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: **RA736 Dolphin Sands Road, Dolphin Sands**
CT 54666/114

PROPOSAL: **Residential - Dwelling & Outbuildings**

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 14 May 2026.

APPLICANT:	**Samuel Jay Dingemanse**
DATE:	**27/03/2026**
APPLICATION NO:	**DA 2026 / 051**

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:	S Dingemanse		
Contact person: (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

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

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

Details of Site *(Note: If your application is discretionary, the following will be placed on public exhibition)*			
Address of proposal:	736 Dolphin Sands Road		
Suburb:	Dolphin Sands	Post Code:	7190
Size of site: (m^2 or Ha)	20282 m2		
Certificate of Title(s):	54666/114		
Current use of site:	Vacant land		

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General Application Details *Complete for All Applications*		
Description of proposed use or development:	Proposed new dwelling and associated outbuildings	
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:

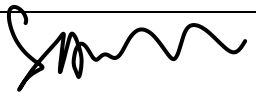
- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application 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:	27/03/2026

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	114
EDITION	DATE OF ISSUE
7	30-Oct-2025

SEARCH DATE : 27-Mar-2026
SEARCH TIME : 01.31 pm

DESCRIPTION OF LAND

Parish of CAMBRIA, Land District of GLAMORGAN
Lot 114 on Sealed Plan 54666 (formerly being SP2798)
Derivation : Part of Lot 36 Gtd to G Meredith
Prior CT 2698/51

SCHEDULE 1

N283817 TRANSFER to SAMUEL JAY DINGEMANSE and NICOLA JOYE DINGEMANSE Registered 30-Oct-2025 at noon

SCHEDULE 2

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

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

REGISTERED NUMBER
54666

INDEX PLAN
SEE ALSO 8 ANNEXURES

LAND DISTRICT C

PARISH OF

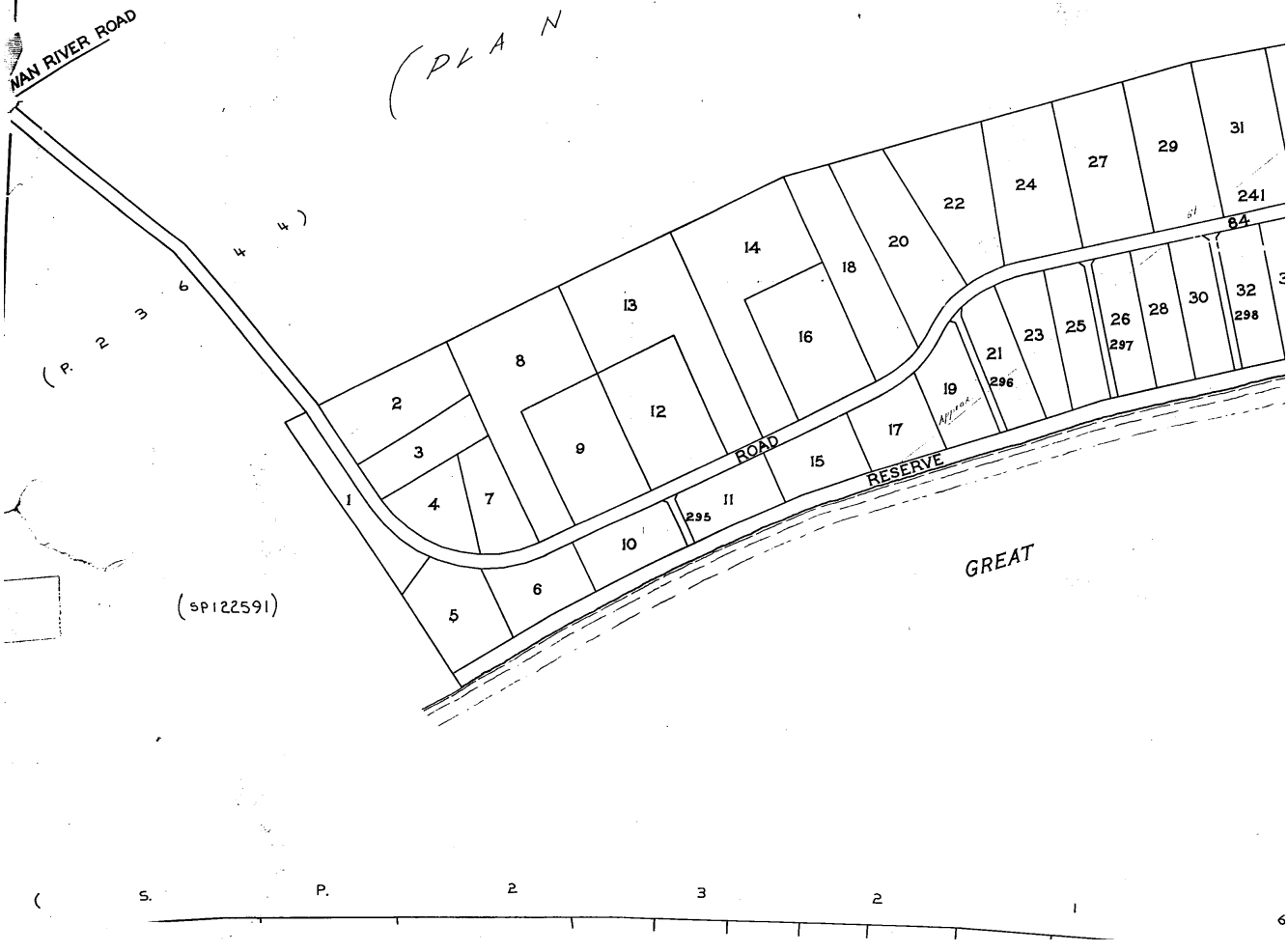
PART OF 2674 · 0 · 0 . GTD.
PART OF LOT 36 , 2715 · 0 · 0 . GE

SCALE :- 500 FEET TC

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

(P. 1 1 1 6 2

(PLAN 1 2 0)



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S.P. 2798

CT OF GLAMORGAN

OF CAMBRIA

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

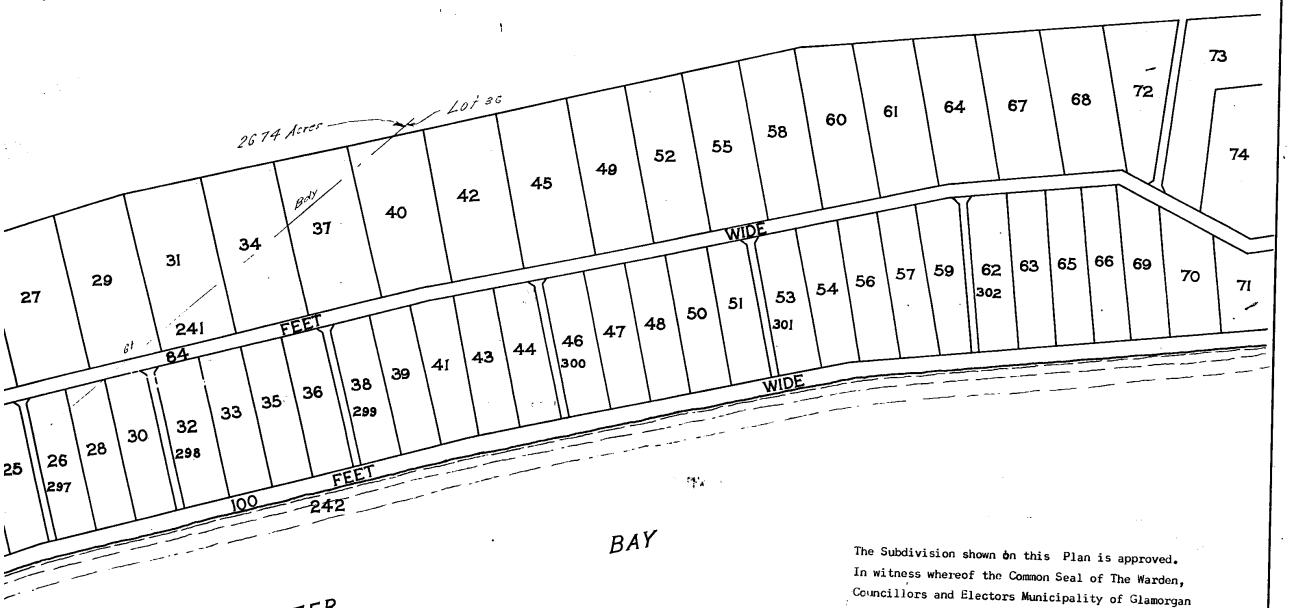
RECORDER OF TITLES

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

Burbury (R.O.W.)

(P. 111628)

(S. P. 23216)



BAY

OYSTER

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.

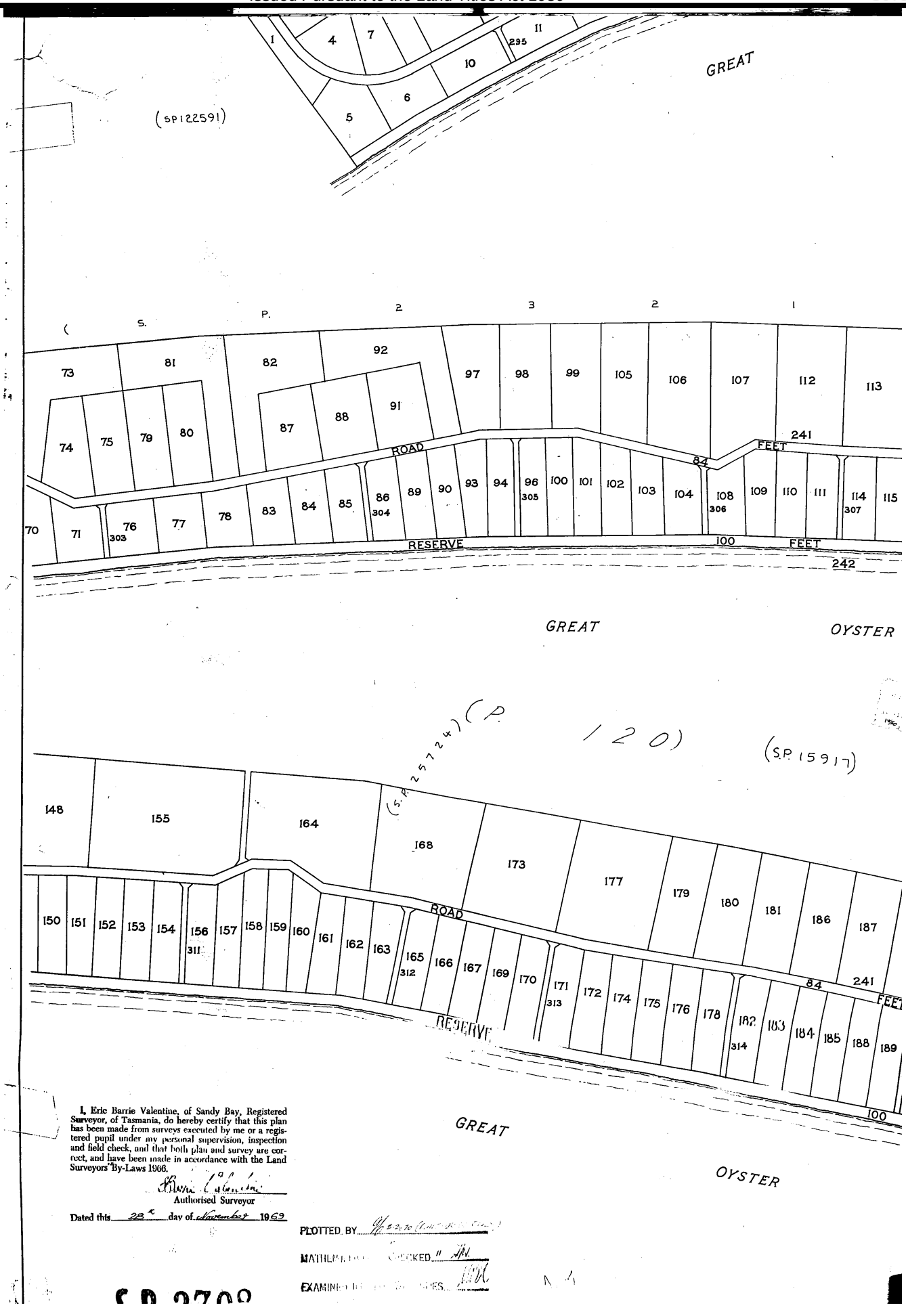
As his Surveyor E. Barrie Valentine, Hobart.

..... 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

MATHEMATICALLY CHECKED

EXAMINED

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

..... } Members.

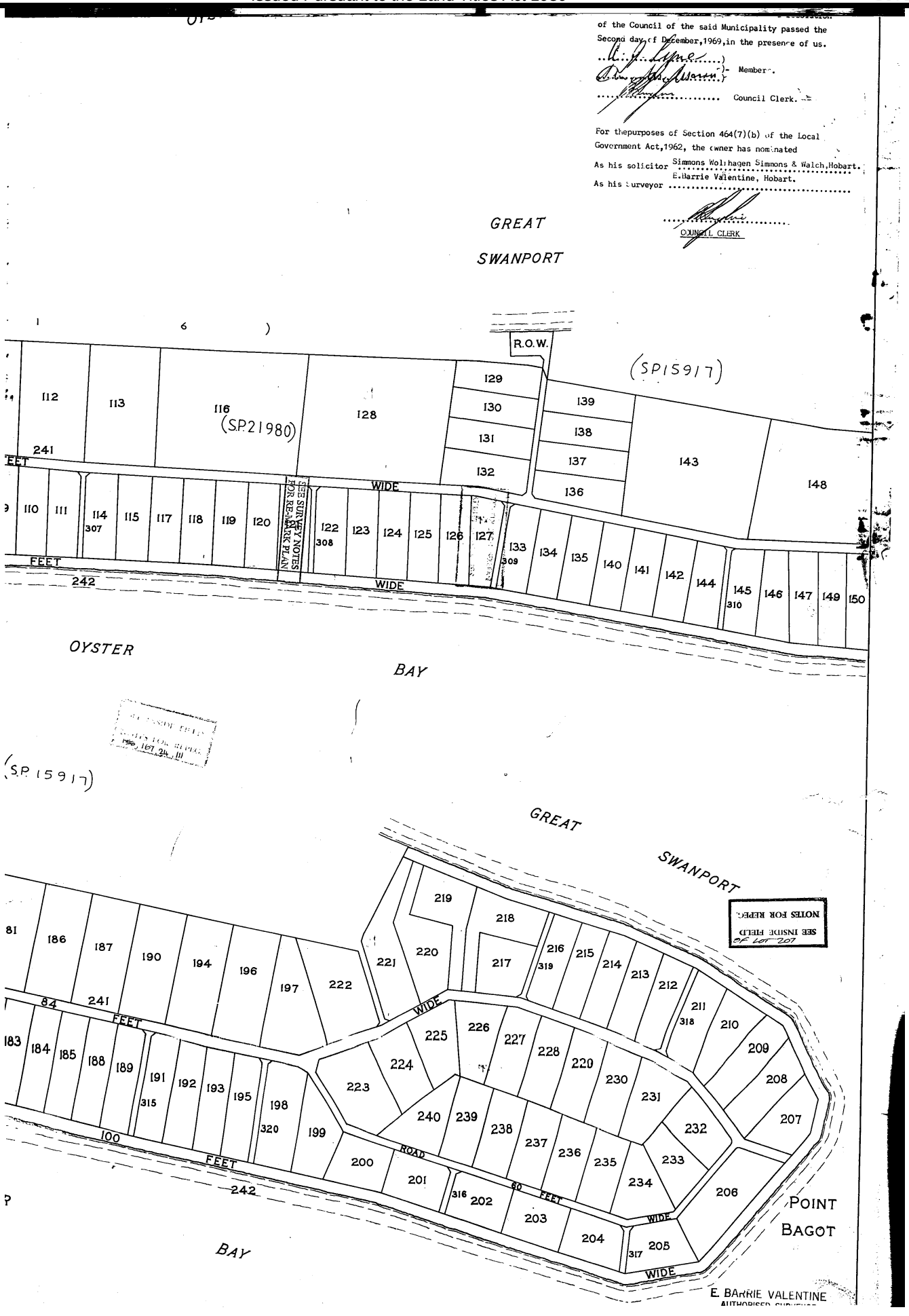
..... Council Clerk.

