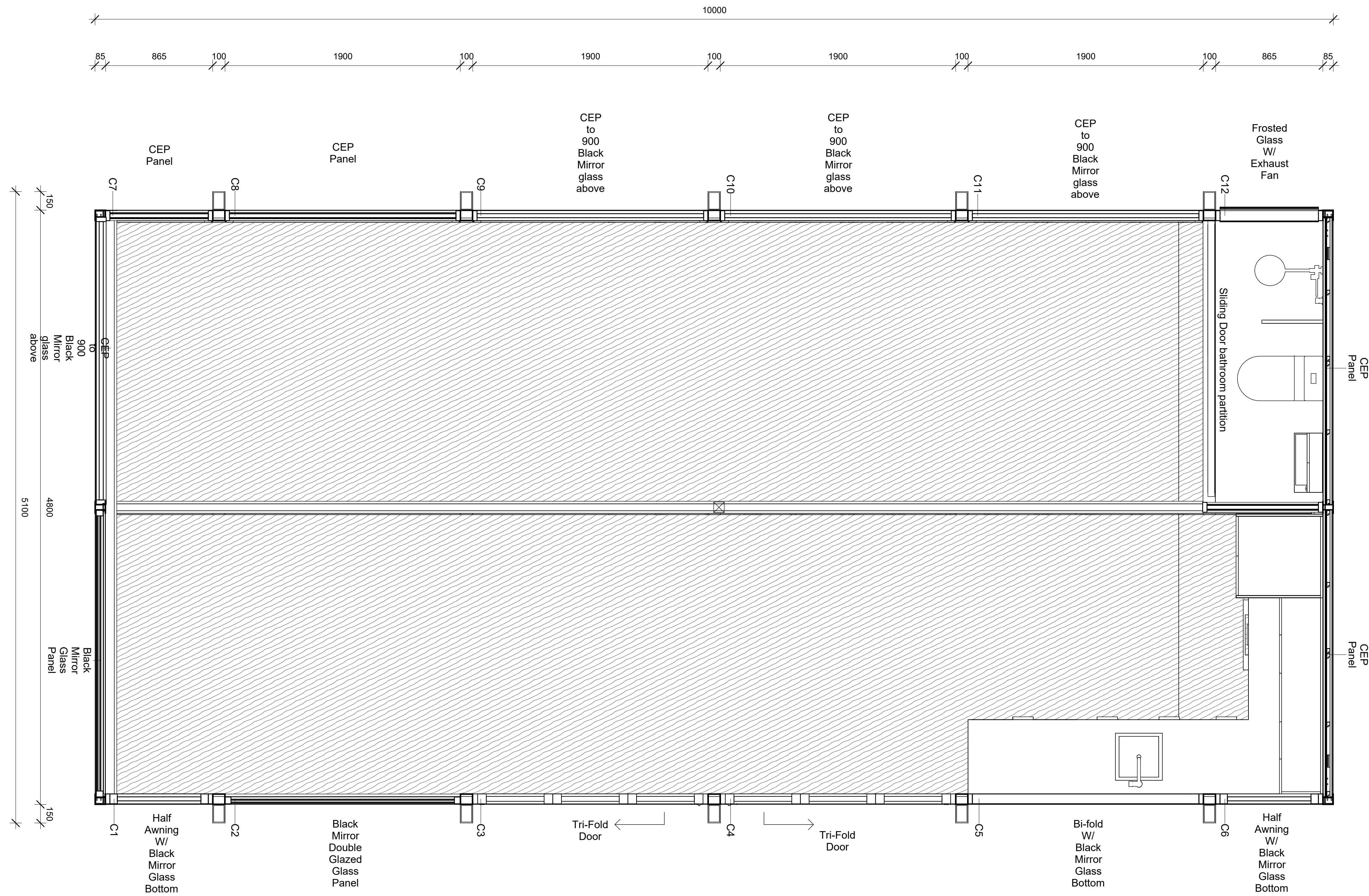
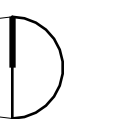
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ELECTRICAL AND PLUMBING PLAN

WD_1.10

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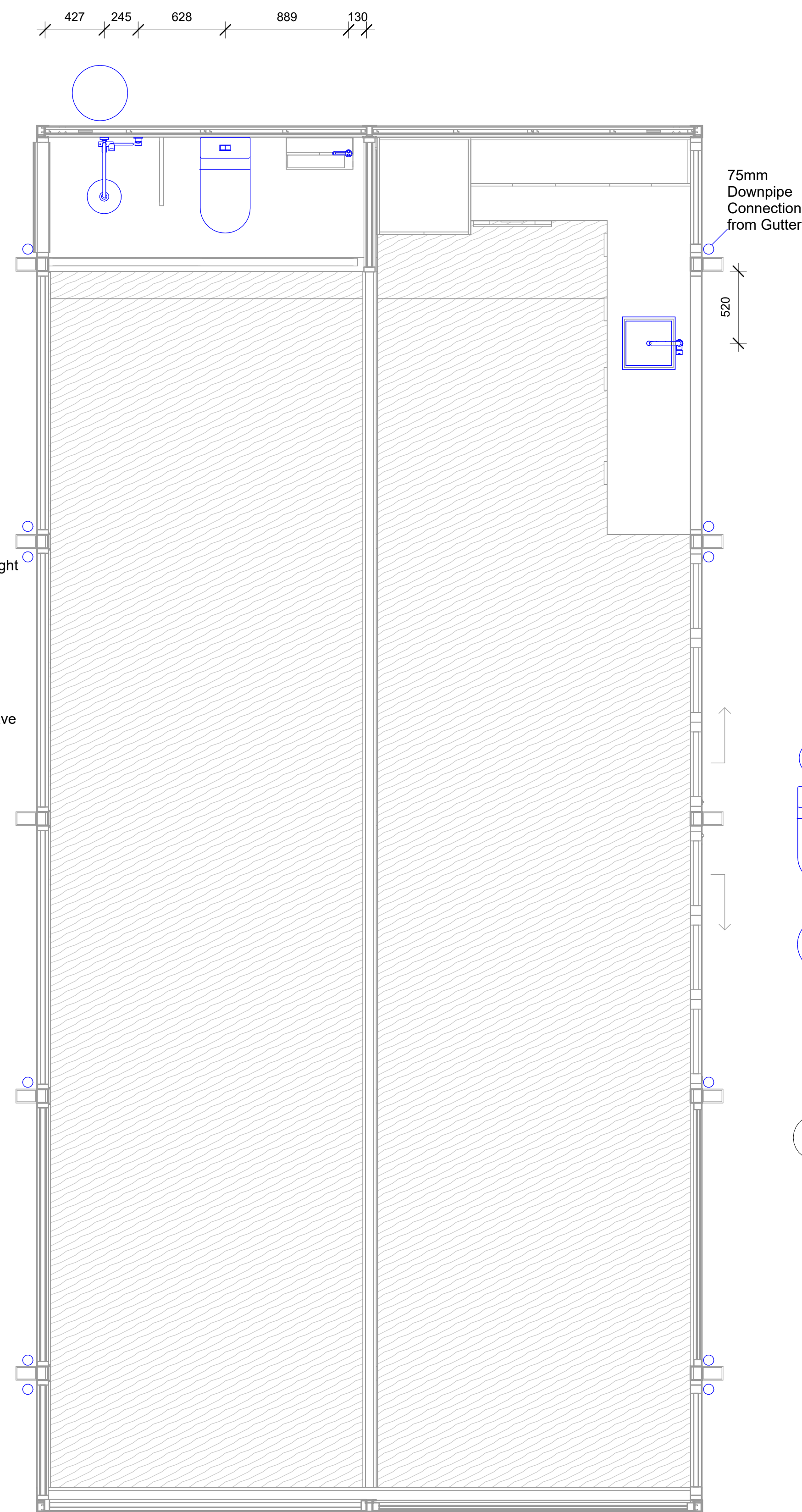
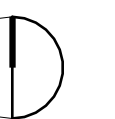
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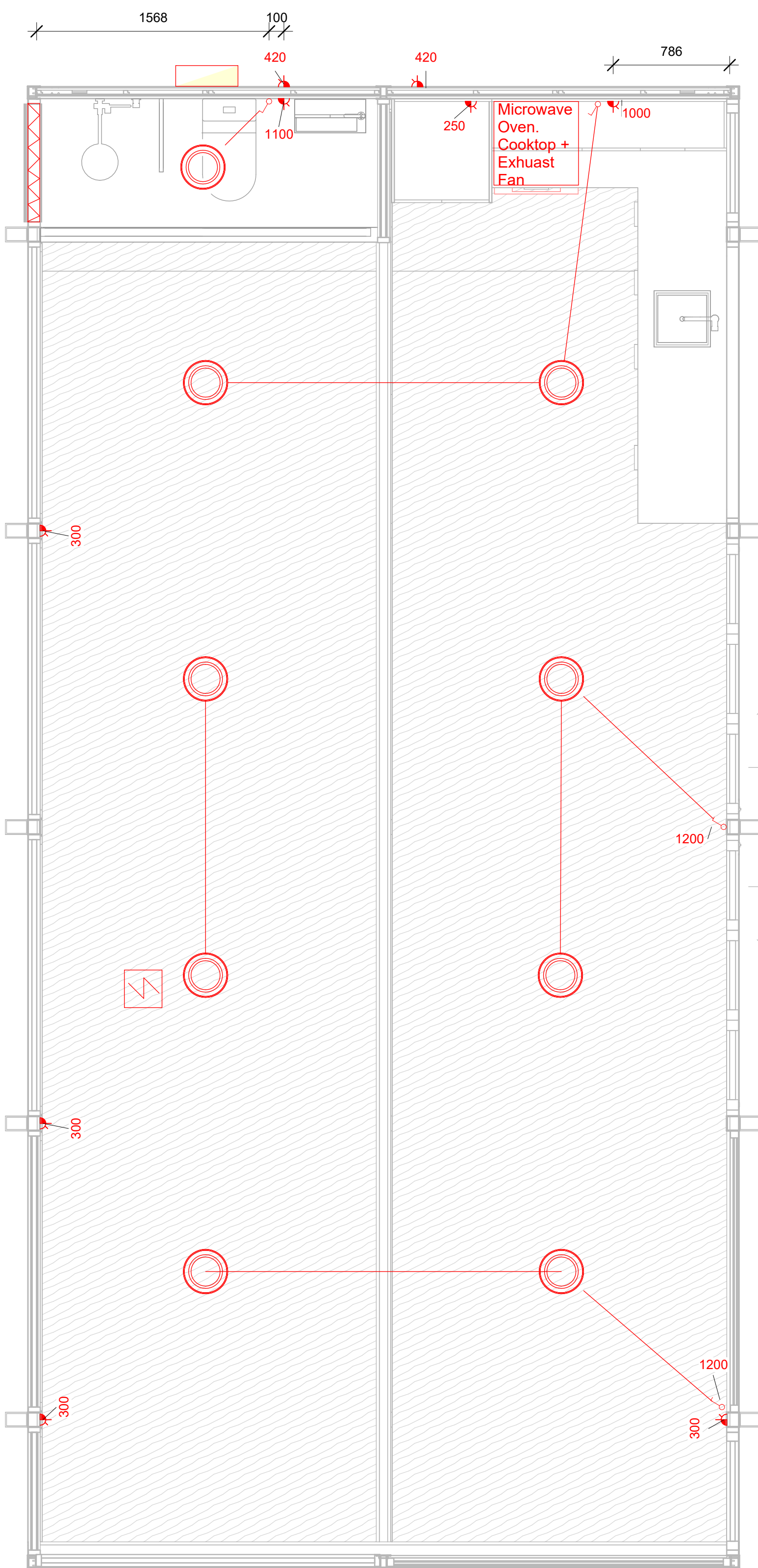