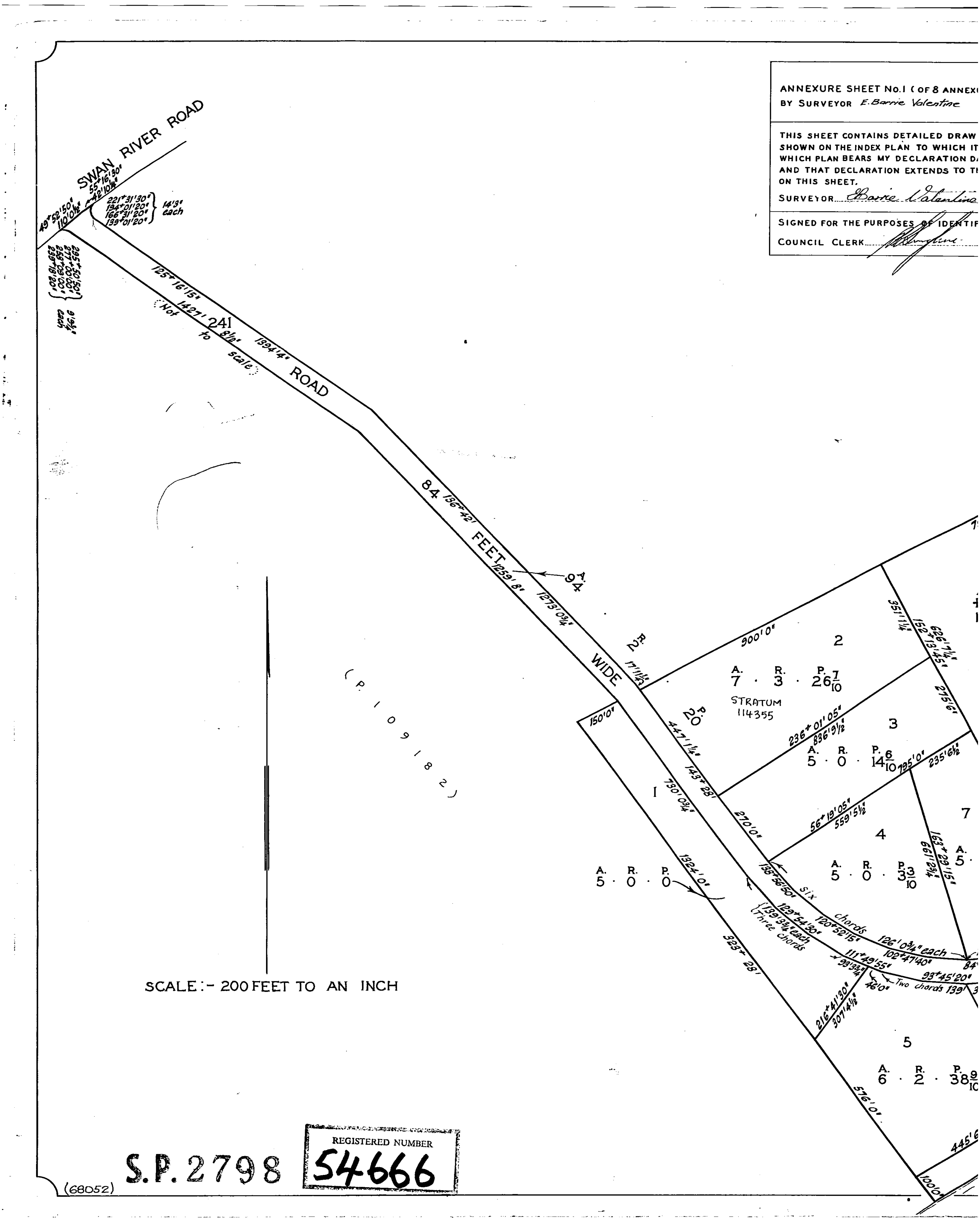
For the purposes of Section 464(7)(b) of the Local Government Act, 1962, the owner has nominated

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 TH
ON THIS SHEET.
SURVEYOR
SIGNED FOR THE PURPOSES OF IDENTIF
COUNCIL CLERK
SWAN RIVER ROAD
ROAD
84 FEET WIDE
(P. 109182)
1
A. 5 · R. 0 · P. 0
2
A. 7 · R. 3 · P. 26 7/10
STRATUM 114355
3
A. 5 · R. 0 · P. 14 6/10
4
A. 5 · R. 0 · P. 3 3/10
5
A. 6 · R. 2 · P. 38 9/10
7
SCALE :- 200 FEET TO AN INCH
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"~~

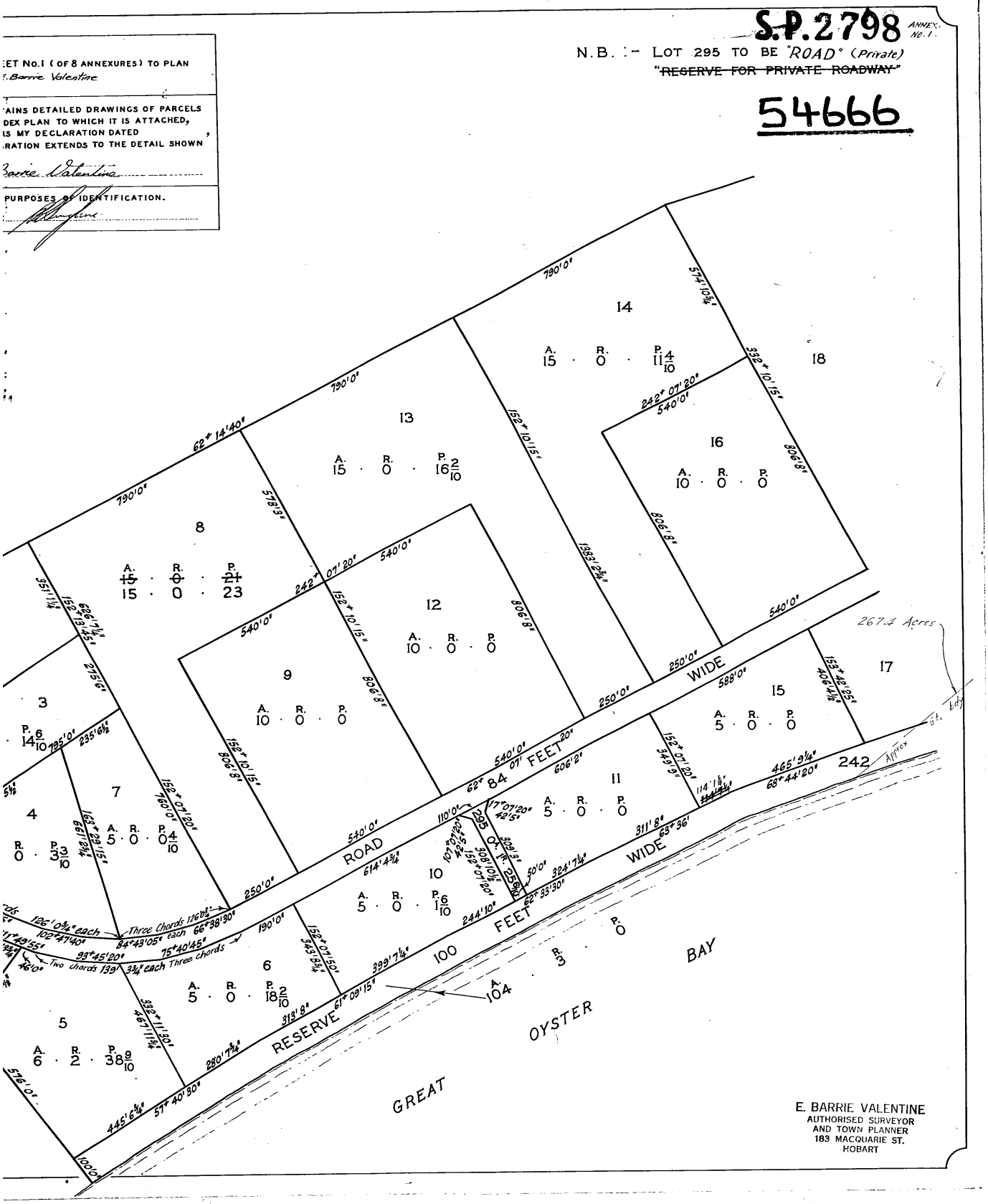
54666

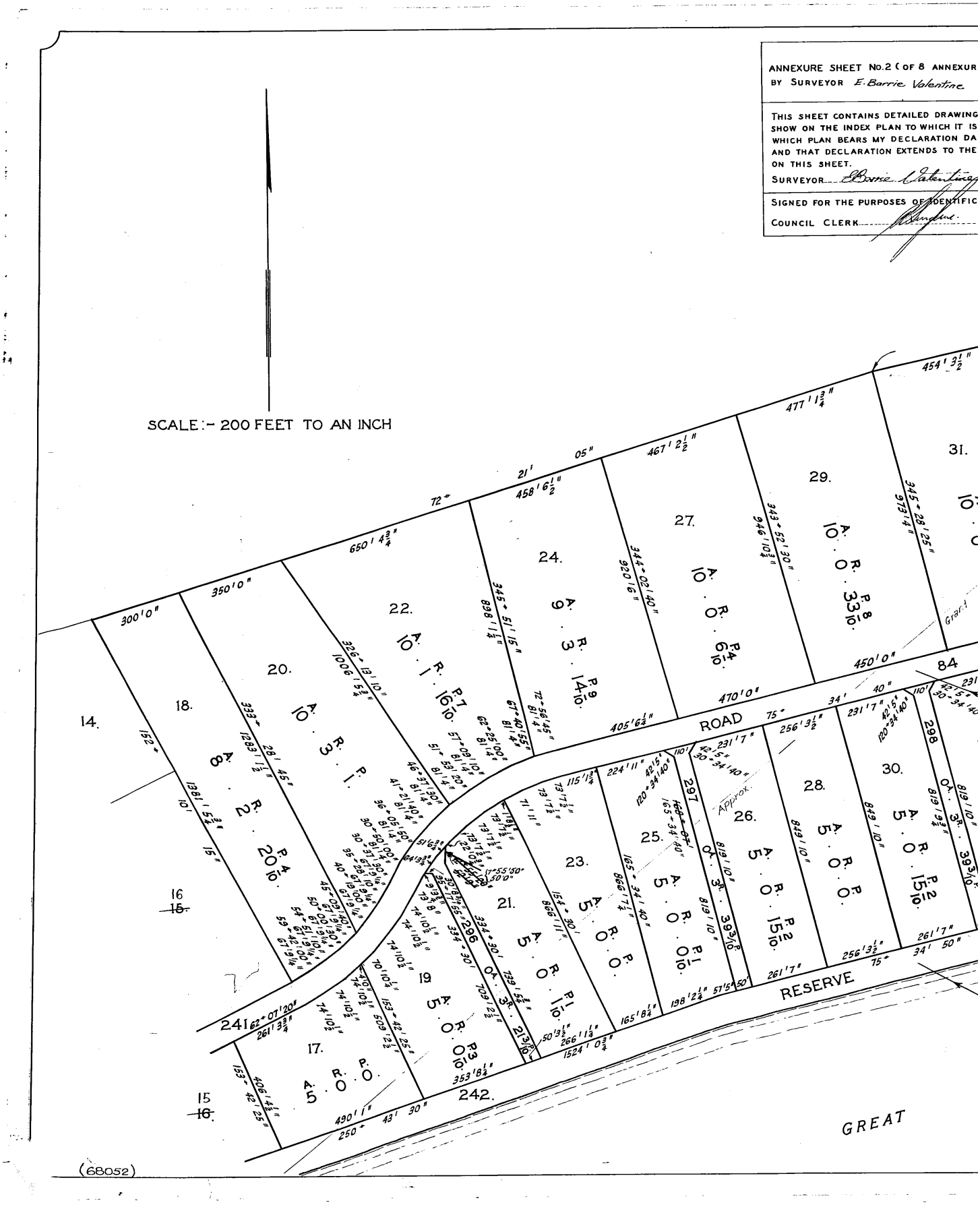
:ET No.1 (OF 8 ANNEXURES) TO PLAN
E. Barrie Valentine

'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.

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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

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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

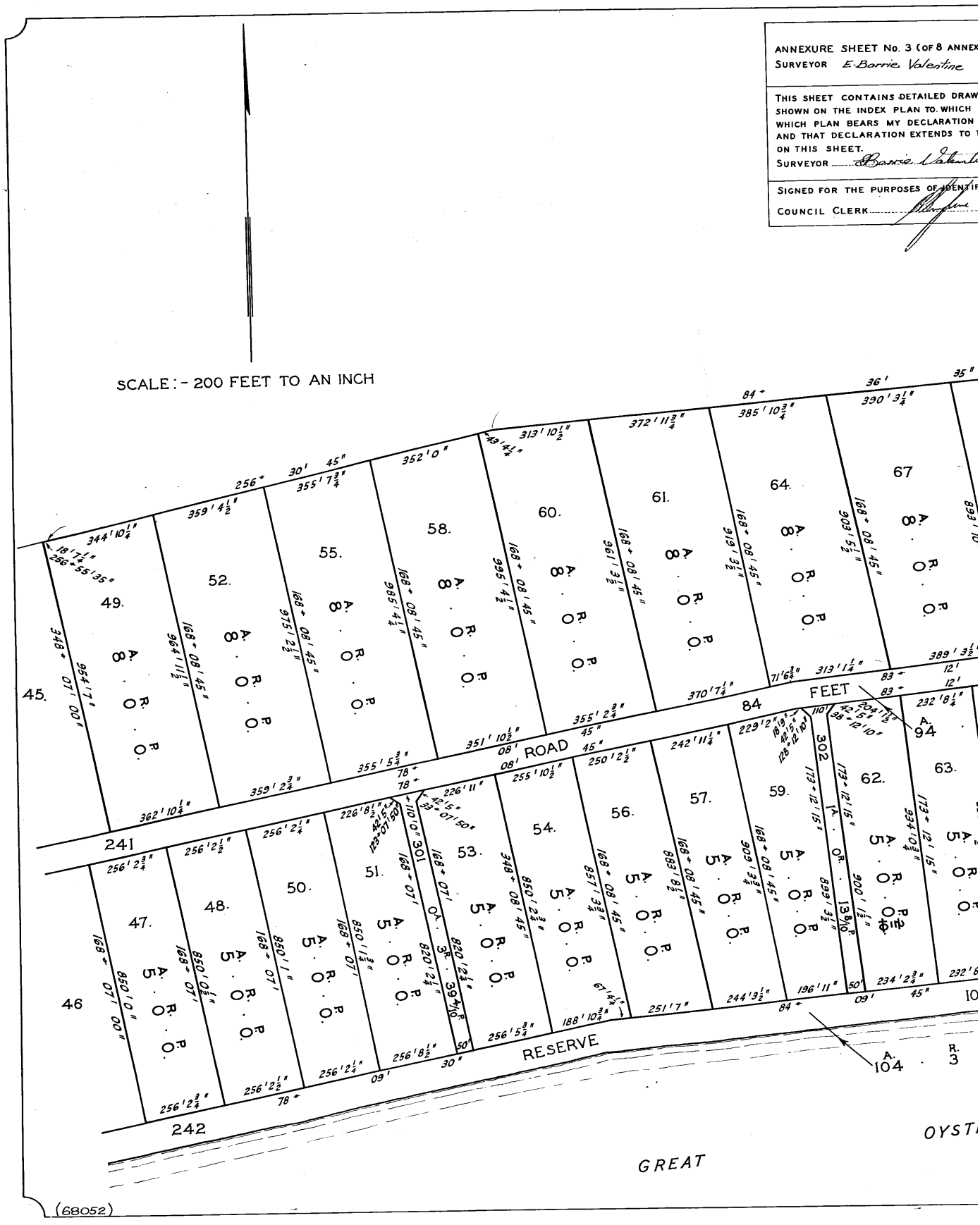
WIDE FEET

BAY

OYSTER

REGISTERED NUMBER
54666

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


ANNEXURE SHEET No. 3 (OF 8 ANNEX
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SURVEYOR Barrie Valentine
SIGNED FOR THE PURPOSES OF IDENTIF
COUNCIL CLERK
SCALE:- 200 FEET TO AN INCH
ROAD
RESERVE
GREAT
FEET
(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
rrie Valentine