Fittings

- Yabby Round Kitchen Mixer
- Yabby Sydney Short Basin Mixer
- Yabby Sydney Wall Mixer
- Yabby Combination Shower
- Cinderella Incinerating Toilet
- 170L Heat Pump

Note: Fittings are supplied. Off Grid Greywater Diversion System included. Gutters will connect to 75mm Downpipes

Plumbing Legend
SCALE 1 : 25



- Supply & Install
- 5x Slim line Black Double GPO
 - 2x Slim line Black Switch
 - 2x Weather Proof GPO
 - Black Smoke Alarm
 - Switchboard
 - 9K/W AC
- Install
- 9x Surface Mounted Downlight
 - Exhaust Fan
- Kitchen Accessories:
Westinghouse WMB4425DSC Combi Microwave
Westinghouse WHI323BC Induction Cooktop
Westinghouse WRI514BB Rangehood

1 ELECTRICAL PLAN
SCALE 1 : 25

Electrical Legend
SCALE 1 : 25

2 PLUMBING PLAN
SCALE 1 : 25

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ELEVATIONS

WD_1.20

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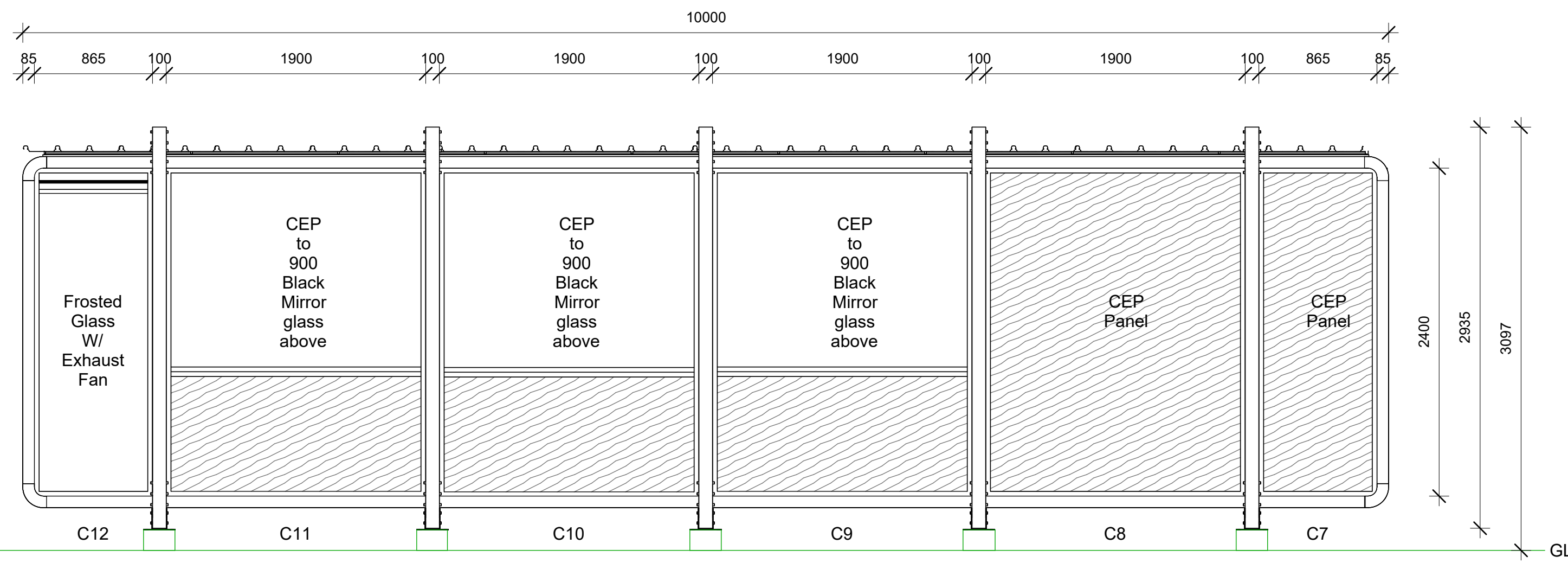
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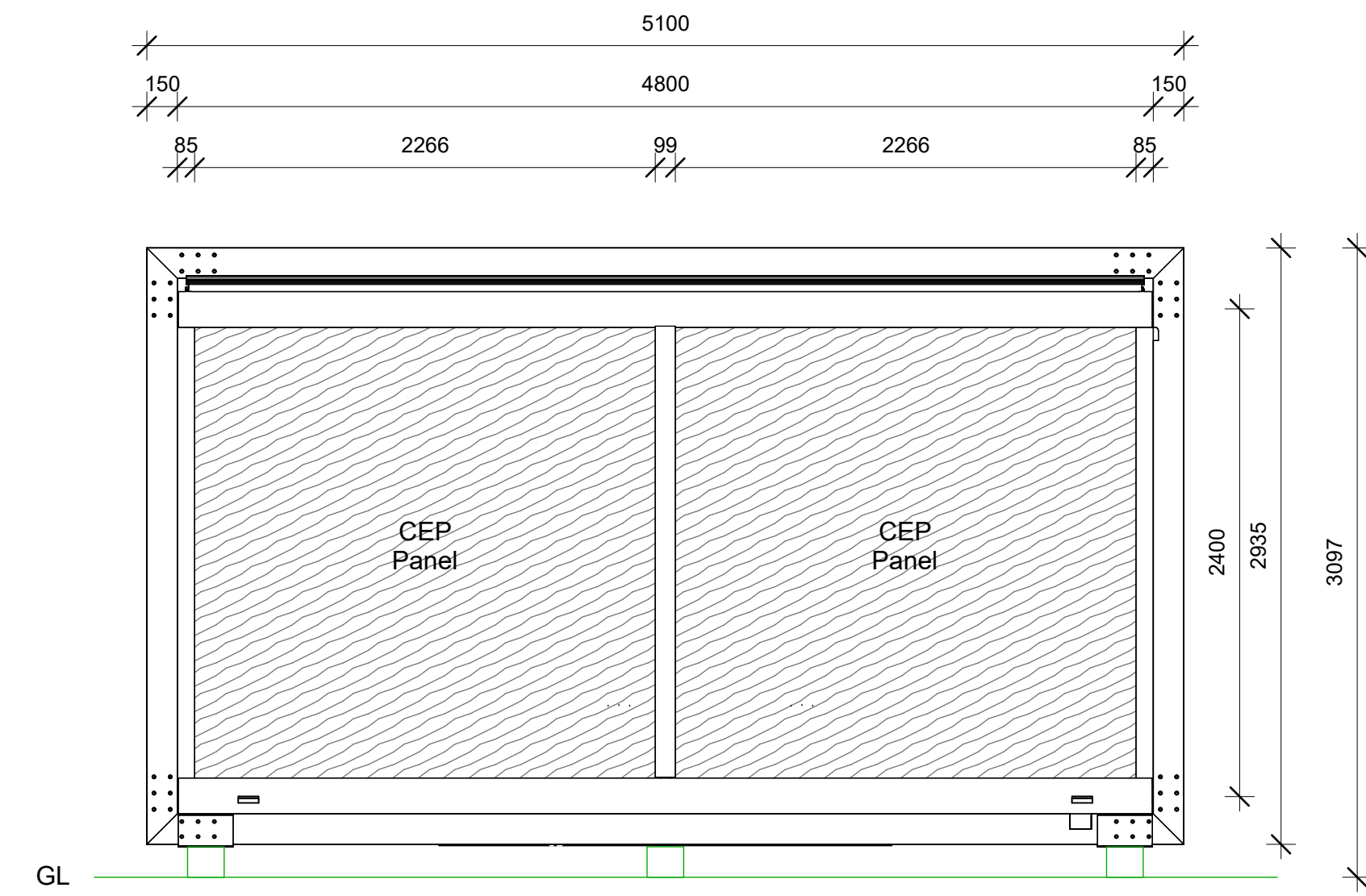
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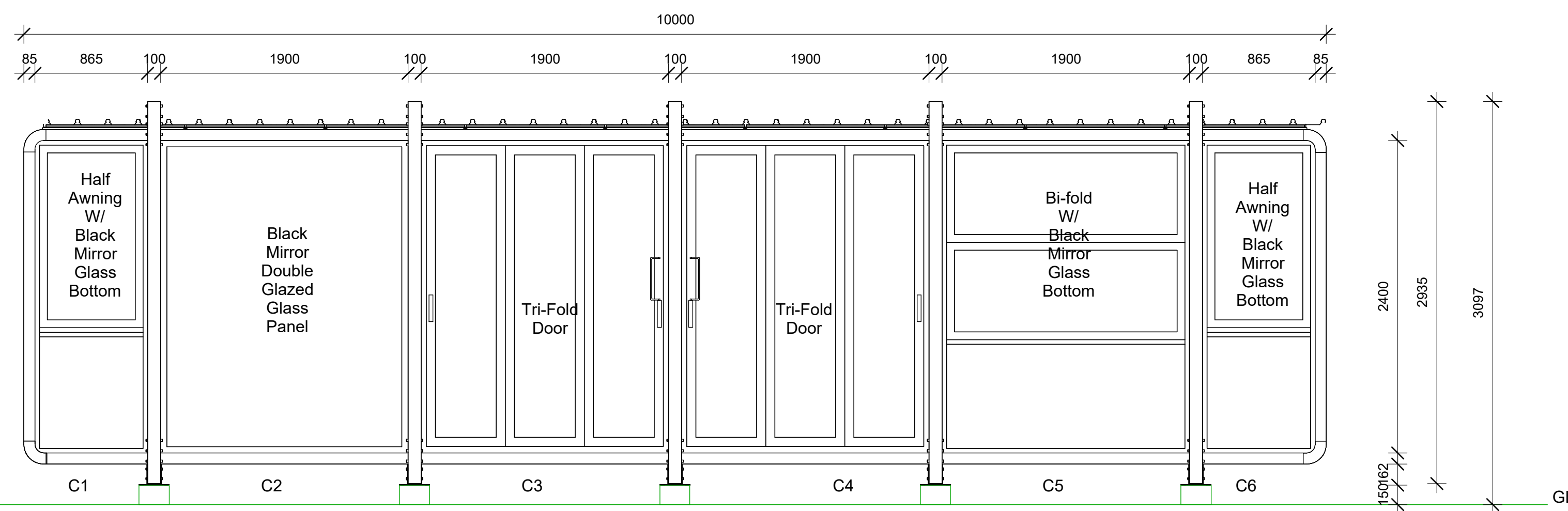
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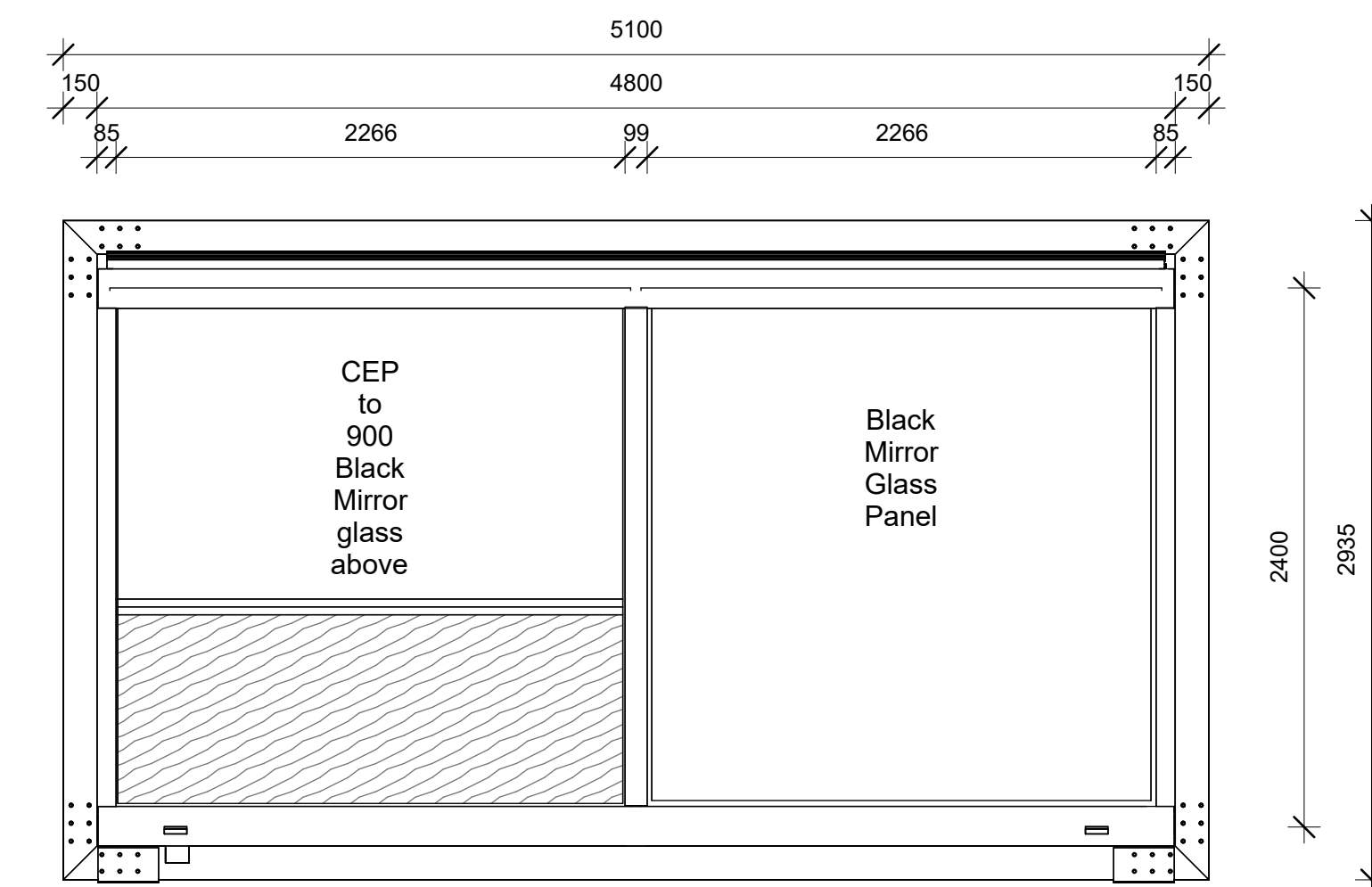
1 Rear Elevation
SCALE 1 : 30