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Barrie Valentine

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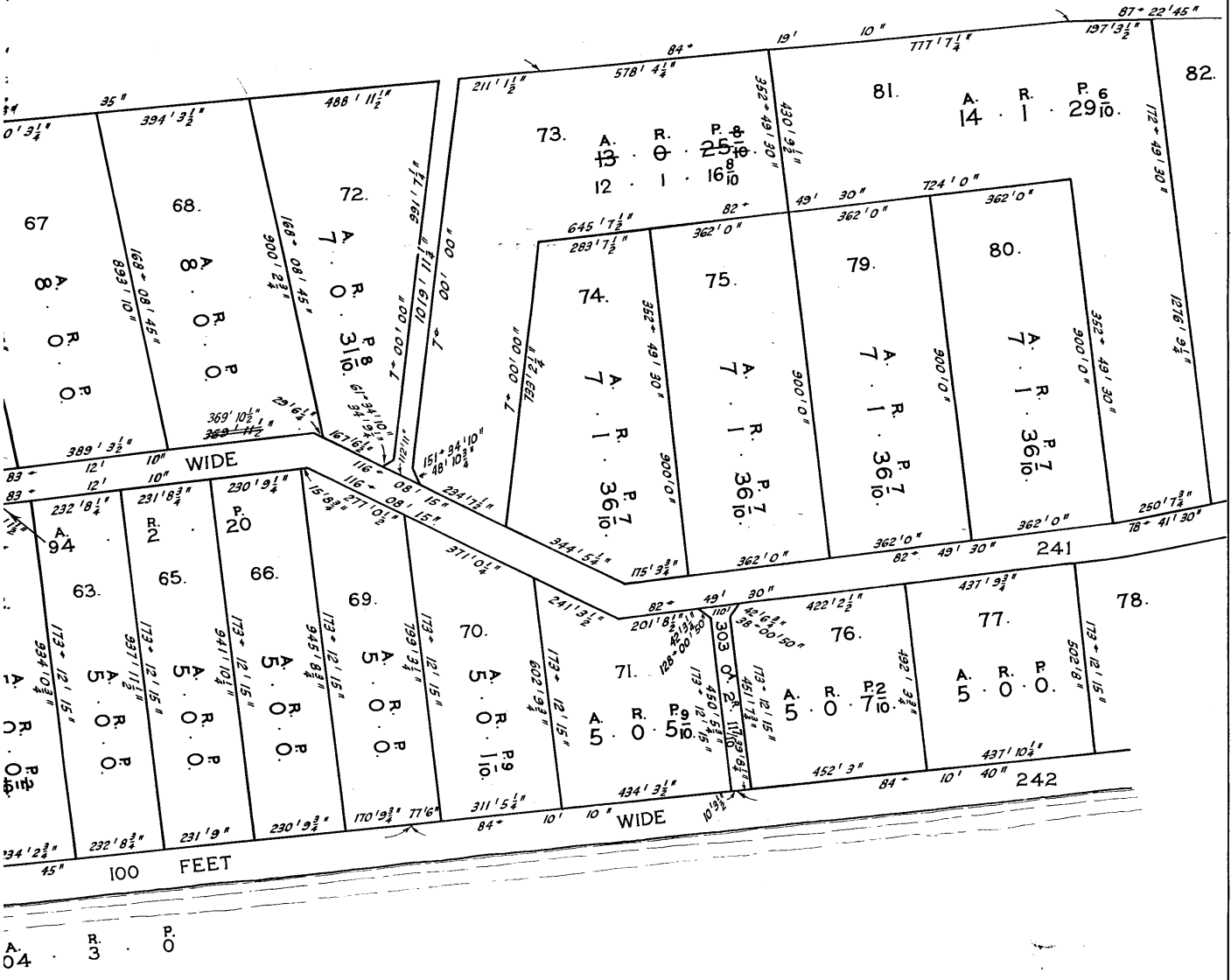

REGISTERED NUMBER
54666

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

ET No.5 (OF 8 ANNEXURES) OF PLAN BY
Barrie 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

S.P. 2798 ANNEX. No. 5

N.B. :- LOTS 307 - 309 TO BE
"~~RESERVE FOR PRIVATE ROADWAY~~"
"ROAD" (Private)

REGISTERED NUMBER
54666

GREAT
SWANPORT

N. W. M.
(PRIVATE)
RIGHT
OF WAY

128 A. 30 R. 3 P. 14 3/10
R. 2 P. 20
129 A. 5 R. 0 P. 0
130 A. 5 R. 0 P. 0
131 A. 5 R. 0 P. 0
132 A. 5 R. 3 P. 2 1/10
139 A. 5 R. 0 P. 0
138 A. 5 R. 0 P. 0
137 A. 5 R. 0 P. 0
136 A. 5 R. 0 P. 13 1/10
143
241
242
122 R. 3 P. 1 A. 5
123 R. 0 A. 5
124 R. 0 A. 5
125 R. 0 A. 5
126 R. 0 A. 5
127 144 A. 3 R. 24 6/10 P.
R. 2 0/10 P. A. 5
133 R. 0 P. 7 0/10 A. 5
134 R. 0 A. 5
135 R. 0 A. 5
140 R. 0 A. 5
141
308 A. 3 R. 22 6/10 P.
309 A. 3 R. 24 6/10 P.
R. 3 P. 0

1280' 0" 1150' 0" 1094' 11 1/4" 1121' 10" 350' 0"
FEET 92 + 92 + 01' 01' 25" 25" WIDE
FEET 93 + 27' 15" WIDE
110'10" 110'10" 99 + 41' 41' 35" 35" 790' 0"
59' 00" 93 + 23' 40" 433' 7" 239' 3" 241' 2" 288' 11 1/2" 278' 11" 820' 0" 819' 5 1/2" 819' 4" 819' 2 1/2" 96 + 57' 15" 276 + 57' 15" 795' 9 3/4" 273' 8" 273' 7 1/4" 333' 4 3/4" 294' 10 1/2" 417' 7 1/2" 180 + 16' 40" 252' 7 1/4" 265' 9 3/4" 265' 10 1/4" 59' 00" 230' 3 1/2" 221' 1 1/2" 143 + 19' 25" 43' 5" 98 + 47' 30" 160 + 45' 40" 113' 3 1/2" 435' 3" 46" HWM 357 + 44' 15" 2210' HWM 317 + 20' 45" 45' 8 1/4" 267 + 44' 15" 269' 6 1/4" 42' 15 1/2" 41' 35" 254' 11 1/4" 285' 9 1/4" 287' 5 1/2" 289' 2 1/4" 759' 11" 755' 5" 750' 10 3/4" 764' 14 1/2" 738' 9 3/4" 741' 2 3/4" 794' 8 3/4" 01' 25" 729' 11 1/2" 774' 0 3/4" 781' 0 1/4" 787' 10 3/4" 767' 10 1/2" 256' 2 1/4" 282' 7 3/4" 280' 1 1/4" 277' 7 3/4" 275' 2 3/4" 239' 9 1/2" 61' 4" 47' 0" 125" 42' 15 1/2" 41' 35" 189 + 41' 35" 284' 11 1/2" 285' 9 3/4" 287' 6" 289' 2 3/4" 50' 10 1/4" 286' 3 1/4" 282' 8 3/4" 280' 2 1/2" 277' 8 3/4" 275' 3 3/4" 225' 10 1/4" 17' 14" 98 + 47' 25"

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
SHOWN ON THE INDEX PLAN TO WHICH
WHICH PLAN BEARS MY DECLARATION D
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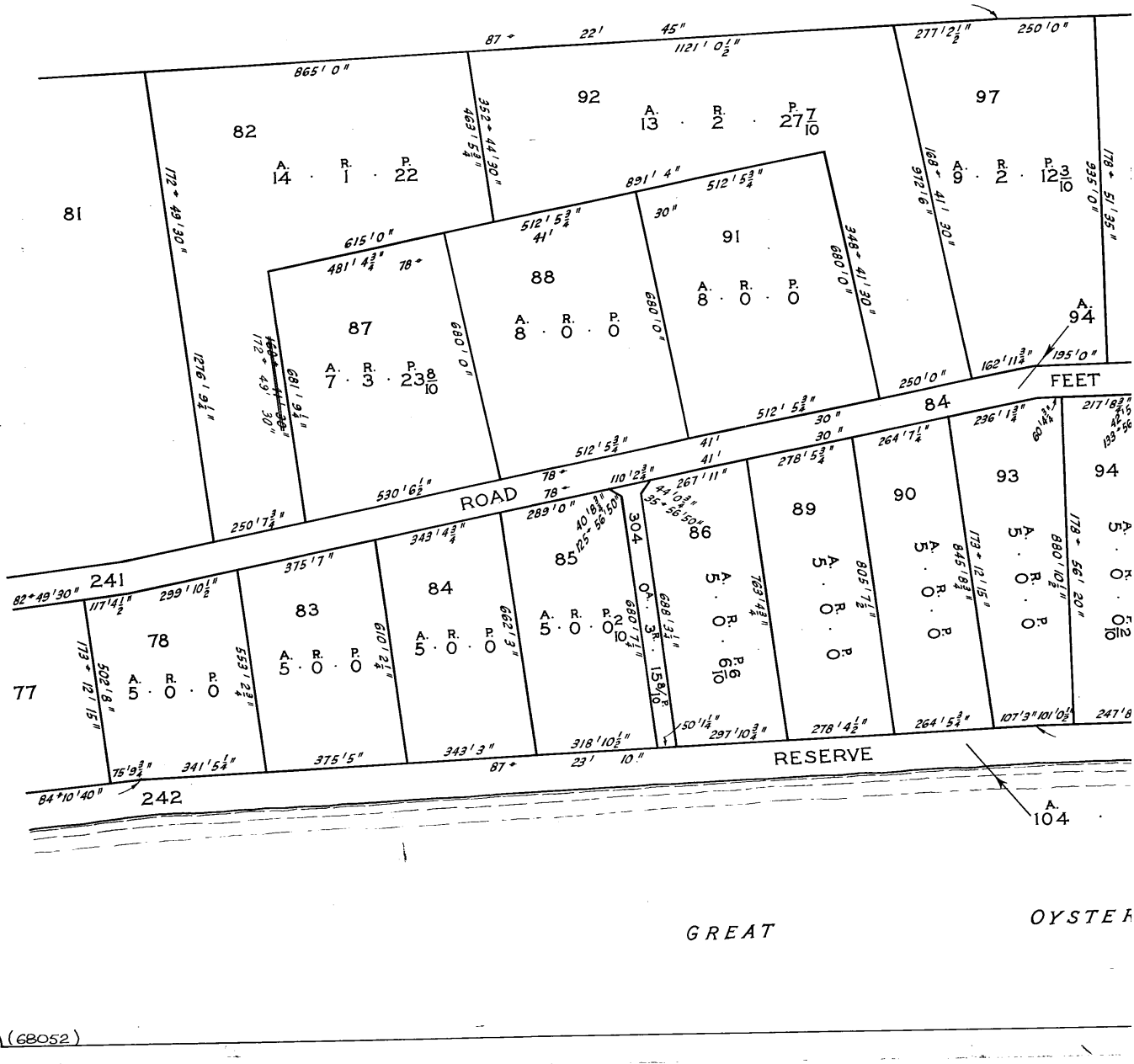
SURVEYOR Barrie Valentine

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

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

Barrie Valentine

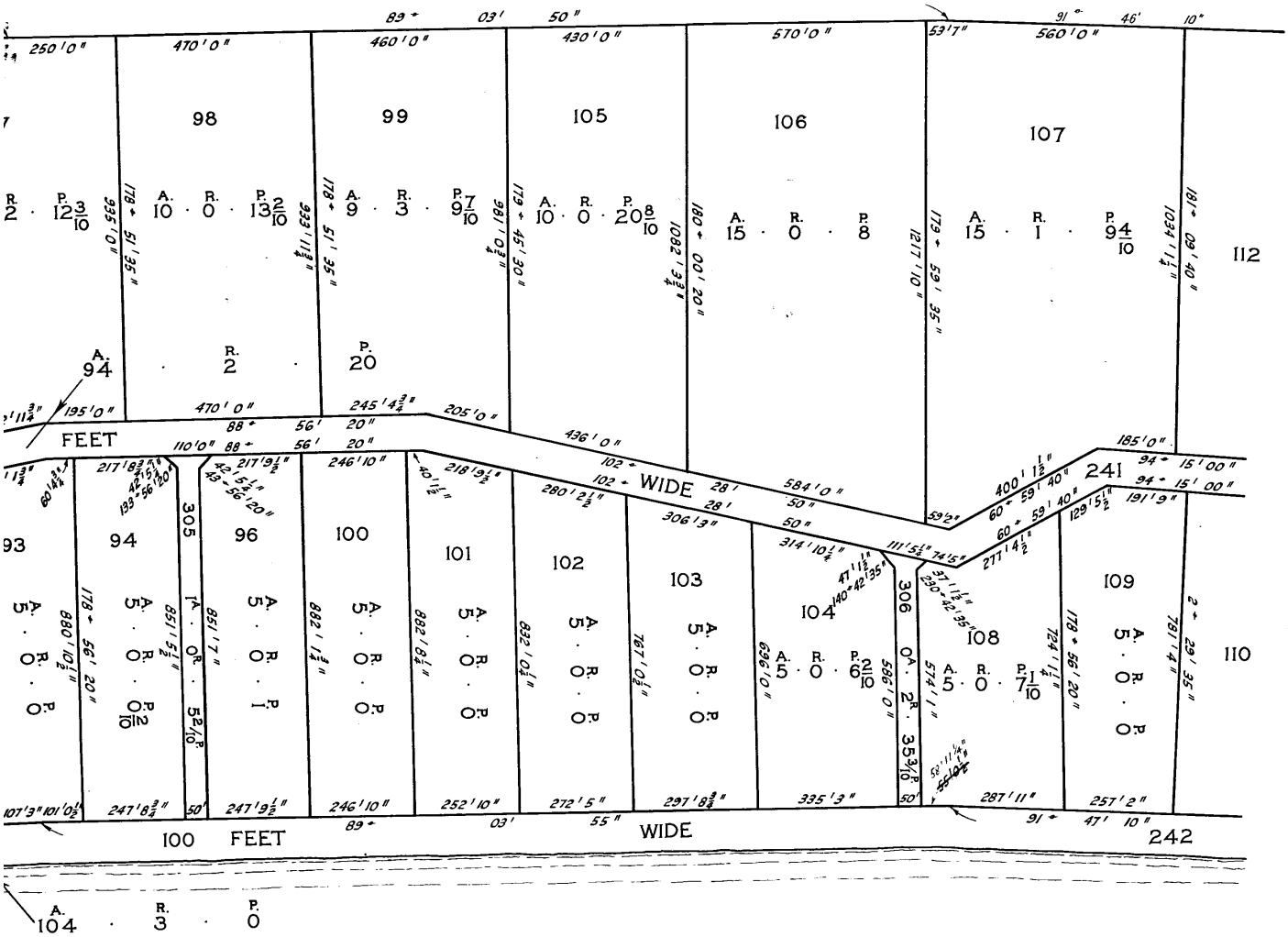
PURPOSES OF IDENTIFICATION

S.P. 2798

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

54666

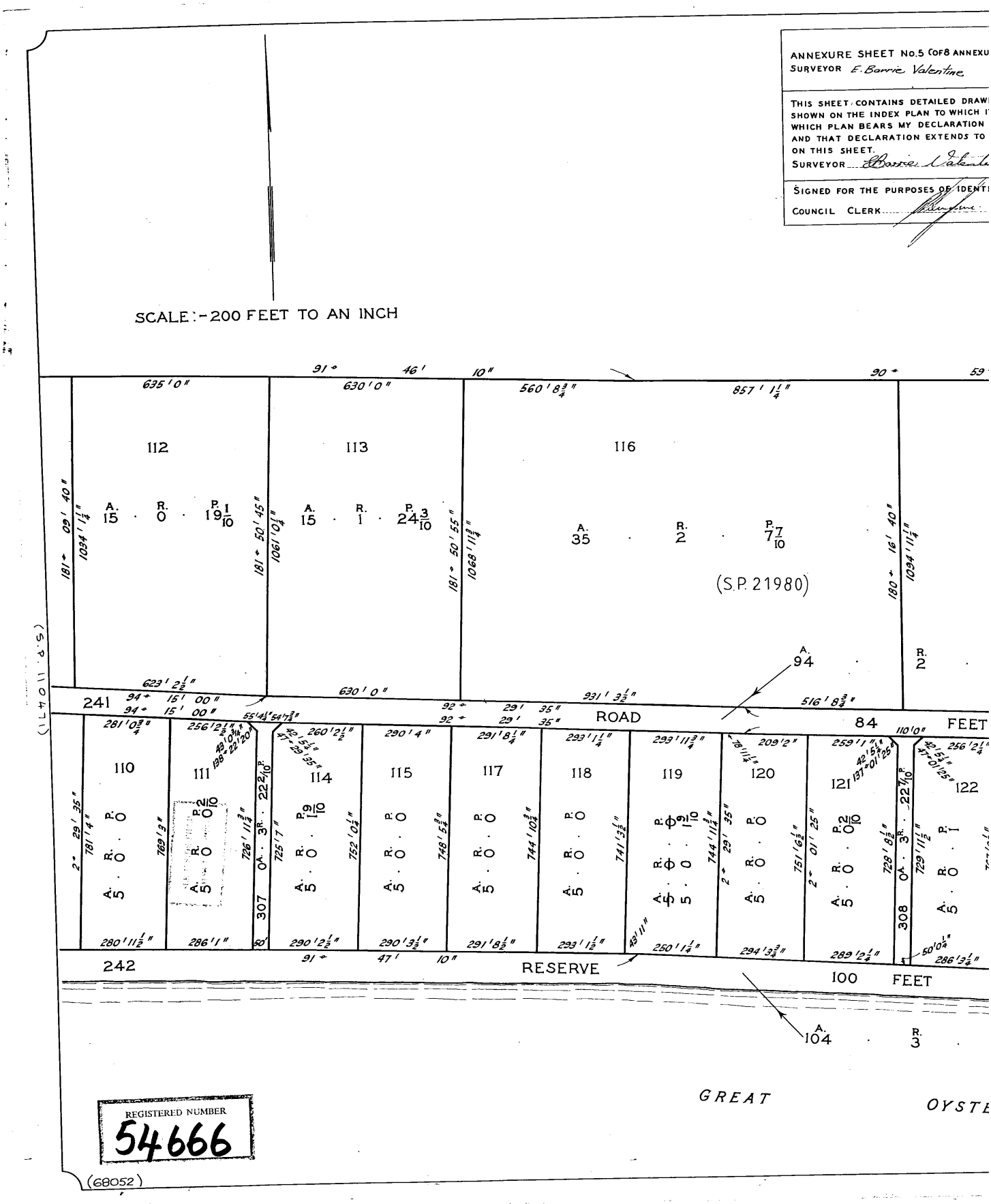
SEE INSIDE FIELD NOTES FOR REPEC. LOT 92