3 Right Elevation
SCALE 1 : 30



2 Front Elevation
SCALE 1 : 30

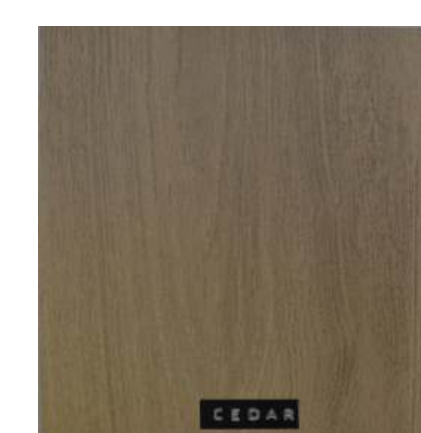


4 Left Elevation
SCALE 1 : 30

MATERIAL



BLACK MIRROR GLASS



CEDAR CEP



WHITE POWDER COAT

Revision	Revision Description	Revision Date

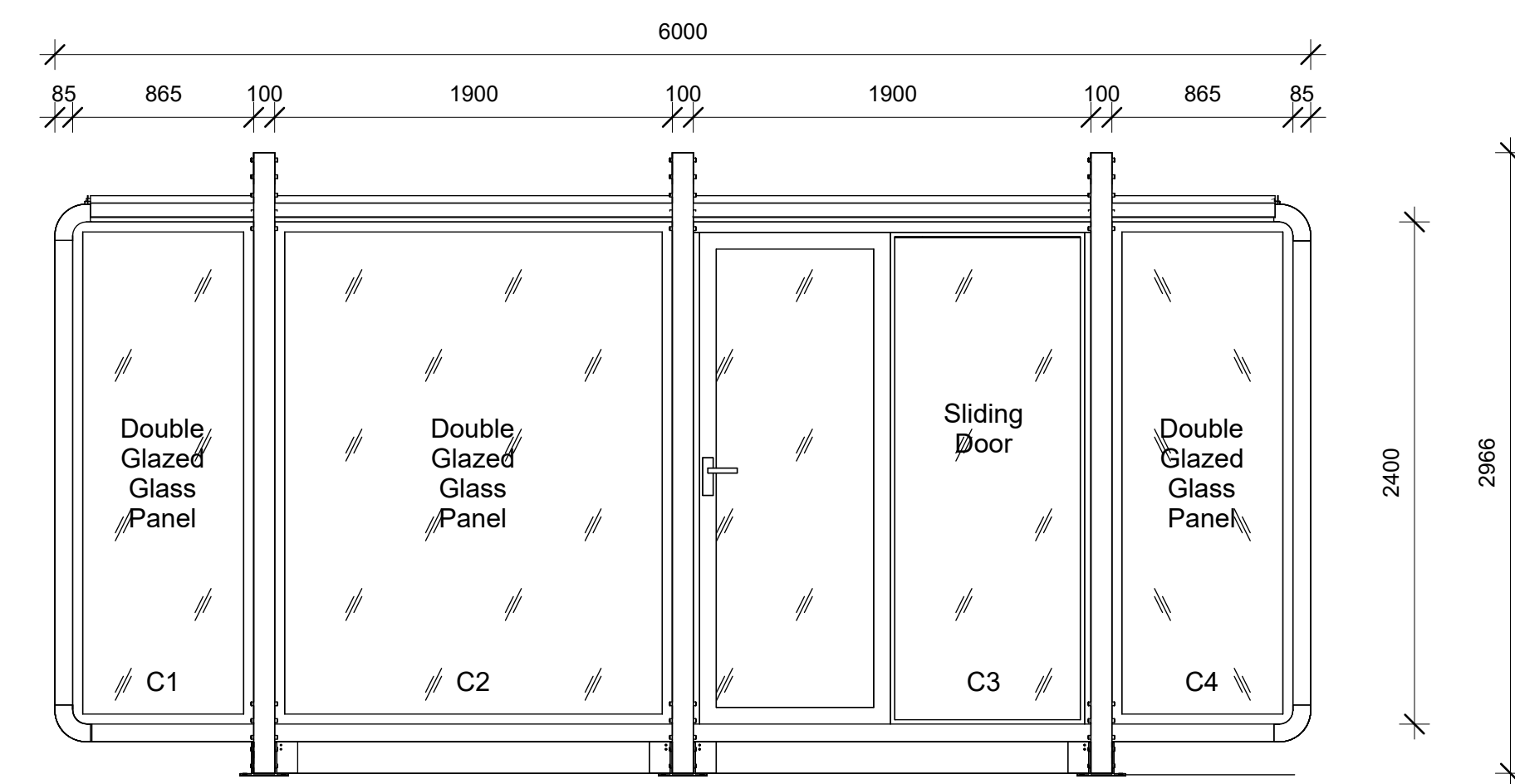
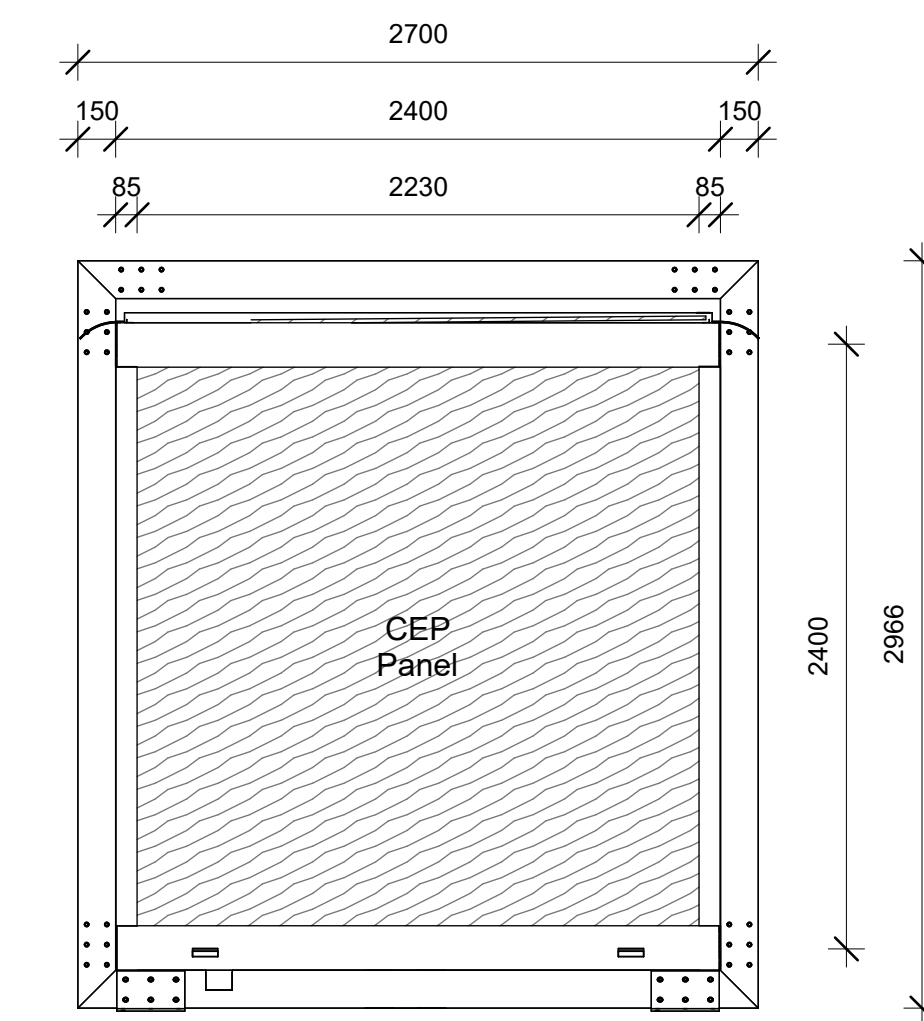
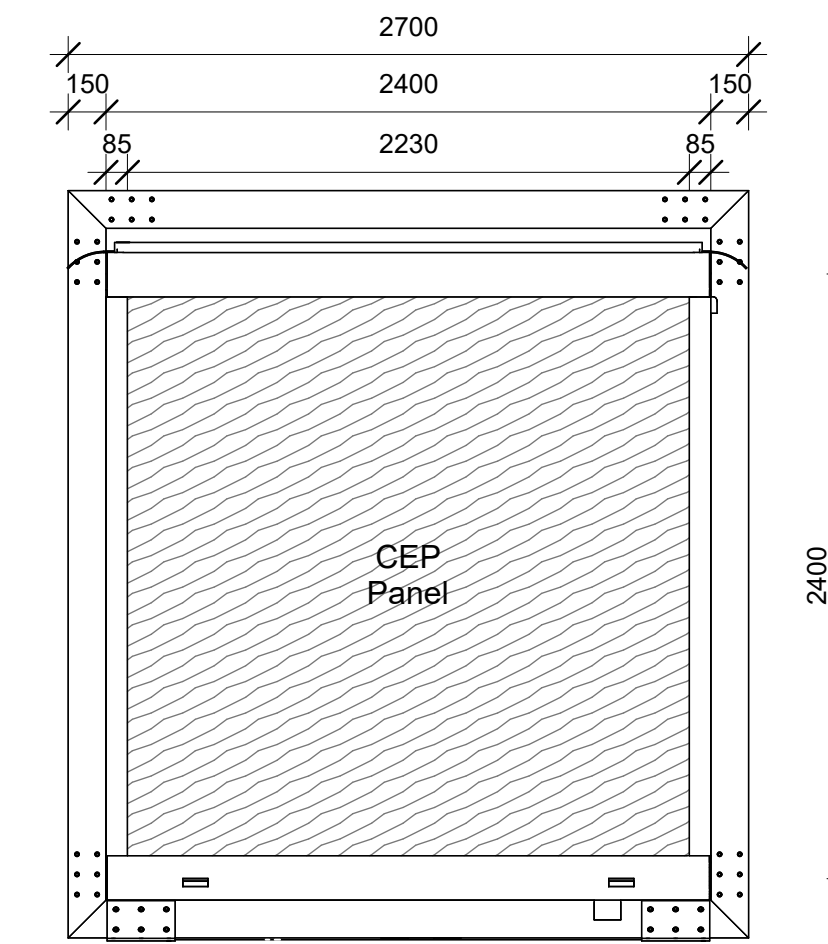
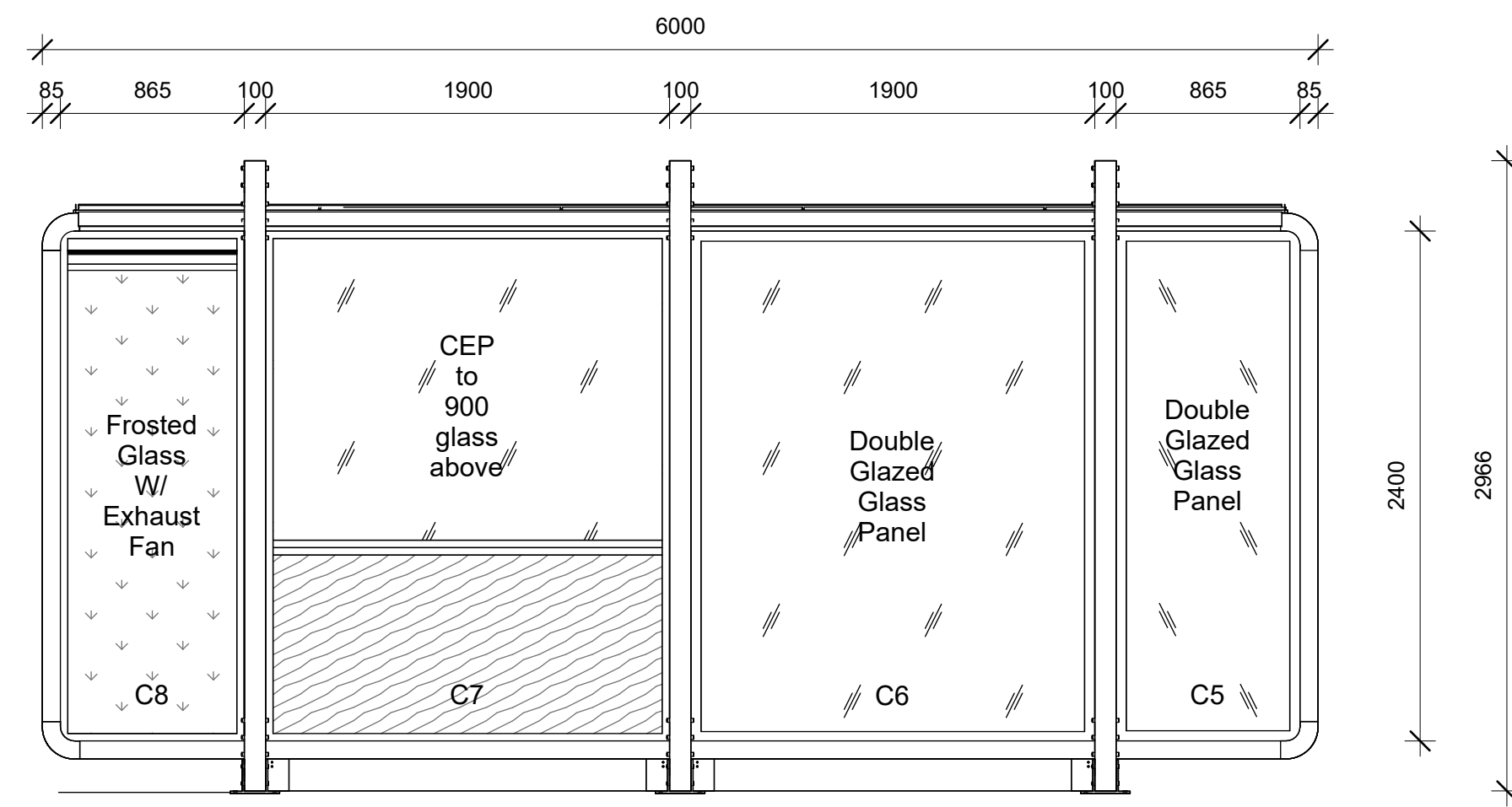
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06/28/24