OYSTER BAY

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
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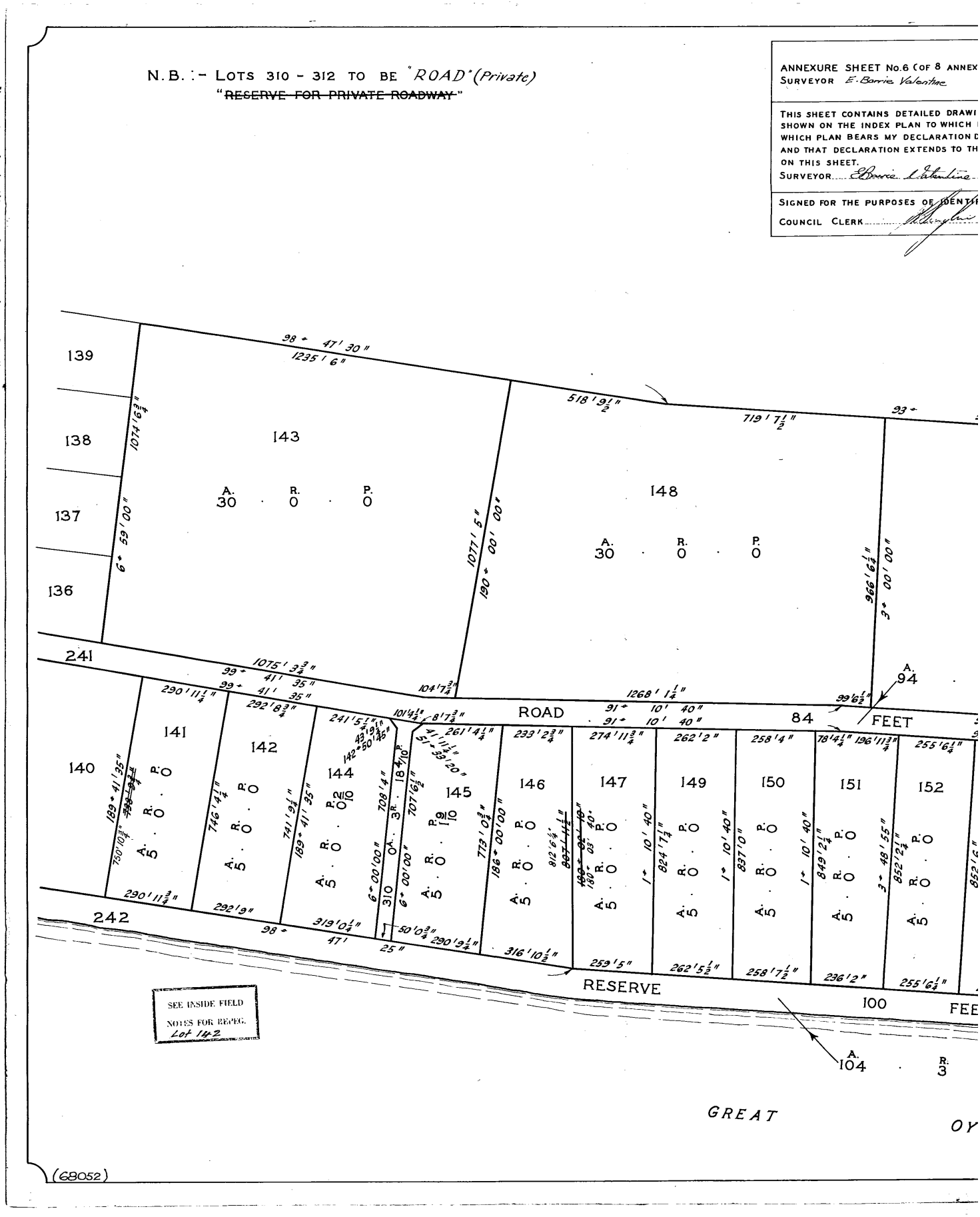
SURVEYOR E Barrie Valentine
SIGNED FOR THE PURPOSES OF IDENTI
COUNCIL CLERK
SCALE:-200 FEET TO AN INCH
112
113
116
(S.P. 21980)
241
ROAD
84 FEET
242
RESERVE
100 FEET
110
111
114
115
117
118
119
120
121
122
GREAT
REGISTERED NUMBER
54666
(68052)


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
WHICH PLAN BEARS MY DECLARATION D
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
140
141
142
144
145
146
147
149
150
151
152
ROAD
84 FEET
RESERVE
100 FEE
A. 94
A. 104 R. 3
SEE INSIDE FIELD NOTES FOR REPEG. Lot 142
GREAT
(68052)

T No.6 (OF 8 ANNEXURES) TO PLAN BY
rrie Valentine

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

rrie Valentine

URPOSES OF IDENTIFICATION.

S.P.2798
ANNEX. No. 6

54666

SCALE:- 200 FEET TO AN INCH

155 A. 29 R. 3 P. 38 3/10

164 A. 24 R. 0 P. 5 6/10

168

A. 94 R. 2 P. 20

152 A. 5 R. 0 P. 0

153 A. 5 R. 1 P. 0 9/10

154 A. 5 R. 0 P. 39 6/10

156 A. 5 R. 0 P. 0 9/10

157 A. 5 R. 0 P. 0

158 A. 5 R. 0 P. 0

159 A. 5 R. 0 P. 0

160 A. 5 R. 0 P. 4/10

161 A. 5 R. 0 P. 0

162 A. 5 R. 0 P. 0

163 A. 5 R. 0 P. 2/10

165

241

242

R. 3 P. 0

110'0" WIDE FEET

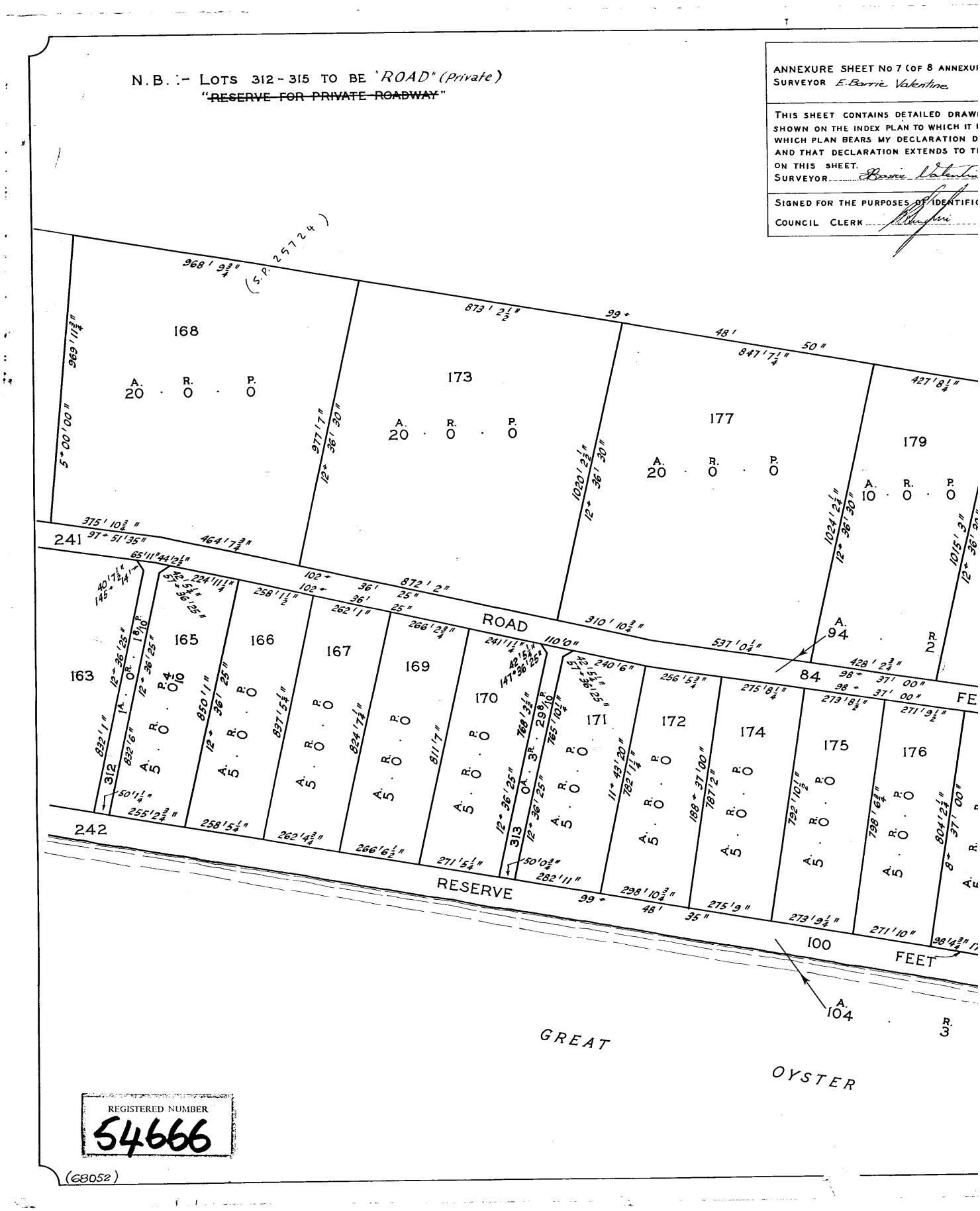
100 FEET WIDE

SEE SURVEY NOTES FOR RE-MARK PLAN

OYSTER BAY

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
242
ROAD
RESERVE
163
165
166
167
169
170
171
172
174
175
176
312
313
84
A. 94 R. 2
A. 104 R. 3
100 FEET
GREAT OYSTER
REGISTERED NUMBER
54666
(68052)

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

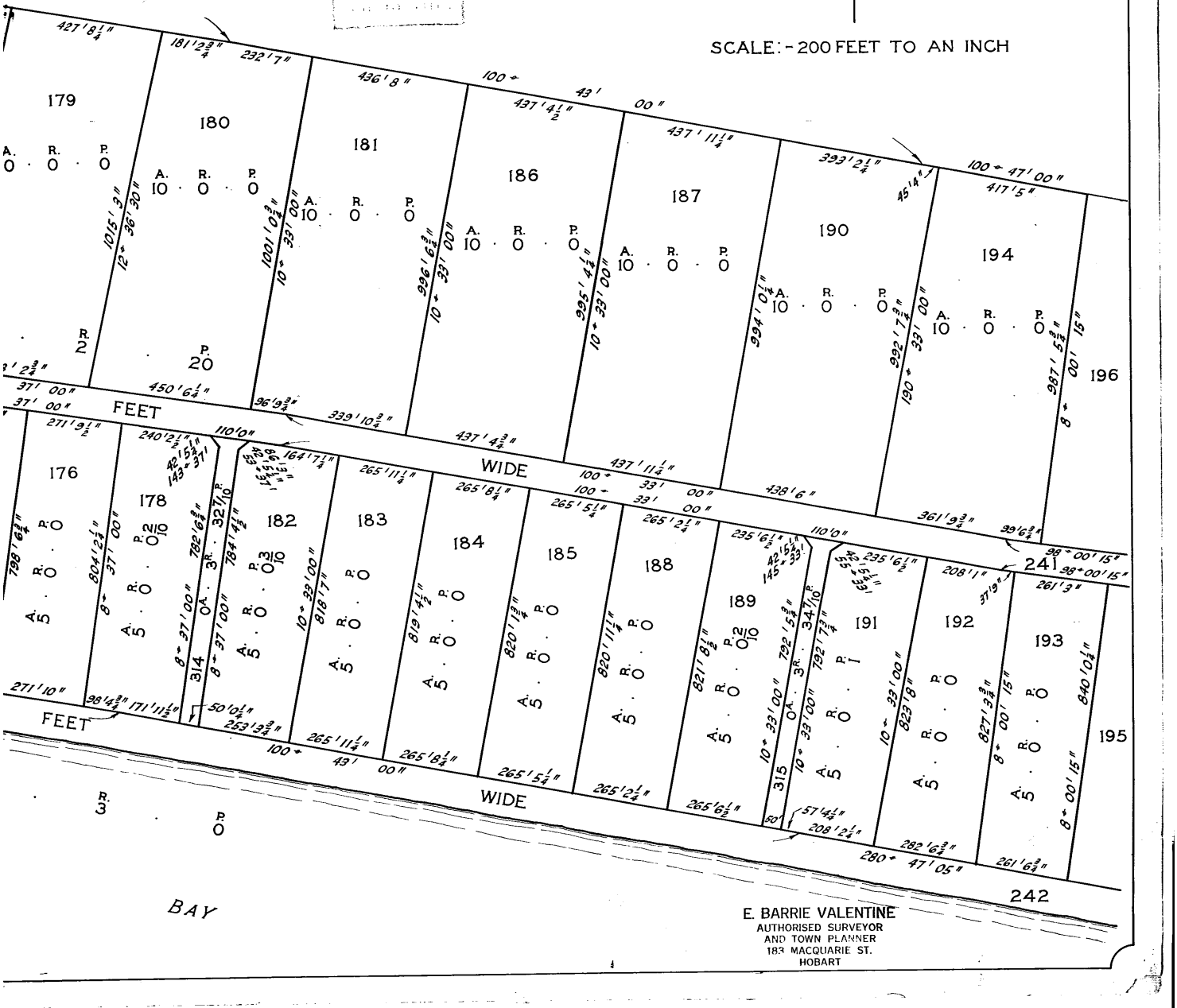
AINS DETAILED DRAWINGS OF PARCELS
EX PLAN TO WHICH IT IS ATTACHED
S, MY DECLARATION DATED
ATION EXTENDS TO THE DETAIL SHOWN

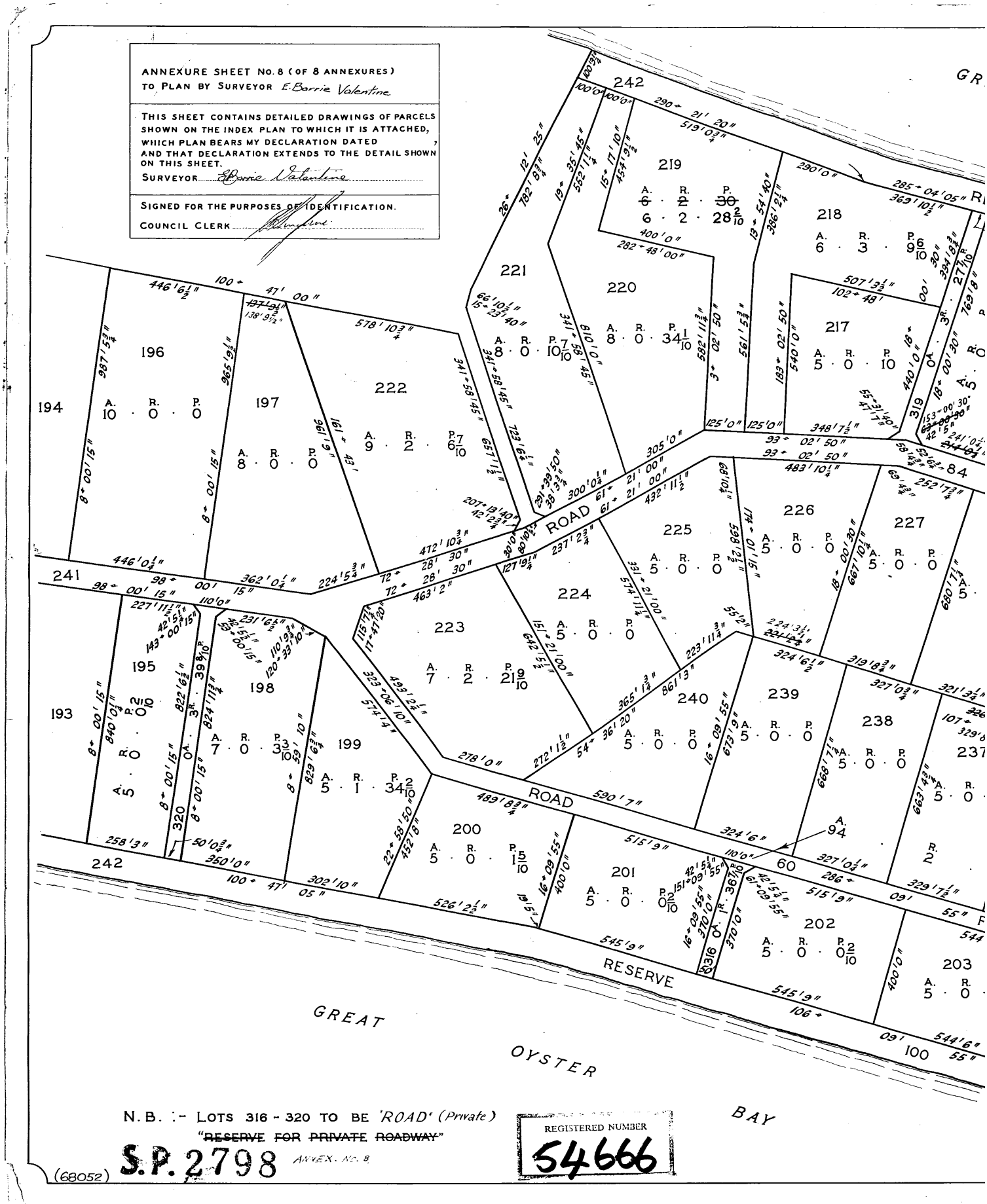
Barrie Valentine

URPOSES OF IDENTIFICATION.

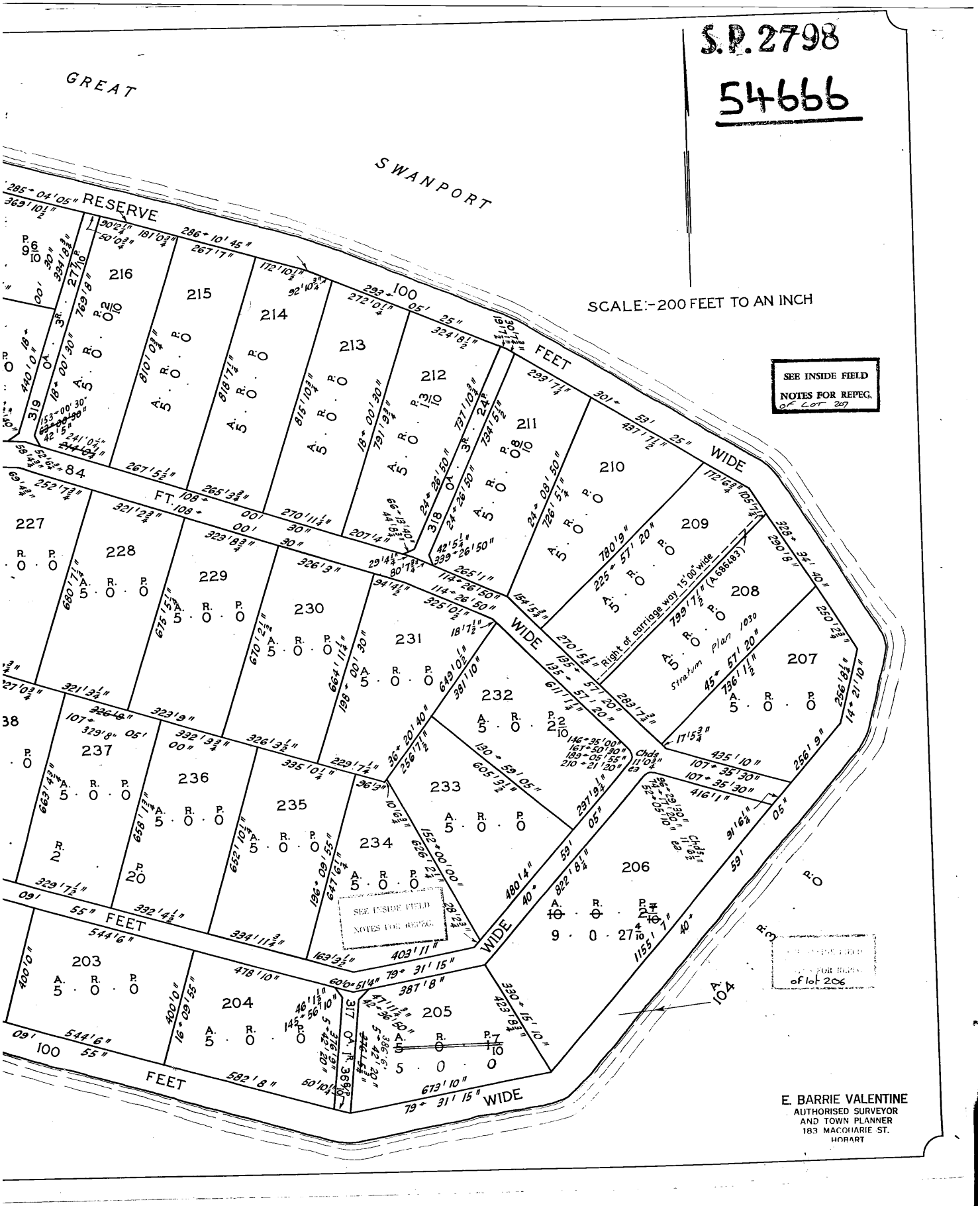
S.P.2798
ANNEX. NO. 7
54666

SCALE:- 200 FEET TO AN INCH




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



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

21020

Council Clerk/Town Clerk

DWG NO.	DRAWING	REV	DATE AND TIME
A000	COVER PAGE	01	27/03/2026 8:54 AM
A102	PROPOSED SITE PLAN	01	27/03/2026 8:54 AM
A201	PLAN OVERALL	01	27/03/2026 8:54 AM
A202	FLOOR PLAN	01	27/03/2026 8:54 AM
A203	BUNK HOUSE + GARAGE PLAN	01	27/03/2026 8:54 AM
A301	SECTION	01	27/03/2026 8:54 AM
A302	ELEVATIONS	01	27/03/2026 8:54 AM
A303	ELEVATIONS	01	27/03/2026 8:54 AM
A304	ELEVATIONS BUNK HOUSE	01	27/03/2026 8:54 AM
A305	ELEVATIONS GARAGE	01	27/03/2026 8:54 AM

NEW HOUSE
DOLPHIN SANDS ROAD
DOLPHIN SANDS

NCC BUILDING CLASSIFICATION(S):

CLASS 1a (DWELLING) AND CLASS 10a (GARAGE)

SITE AREA:	**20282 Mm²**
BAL ASSESSMENT: (AS3959-2018)	**TBA**
EX. FLOOR AREA:	**NAm²**
NEW GROUND FLOOR:	**GFAm²**
NEW FIRST FLOOR:	**L1FAm²**
TOTAL AREA:	**TAm²**
DECKS, RAMPS, ETC:	**DAAm²**
LOCAL COUNCIL:	**GLAMORGAN - SPRING BAY**
PLANNING ZONE:	**PARTICULAR PURPOSE**
LAND TITLE REF:	**54666 114**
PROPERTY ID:	**5279557**
SOIL CLASSIFICATION: (AS2870-2021)	**TBA**
WIND CLASSIFICATION: (AS4055-2012)	**TBA**
CLIMATE ZONE: (NCC 2022)	**7**
ALPINE AREA: (NCC 2022)	**N/A**
CORROSION ENV: (AS4312-2019)	**C3 MEDIUM**

DRAWINGS TO BE READ IN CONJUNCTION WITH ANY WRITTEN SPECIFICATIONS AND ANY ASSOCIATED DOCUMENTATION PREPARED BY SUB-CONSULTANTS.

BOUNDARY INFORMATION AND CONTOURS HAVE BEEN SOURCED FROM THE LIST AND ELVIS FOUNDATION SPATIAL DATA AND ARE APPROXIMATE.

DIMENSIONS IN MILLIMETRES (MM) UNLESS NOTED OTHERWISE.
LEVELS ARE IN METRES (M).
DO NOT SCALE.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.

DOCUMENTATION IS SUBJECT TO STATUTORY APPROVALS.

THIS DESIGN IS INTENDED TO BE BUILT ONLY ONCE AND ONLY ON THE SITE THAT THE DESIGN WAS PREPARED FOR.

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

DEVELOPMENT APPROVAL

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

NORTH

DOLPHIN SANDS HOUSE

DOLPHIN SANDS RD DOLPHIN SANDS TAS 7190

SNJI FAMILY TRUST

SCALE: **(A3)**

REV	AMENDMENT	DATE
01	FOR REVIEW	27/03/2026

ISSUED BY: **ldavis**
DRAWN BY: **CBM**
APPROVED BY: **CBM**

COVER PAGE

DWG: **A000** REV: **01**
PROJECT: **P25036**

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BASE DATA FROM
theLIST (www.tasmap.tas.gov.au) © STATE OF TASMANIA
ELVIS - ELEVATION AND DEPTH - FOUNDATION SPATIAL DATA
GOOGLE EARTH PRO, IMAGE © 2026 GOOGLE

PLANNING CODES LEGEND:

- MEDIUM
- HIGH

COASTAL ERROSION

PRIORITY VEGETATION AREA OVER SITE

BUSH FIRE HAZRAD MANAGEMENT AREA

PROPOSED SITE PLAN
1:1000

NORTH

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P: +613 6332 6988 E: info@cbmgroup.com.au A: CC1113Z

0m 10m 50m
SCALE: 1:1000

DEVELOPMENT APPROVAL

DOLPHIN SANDS HOUSE

DOLPHIN SANDS RD DOLPHIN SANDS TAS 7190

SNJI FAMILY TRUST

SCALE: **1:1000 (A3)**

REV	AMENDMENT	DATE
01	SKETCH DESIGN	27/03/2026

ISSUED BY: **ldavis**
DRAWN BY: **CBM**
APPROVED BY: **CBM**

PROPOSED SITE PLAN

DWG: **A102** REV: **01**
PROJECT: **P25036**

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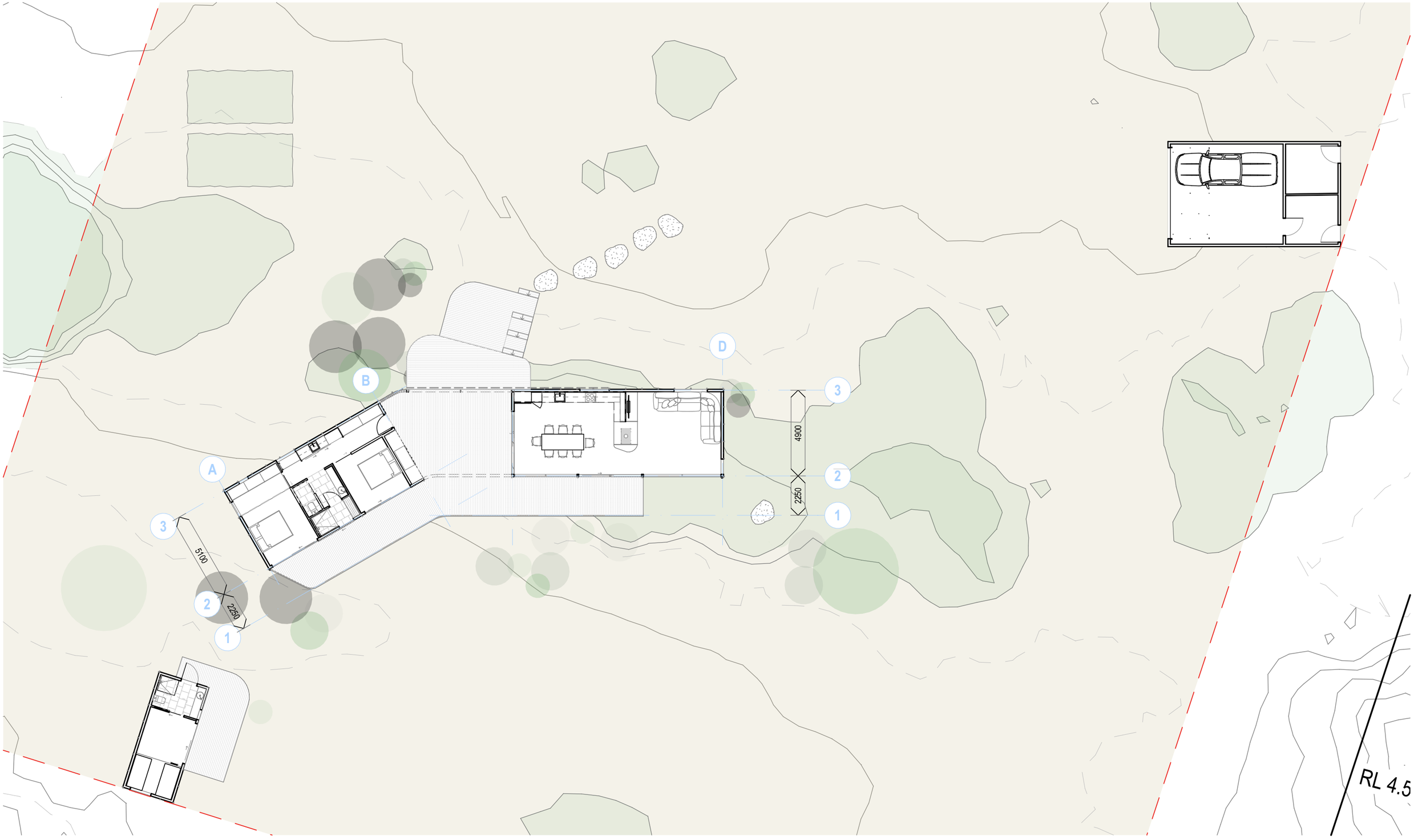
G:\Projects\P25036 SNJI Family Trust - Dolphin Sands Residence\20 Working files\20.1 Design and drawings\P25036 - DOLPHIN SANDS - Dune.pln 27/03/2026



SCALE: 1:200

DEVELOPMENT APPROVAL

CBM SUSTAINABILITY

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NORTH

DOLPHIN SANDS HOUSE

DOLPHIN SANDS RD DOLPHIN SANDS TAS 7190

SNJI FAMILY TRUST

SCALE: **(A3)**

REV	AMENDMENT	DATE
01		27/03/2026

ISSUED BY: **ldavis**

DRAWN BY: **CBM**

APPROVED BY: **CBM**

PLAN OVERALL

DWG: **A201** REV: **01**

PROJECT: **P25036**

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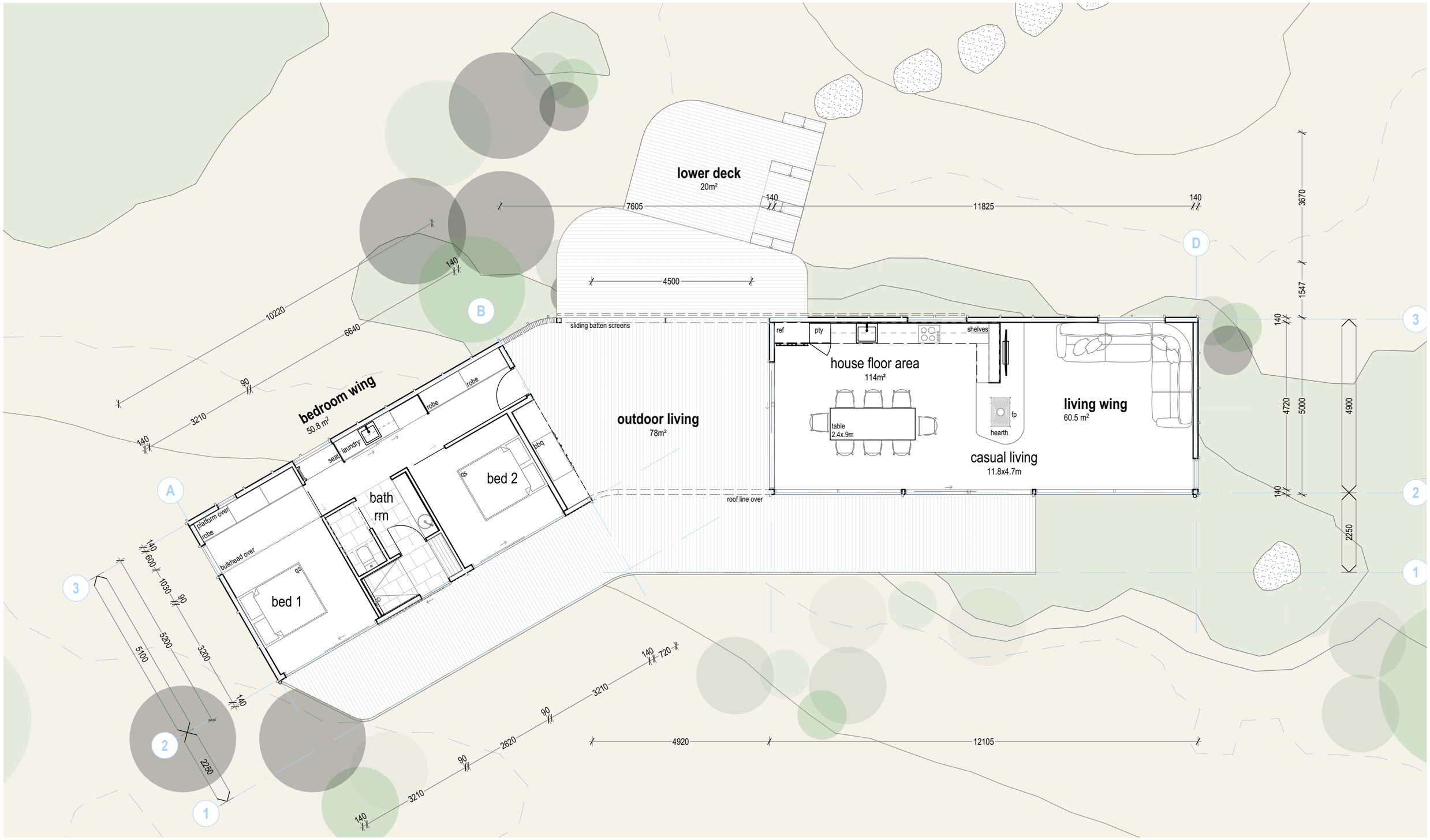