1 Rear Elevation
SCALE 1 : 30

3 Right Elevation
SCALE 1 : 30

2 Front Elevation
SCALE 1 : 30

4 Left Elevation
SCALE 1 : 30

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: *Owner /Agent*
 Address
 Suburb/postcode

Qualified person details:

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

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 Report at 934 Dolphin Sands Rd, Dolphin Sands (inc. bushfire hazard management plan), Job Ref: FP018-2025-V4, Dated: May 2026
Relevant calculations:	AS 3959:2018 - Method 1 BAL assessment
References:	Determination, Director of Building Control Requirements for Building in Bushfire-Prone Areas, version 1.2 16 th July 2024. Consumer, Building and Occupational Services, Department of Justice, Tasmania. Building Amendment (Bushfire-Prone Areas) Regulations 2014 Standards Australia 2018, Construction of buildings in bushfire prone areas, Standards Australia, Sydney. Australian Standard 3959:2018 Construction of buildings in bushfire-prone areas

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

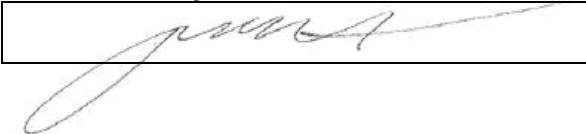
1. The assessed Bushfire Attack Level (BAL) is BAL 19.
2. The proposed building work – if designed and implemented in accordance with the bushfire hazard management plan referred to in this certificate – will comply with the deemed-to-satisfy requirements of the Director’s Determination – Requirements for Building in Bushfire-Prone Areas v1.2.

Scope and/or Limitations

1. The scope of this certification is limited to compliance with the requirements of the Director’s Determination – Requirements for Building in Bushfire-Prone Areas v1.2.
2. This certification may only be used for compliance purposes for 6 years from the date of certification.
3. The effectiveness of the measures prescribed in the bushfire hazard management plan and supporting report are dependent on their correct implementation and maintenance for the life of the development.
4. There is no guarantee that the building work will survive every bushfire event.

I certify the matters described in this certificate.

Qualified person: *Signed:* *Certificate No:* *Date:*

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