GROUND FLOOR PLAN
1:100

0m 1m 5m

DEVELOPMENT APPROVAL

SCALE: 1:100

CBM SUSTAINABILITY
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NORTH

DOLPHIN SANDS HOUSE

DOLPHIN SANDS RD DOLPHIN SANDS TAS 7190

SNJI FAMILY TRUST

SCALE: **(A3)**

REV	AMENDMENT	DATE
01	SKETCH DESIGN	27/03/2026

ISSUED BY: **ldavis**

DRAWN BY: **CBM**

APPROVED BY: **CBM**

FLOOR PLAN

DWG: **A202** REV: **01**

PROJECT: **P25036**

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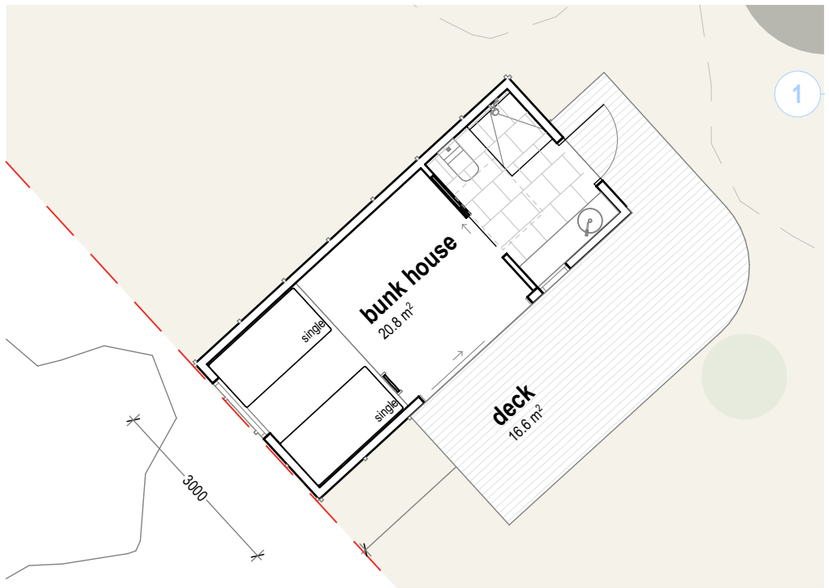
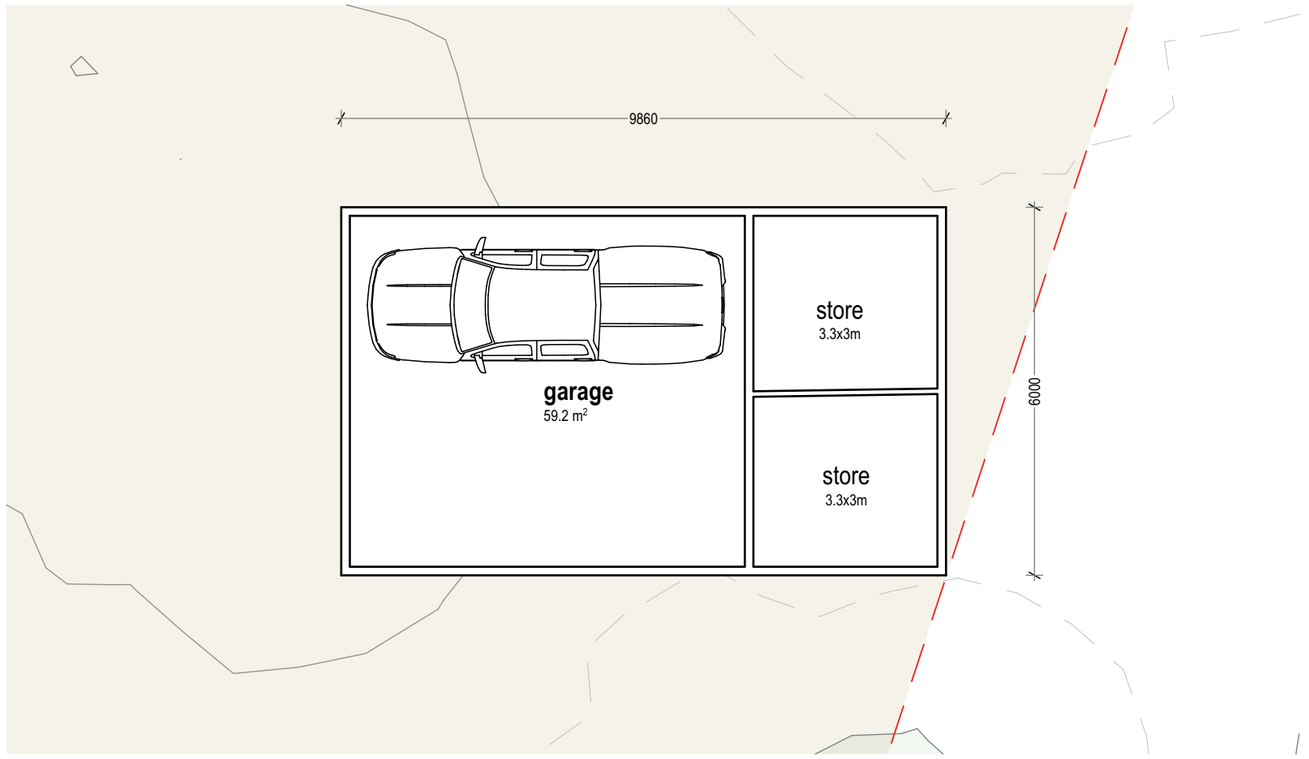
BUNK HOUSE + GARAGE PLAN A203



BUNK HOUSE PLAN
1:100



GARAGE PLAN
1:100

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NORTH

DOLPHIN SANDS HOUSE

DOLPHIN SANDS RD DOLPHIN SANDS TAS 7190

SNJI FAMILY TRUST SCALE: **(A3)**

ISSUE	REV	DATE
DEVELOPMENT APPROVAL	01	27/03/2026

PROJECT: **P25036**

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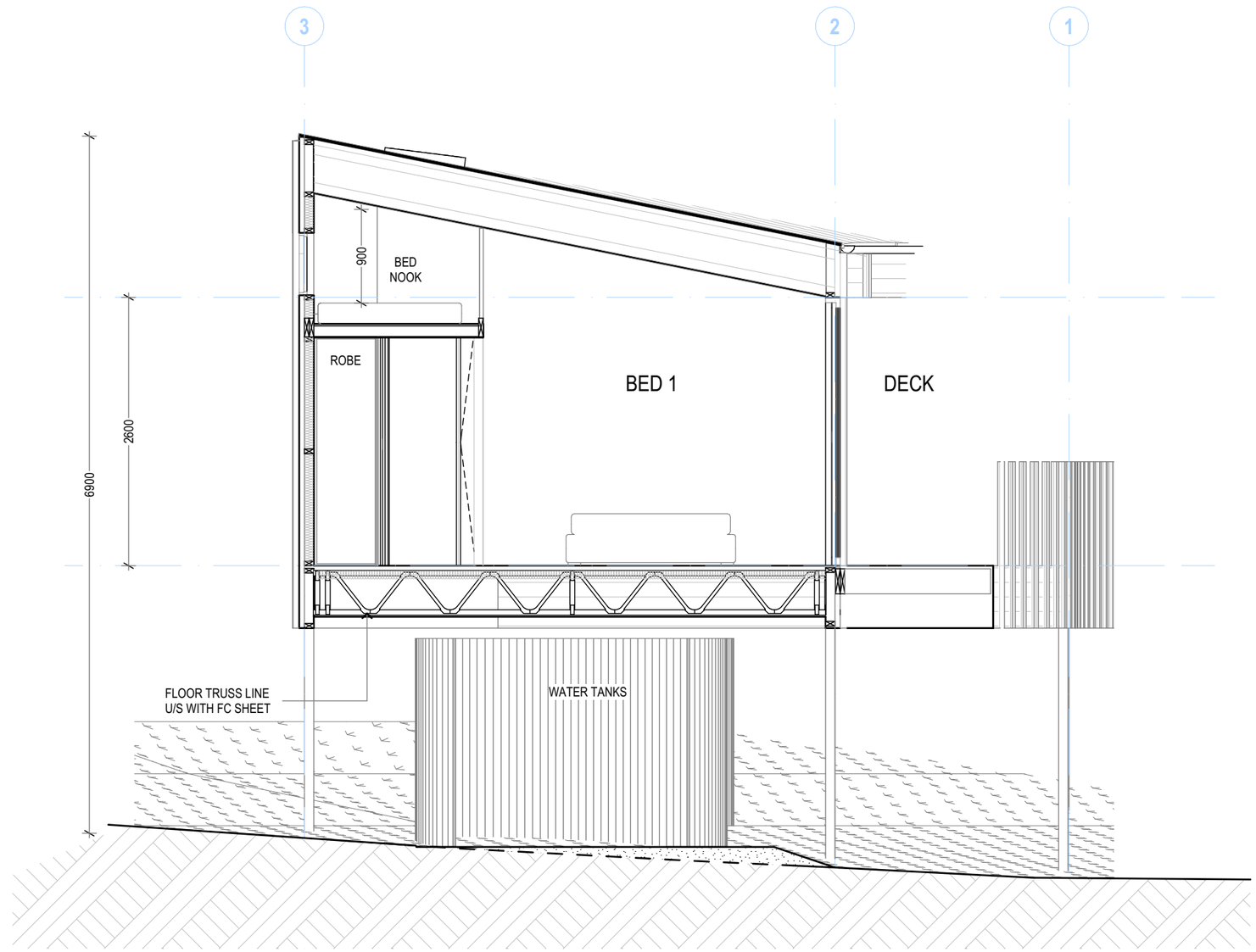

SA SECTION A
1:50

0m 500mm 2.5m
SCALE: 1:50

DEVELOPMENT APPROVAL

CBM SUSTAINABILITY
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NORTH

DOLPHIN SANDS HOUSE

DOLPHIN SANDS RD DOLPHIN SANDS TAS 7190

SNJI FAMILY TRUST

SCALE: **(A3)**

REV	AMENDMENT	DATE
01	FOR REVIEW	27/03/2026

ISSUED BY: **ldavis**
DRAWN BY: **CBM**
APPROVED BY: **CBM**

SECTION

DWG: **A301** REV: **01**
PROJECT: **P25036**

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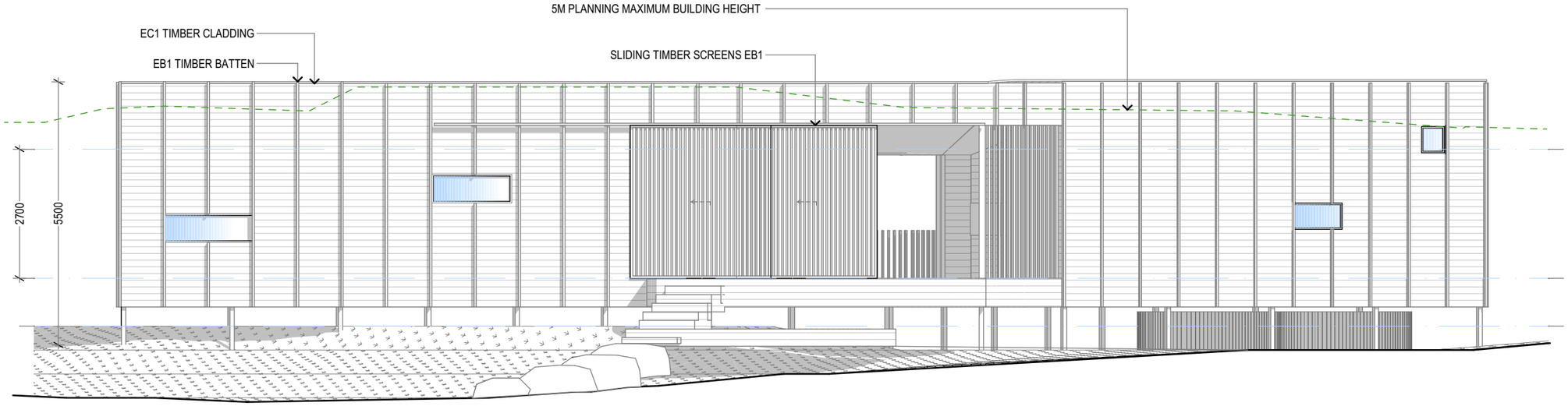


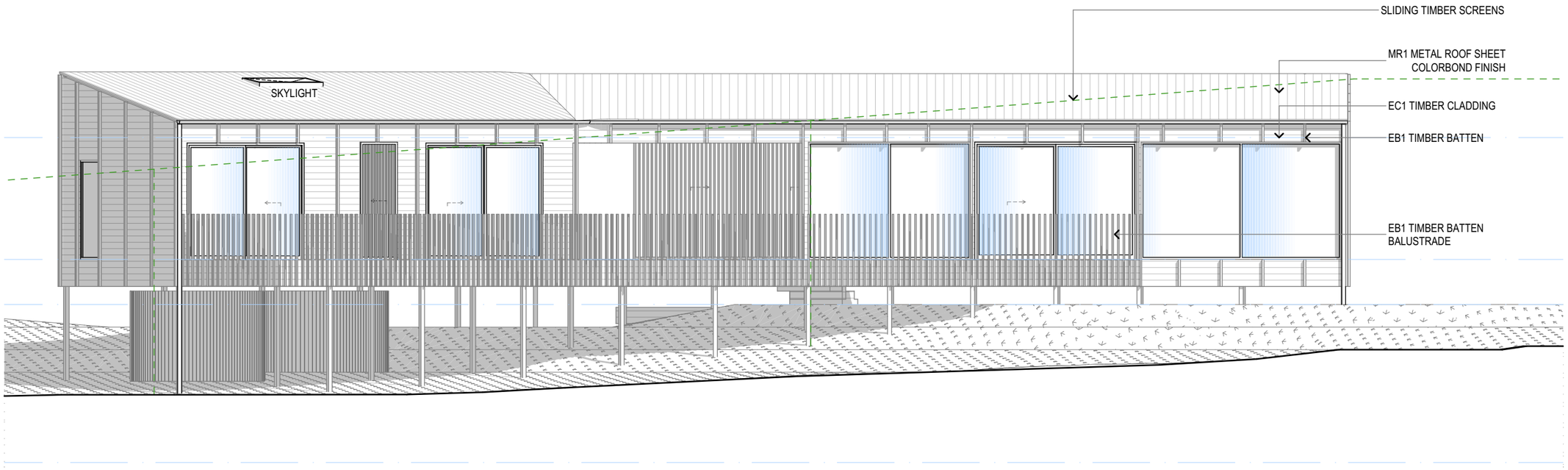
E1 NORTH ELEVATION
1:100

MATERIALS & FINISHES


EC1 TIMBER CLADDING


EB1 TIMBER BATTENS


MR1 METAL CLADDING
WINDSPRAY



E2 SOUTH ELEVATION
1:100

0 1m 5m
SCALE: 1:100

DEVELOPMENT APPROVAL

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

NORTH

DOLPHIN SANDS HOUSE

DOLPHIN SANDS RD DOLPHIN SANDS TAS 7190

SNJI FAMILY TRUST

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

REV	AMENDMENT	DATE
01	FOR REVIEW	27/03/2026

ISSUED BY: **ldavis**
DRAWN BY: **CBM**
APPROVED BY: **CBM**

ELEVATIONS

DWG: **A302** REV: **01**
PROJECT: **P25036**

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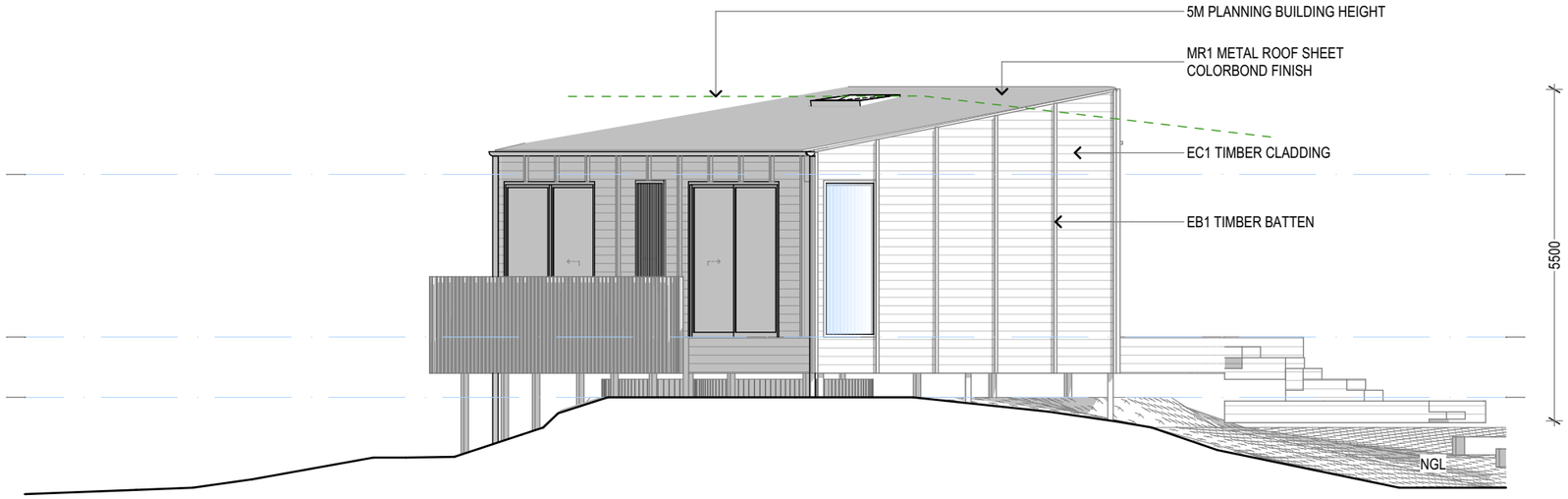
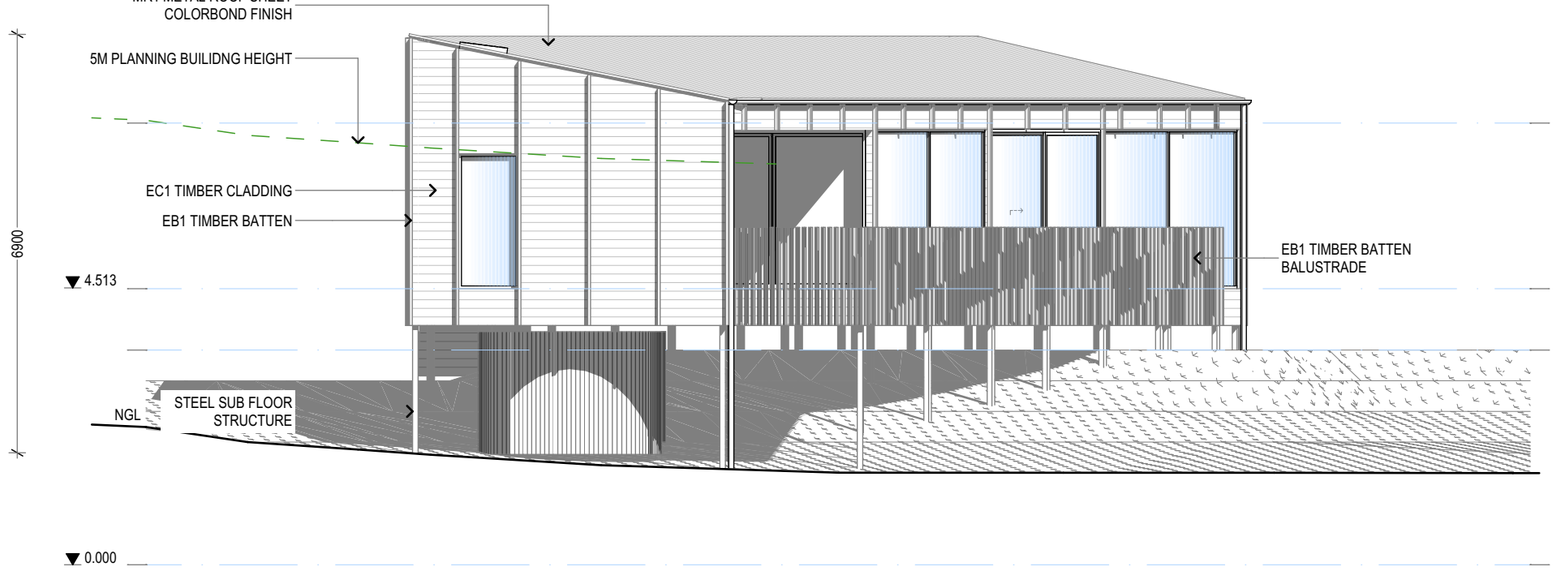


E3 EAST ELEVATION
1:100



E4 WEST ELEVATION
1:100

MATERIALS & FINISHES


EC1 TIMBER CLADDING


EB1 TIMBER BATTENS


MR1 METAL CLADDING
WINDSPRAY

0m 1m 5m
SCALE: 1:100

DEVELOPMENT APPROVAL

NORTH

CBM SUSTAINABILITY
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DOLPHIN SANDS HOUSE

DOLPHIN SANDS RD DOLPHIN SANDS TAS 7190

SNJI FAMILY TRUST SCALE: **1:100 (A3)**

REV	AMENDMENT	DATE
01		27/03/2026

ISSUED BY: **ldavis**
DRAWN BY: **CBM**
APPROVED BY: **CBM**

ELEVATIONS

DWG: **A303** REV: **01**
PROJECT: **P25036**

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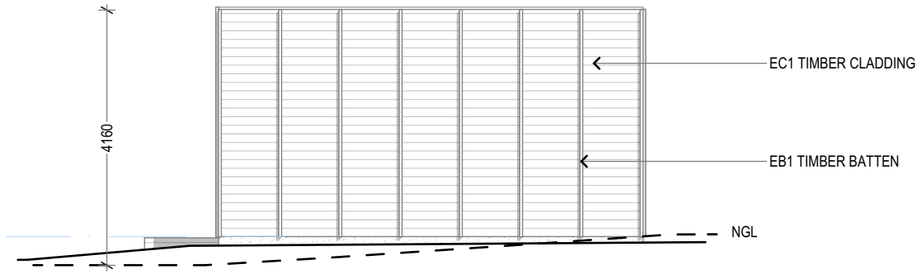
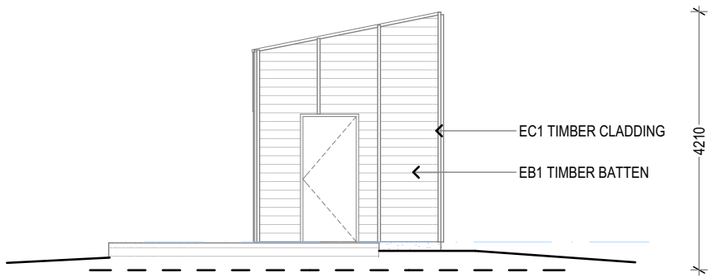
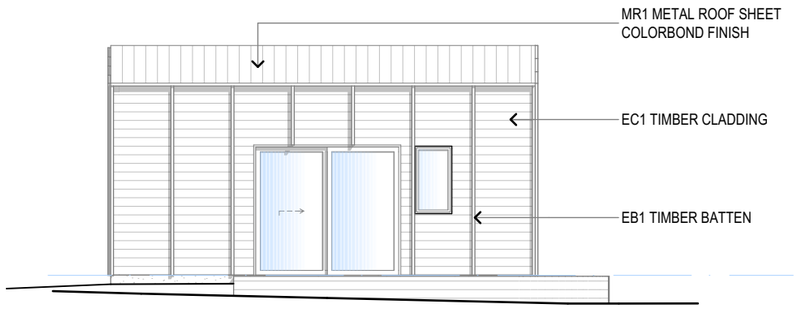


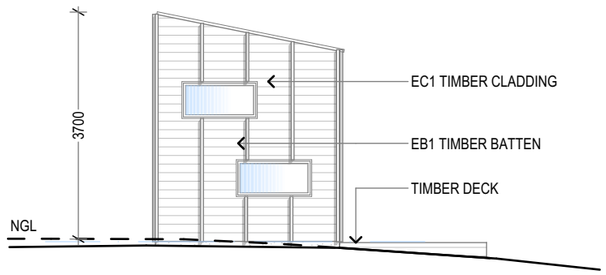
E6 NW ELEVATION BUNK HOUSE
1:100



E7 NE ELEVATION BUNK HOUSE
1:100



E8 SE ELEVATION BUNK HOUSE
1:100



E9 SW ELEVATION BUNK HOUSE
1:100

0m 1m 5m
SCALE: 1:100

DEVELOPMENT APPROVAL

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

NORTH

DOLPHIN SANDS HOUSE

DOLPHIN SANDS RD DOLPHIN SANDS TAS 7190

SNJI FAMILY TRUST

SCALE: **(A3)**

REV	AMENDMENT	DATE
01	FOR REVIEW	27/03/2026

ISSUED BY: **ldavis**

DRAWN BY: **CBM**

APPROVED BY: **CBM**

ELEVATIONS BUNK HOUSE

DWG: **A304** REV: **01**

PROJECT: **P25036**

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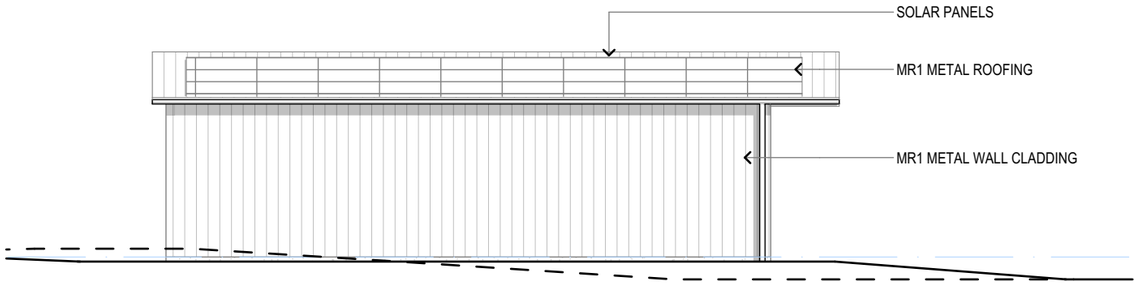
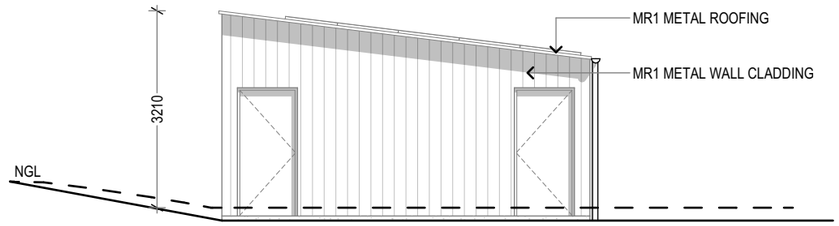
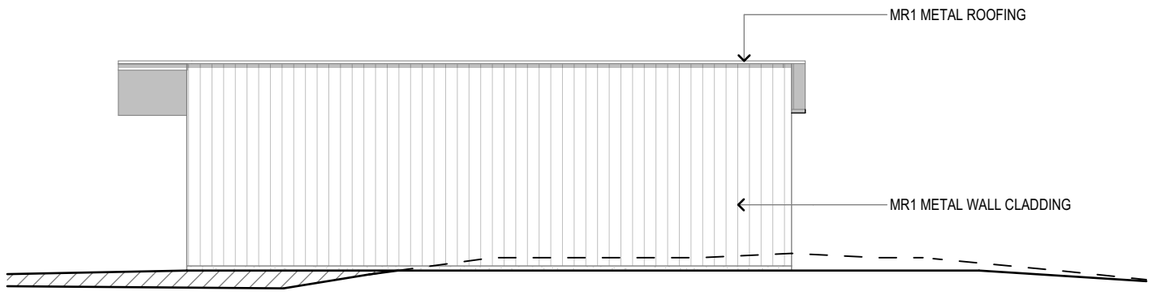


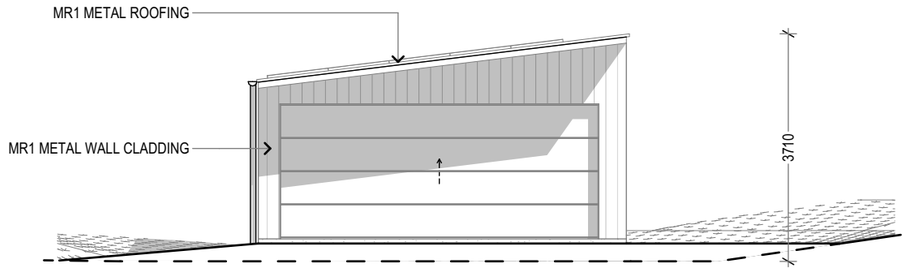
E10 NORTH ELEVATION
1:100



E11 EAST ELEVATION
1:100



E12 SOUTH ELEVATION
1:100



E13 WEST ELEVATION
1:100

0m 1m 5m
SCALE: 1:100

DEVELOPMENT APPROVAL

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NORTH

DOLPHIN SANDS HOUSE

DOLPHIN SANDS RD DOLPHIN SANDS TAS 7190

SNJI FAMILY TRUST SCALE: **(A3)**

REV	AMENDMENT	DATE
01	FOR REVIEW	27/03/2026

ISSUED BY: **ldavis**
DRAWN BY: **CBM**
APPROVED BY: **CBM**

ELEVATIONS GARAGE

DWG: **A305** REV: **01**
PROJECT: **P25036**

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G:\Projects\P25036 SNJI Family Trust - Dolphin Sands Residence\20 Working files\20.1 Design and drawings\P25036 - DOLPHIN SANDS - Dune.pln 27/03/2026

DOLPHIN SANDS HOUSE

DOLPHIN SANDS RD DOLPHIN SANDS TAS 7190

SNJI FAMILY TRUST

PROJECT: **P25036**

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TRANSMITTAL

27/03/2026

DEVELOPMENT APPROVAL

DWG NO.	DRAWING	REV	ISSUED
A000	COVER PAGE	01	☒
A101	LOCATION PLAN		☐
A102	PROPOSED SITE PLAN	01	☒
A103	BUSHFIRE MANAGEMENT PLAN		☐
A201	PLAN OVERALL	01	☒
A202	FLOOR PLAN	01	☒
A203	BUNK HOUSE + GARAGE PLAN	01	☒
A204	GROUND FLOOR PLAN		☐
A205	ROOF PLAN		☐
A206	GROUND FLOOR RCP		☐
A207	LEVEL 1 FLOOR RCP		☐
A208	GROUND FLOOR DIMENSIONS AND WALL TYPES PLAN		☐
A209	GROUND FLOOR SLAB SETDOWN PLAN		☐
A301	SECTION	01	☒
A302	ELEVATIONS	01	☒
A303	ELEVATIONS	01	☒
A304	ELEVATIONS BUNK HOUSE	01	☒
A305	ELEVATIONS GARAGE	01	☒
A306	SECTION		☐
A401	INTERIOR PLANS AND ELEVATIONS		☐
A402	INTERIOR PLANS AND ELEVATIONS		☐
A501	TYPICAL WALL DETAILS		☐
A502	TYPICAL ROOF DETAILS		☐
A503	TYPICAL ROOF DETAILS		☐
A504	TYPICAL ROOF DETAILS		☐
A505	TYPICAL ROOF DETAILS		☐
A506	WET AREA NOTES (NCC VOL 1)		☐
A507	WET AREA NOTES (NCC VOL 2)		☐
A508	WET AREA DETAILS: SHOWER WATERPROOFING		☐
A509	WET AREA DETAILS: SHOWER WATERPROOFING		☐
A510	WET AREA DETALS: BATH AND VESSEL WATERPROOFING		☐
A511	WET AREA DETAILS (NCC VOL 2) WATERSTOPS		☐
A512	WET AREA DETAILS: SHOWER WATERPROOFING		☐
A513	ACCESS BATHROOM DETAILS		☐
A514	ACCESS BATHROOM AND SHOWER DETAILS		☐
A515	AMBULANT BATHROOM DETAILS		☐
A516	ACCESSIBLE CAR PARKING LAYOUT		☐
A517	PAVING SLAB PATH SETDOWN		☐
A518	DOOR THRESHOLD SLAB SETDOWN		☐
A519	EAVES GUTTER OVERFLOW OPTIONS: DETAILS		☐
A520	BOX GUTTER TO RAINHEAD DETAIL		☐
A521	DOWNPIPE CONNECTION DETAIL		☐
A522	HARDIE FINE TEXTURE CLADDING DETAILS 1:1		☐
A523	HARDIE FINE TEXTURE CLADDING DETAILS 1:2		☐
A524	HARDIE FINE TEXTURE CLADDING DETAILS 1:2		☐
A525	HARDIE FINE TEXTURE CLADDING DETAILS 1:5		☐
A526	HARDIE AXON CLADDING DETAILS 1:1		☐
A527	HARDIE AXON CLADDING DETAILS 1:2		☐
A528	HARDIE AXON CLADDING DETAILS 1:5		☐
A529	HARDIE MATRIX CLADDING DETAILS 1:1		☐
A530	HARDIE MATRIX CLADDING DETAILS 1:2		☐
A531	HARDIE MATRIX CLADDING DETAILS 1:2		☐
A532	HARDIE MATRIX CLADDING DETAILS 1:2		☐
A533	HARDIE MATRIX CLADDING DETAILS 1:10		☐
A534	HANDRAIL FIXING DETAIL		☐
A535	TIMBER FENCE DETAIL		☐
A536	FREE STANDING HEATING APPLICANCES		☐
A537	FREE STANDING HEATING APPLICANCES		☐

DWG NO.	DRAWING	REV	ISSUED
A601	DOOR SCHEDULE		☐
A602	WINDOW SCHEDULE		☐
A603	GLAZING CALCULATIONS		☐
A604	LIGHTING CALCULATIONS		☐
A605	ENERGY EFFICIENCY NOTES		☐
A606	BARRIER AND STAIR CONSTRUCTION (NCC VOL 1)		☐
A607	BARRIER AND STAIR CONSTRUCTION (NCC VOL 2)		☐
A608	GENERAL NOTES		☐
A609	BUSHFIRE CONSTRUCTION NOTES		☐
A610	BUSHFIRE CONSTRUCTION NOTES		☐
A701	PERSPECTIVE VIEWS		☐
A702	PERSPECTIVE VIEWS		☐
A801	GROUND FLOOR PLUMBING PLAN		☐
A802	FIRST FLOOR PLUMBING PLAN		☐
A803	PROPERTY SERVICE CONNECTION NOTES		☐
A804	STORMWATER DETENTION PIT DETAIL		☐
A805	STORMWATER SEDIMENT TRAP DETAIL		☐
A806	CHARGED DOWNPIPES TO RAINWATER TANKS		☐
A807	GROUND FLOOR ELECTRICAL PLAN		☐
A808	FIRST FLOOR ELECTRICAL PLAN		☐
S101	SLAB & FOOTING PLAN		☐
S102	GROUND FLOOR FRAMING PLAN		☐
S103	ROOF FRAMING PLAN		☐
S104	GROUND FLOOR WALL BRACING		☐
S105	TIE-DOWNS & WALL BRACING		☐
S106	STRUCTURAL DETAILS		☐
S107	STRUCTURAL NOTES		☐
S108	STRUCTURAL NOTES		☐
SCH01	WORKPLACE HEALTH & SAFETY		☐
SCH02	WORKPLACE HEALTH & SAFETY		☐
SCH03	GENERAL NOTES		☐
SCH04	GENERAL NOTES		☐
SCH05	MATERIALS & FINISHES SCHEDULE		☐
SCH06	MATERIALS & FINISHES SCHEDULE		☐
SCH07	MATERIALS & FINISHES SCHEDULE		☐
SCH08	MATERIALS & FINISHES SCHEDULE		☐
SCH09	MATERIALS & FINISHES SCHEDULE		☐
SCH10	MATERIALS & FINISHES SCHEDULE		☐
SCH11	#### RDS		☐
SCH12	#### RDS		☐
SCH13	#### RDS		☐

RECIPIENT	ISSUE DATE WITH DOCUMENT FORMAT 27/03/2026
CLIENT:	
SNJI FAMILY TRUST	E
BUILDING CONTRACTOR:	
BUILDING CONTRACTOR	-
BUILDING CERTIFIER:	
BUILDING SURVEYOR	-
STATUTORY AUTHORITY:	
LOCAL COUNCIL	E
WATER AUTHORITY:	
TASWATER	-
ACOUSTIC:	
ACOUSTIC CONSULTANT	-
CIVIL:	
EXCEED ENGINEERING	-
ELECTRICAL:	
ENGINEER - ELECTRICAL	-
ENVIRONMENTAL:	
ENVIRONMENTAL CONSULTANT	-
FIRE:	
ENGINEER - FIRE	-
GEOTECHNICAL:	
ENGINEER - GEOTECHNICAL	-
HERITAGE:	
HERITAGE CONSULTANT	-
HYDRAULIC:	
HERITAGE CONSULTANT	-
LAND SURVEYING:	
LAND SURVEYOR	-
LANDSCAPING:	
LANDSCAPE ARCHITECT	-
MECHANICAL:	
ENGINEER - MECHANICAL	-
QUANTITY SURVEYING:	
QUANTITY SURVEYOR	-
STRUCTURAL:	
EXCEED ENGINEERING	-
-	-
-	
-	-
-	

FORMATS: **D** BIMX / DWG / DXF **E** ELECTRONIC (PDF) **H** PAPER HARDCOPY

ADDITIONAL ASSOCIATED DOCUMENTS	FORMAT	ISSUED
CERTIFICATE OF TITLE	E	✓
SOIL TEST / SITE ASSESSMENT	-	-
ON-SITE WASTEWATER DESIGN	-	-
FORM 35 (BUILDING & PLUMBING DESIGN) CERTIFICATION	-	-
FORM 35 (STRUCTURAL DESIGN) CERTIFICATION	-	-
-	-	-
-	-	-
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-	-	-
-	-	-

Planning assessment memorandum

Date	27/03/2026
Project Title	Dolphin Sands new residence
Project number	P25036

Background

This planning memo supports a planning application made for a proposed new residence and associated outbuildings at 736 Dolphin Sands Road, Dolphin Sands. The proposal is for a new residence with separate bunkhouse and garage/shed.

The site details are as follows:

Project Address:	736 Dolphin Sands Road, Dolphin Sands
Owners:	Samuel and Nicola Dingemanse
Property ID:	5279557
Title Reference:	54666/114

Planning assessment

The planning aspects of the site are as follows:

Zone:	Particular Purpose – Dolphin Sands
Use:	Residential (permitted)
Overlays	Bushfire-prone areas, Natural Assets Code (priority vegetation area), Coastal Erosion Hazard Code (Medium hazard band)

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

Assessment against Agriculture Zone

GSB-P1.5 Use standards

GSB-P1.5.1 Amenity

Not applicable, proposed use is permitted.

GSB-P1.5.2 Visitor Accommodation

Not applicable

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Postal : PO Box 1971, Launceston Tas
Phone : +61 3 6332 6988
Email : info@cbmgroup.com.au
Web : cbmgroup.com.au

GSB-P1.6 Development Standards for Buildings and Works

GSB-P1.6.1 Building height

P1 The building structure height of the main residence is 4.7m. The main residence is positioned on a dune, and partly extends beyond the dune, thus for most of the structure the maximum height above natural ground is ~5.5m, but the maximum height above natural ground is 6.9m for the portion that extends past the dune.

Due to the substantial setback and undulating dune topography of the site none of the structures will be visible from Dolphin Sands Rd. It is unlikely that any structures would be visible from Nine Mile Beach, given that a major frontal dune of approx. 5.5m AHD elevation is located in the coastal reserve, between the beach and the site.

Th main residence external cladding and roof colours are grey, which will integrate in the surrounding coastal and sand landscape, to ensure that it is visually unobtrusive.

The proposed residence is consistent with the surrounding pattern of development as it is similarly located to many residences in the vicinity, including the neighbouring residence to the east, being positioned on the secondary dune and at a similar setback distance from the southern boundary.

The proposed buildings will not cause an unreasonable loss of amenity to adjoining properties given the substantial setback distances (>60m) to the two neighbouring residences, reflecting the substantial size of the land parcels in the area.

The maximum height above natural ground for the proposed shed and bunkhouse is <5m.

GSB-P1.6.2 Setback

A1 All buildings are located >30m from the primary frontage

A2 All buildings are located >10m from side boundaries

A3 All buildings are located >20m from the Nine Mile Beach Crown reservation

P4 The entire site prior to the December 2025 bushfire was vegetated with either low grasses or coastal scrub dominated by Coast Wattle (*Acacia longifolia subsp. sophorae*), with occasional silver banksia (*Banksia marginata*). The siting of proposed buildings has been carefully considered to minimise the clearance of native vegetation, while also taking advantage of potential views and proximity to the beach. Despite these efforts, minor native vegetation clearance will be necessary at the building footprints and within the bushfire hazard management areas for both the residence and bunkhouse. It is important to note that the December 2025 bushfire event destroyed much of the native vegetation in the immediate vicinity of the proposed dwelling and bunkhouse, significantly reducing the area of vegetation requiring clearance or management under bushfire hazard management requirements. Consequently, the area of vegetation impacted is only a minor proportion of the proposed

BHMA of 3,150 m^2 (~650 m^2 or 3% of the total site area), and is confined to areas south and west of the residence and bunkhouse. As such, the proposed siting is considered to meet the requirements of P4.

GSB-P1.6.3 Building design

A1 The exterior cladding for the residence and bunkhouse will comprise entirely of spotted gum which will be left to weather to a grey colour. This will have a light reflectance value of approx. 35. The roofs will be colorbond Windspray, which has an LRV of 27 and SA 0.788. The garage/shed will have steel wall and roof cladding in colorbond Windspray.

A2 As above, all external walls and roofs will be grey in colour.

GSB-P1.6.4 Frontage fences

Not applicable, no frontage fences are proposed.

Codes

C7.0 Natural Assets Code

C7.6.2 Clearance within a priority vegetation area

P1.1 Clearance of priority vegetation is for the construction of a single dwelling and associated outbuildings, so clause b of P.1.1 is met. Additionally, the clearance vegetation is of limited scale relative to the extent of vegetation present at the site, with only 3% of the total site area required to be cleared or managed for bushfire, thus clause f is also met.

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

a. The siting of the residence and bunkhouse is within an area affected by the December 2025 bushfire, substantially reducing the need for additional clearance of intact native vegetation. Buildings have been located to avoid areas of remnant native vegetation wherever practicable, with site constraints such as topography and bushfire risk also considered.
b. The external finishes of the buildings will be non-reflective and have low light reflectance values, supporting integration with the natural environment and minimising disturbance to native fauna.
c. The siting of buildings has enabled the bushfire hazard management areas (BHMAs) to overlap with areas already cleared by the recent bushfire. This approach minimises the need for further vegetation management. Fire-resistant design principles have been adopted, including BAL29-compliant external claddings and roofing materials, to enhance bushfire resilience.
d. All construction activities will be managed to avoid residual impacts to priority vegetation. Revegetation with locally indigenous and bushfire resistant species will be undertaken in disturbed areas to restore ecological function and reduce erosion and dune mobilisation risk.

e. Given that only a minor proportion (approximately 3%) of the total site area is subject to clearance or within a hazard management area, and this is largely in areas already compromised by bushfire, the retention and protection of the remaining native vegetation across the majority of the site will function as an on-site biodiversity offset. No further offsetting is considered necessary.
f. The development footprint has been concentrated within areas that were heavily impacted by the December 2025 bushfire. This approach avoids unnecessary removal of healthy native vegetation and makes efficient use of already disturbed land.

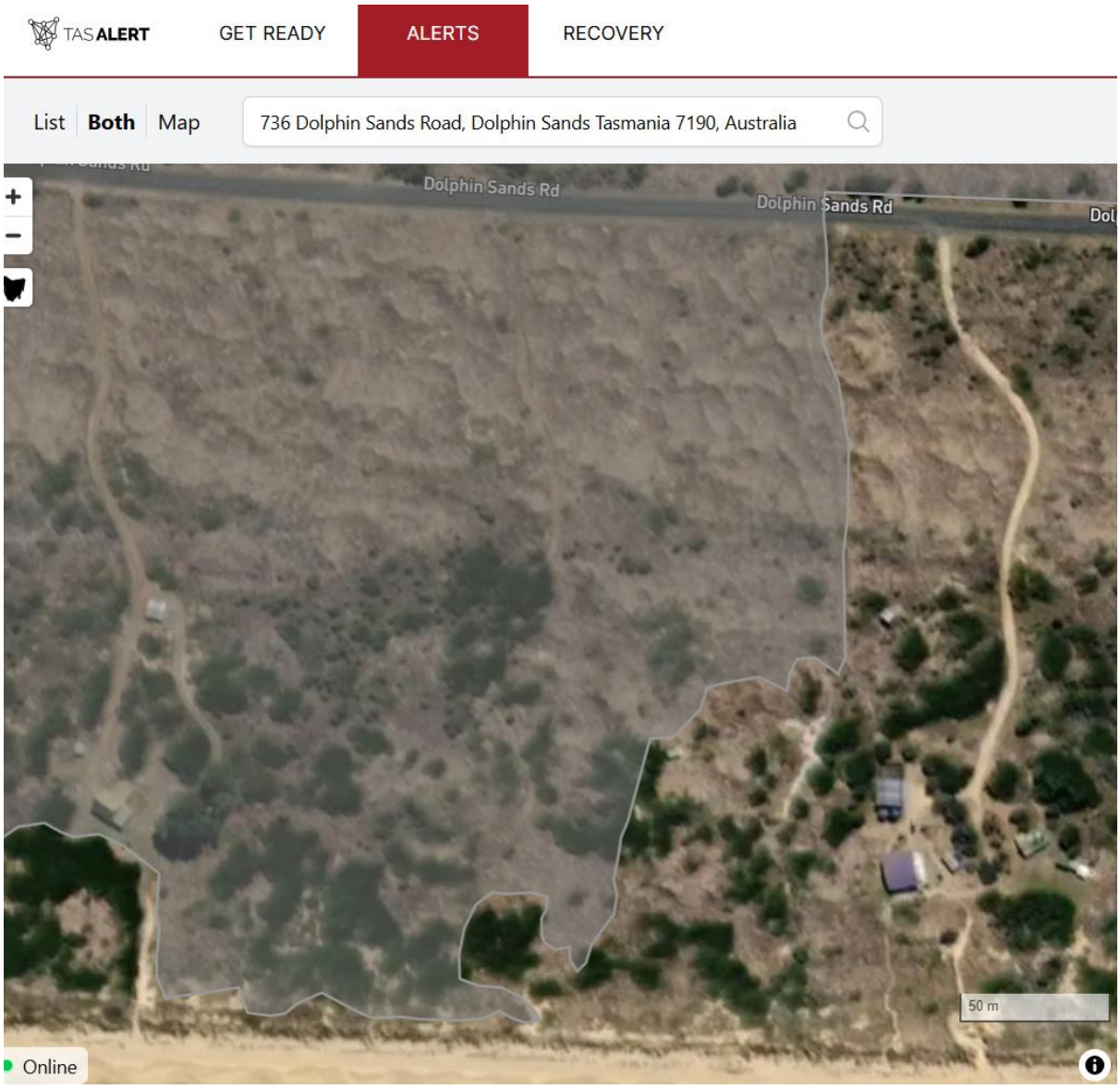

Figure 1 Tasalert bushfire extent map showing the entire site being within the extent of the December 2025 bushfire.

C10 Coastal Erosion Hazard Code
The proposal is exempt from this code as it is building and plumbing work as defined in the *Building Act 2016* and is not for a critical use, hazardous use or vulnerable use, is not within a high coastal erosion hazard band and not for coastal protection works.

C13 Bushfire-prone Areas Code
This code does not apply as it is not for subdivision of land, nor for a vulnerable or hazardous use.

END.

CBM Sustainability
Incorporating Exceed Engineering
ABN : 89 677 248 547

NATURAL VALUES ASSESSMENT

736 Dolphin Sands Rd, Dolphin Sands

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CBM Sustainability Pty Ltd

CLIENT: SNJI Family Trust
PROJECT: New residence
JOB NO: P25036

Date	Purpose of Issue /Nature of Revision	Author	Revision No.	Authorised by
14/04/2026	Issue to council	SA/RA	01	RA

This report has been prepared by;
Samuel Dingemanse *BBus BSc MEIANZ*
Senior Environmental Consultant

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

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

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

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

Contents

List of Figures

List of Tables

1. Introduction

This report has been prepared to supplement a planning application for a proposed new residence and associated bunkhouse building and shed. This report specifically responds to a request from the council as follows:

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

2. Site information

The site is located at 736 Dolphin Sands Rd, Dolphin Sands (title reference 54666/114). It is a large (2 ha) rural residential title located between Dolphin Sands Road and Nine Mile Beach. The scope of this report is to assess the natural values present at the site, with a particular focus on the area around the proposed habitable buildings that is required to be managed for bushfire risk, i.e. the bushfire hazard management area (BHMA). This is in the south west of the site and is 3,150 m^2 (0.3 ha) in area. The balance of the land will be undisturbed by this proposal, other than minor areas for the shed location and site access turning circle.

The site consists entirely of undulating stabilised sand dunes with the elevation ranging from ~2m AHD to ~5m AHD. The site is generally vegetated with a mosaic of coast wattle (*Acacia Longifolia*) dominant scrub and Marram Grass dominant grassland.

There is an existing site access from Dolphin Sands Road and previously disturbed areas in the central south of the site where a previous residence was constructed (since demolished).

The recent bushfire (December 2025) destroyed much of the vegetation present at the site, including most of the vegetation that was in the BHMA.

Figure 1 Site plan showing proposed building locations and BHMA

3. Natural values assessment

3.1 Methodology

This assessment was undertaken in two steps:

- A desktop assessment to gather and analyse publicly available natural values data in the region. This process identifies key ecological features, threatened species, and habitats that may be present at the site
- A site survey to identify natural values present at the site.

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

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

3.2 Geology and Soils

The site and surrounding area is mapped as Quaternary age *Sand, gravel and mud of alluvial, lacustrine and littoral origin*. This is confirmed on site, which consists entirely of deep sands. This is relevant to this assessment as it assists in confirming or excluding the site as suitable habitat for threatened flora species.

3.3 Vegetation

The entire site is mapped as TASVEG *Acacia Longifolia* (Coast Wattle) coastal scrub, except for a very small portion in the south east corner, which is mapped as Extra-urban miscellaneous, reflecting the clearance associated with the residence at the adjacent properties.

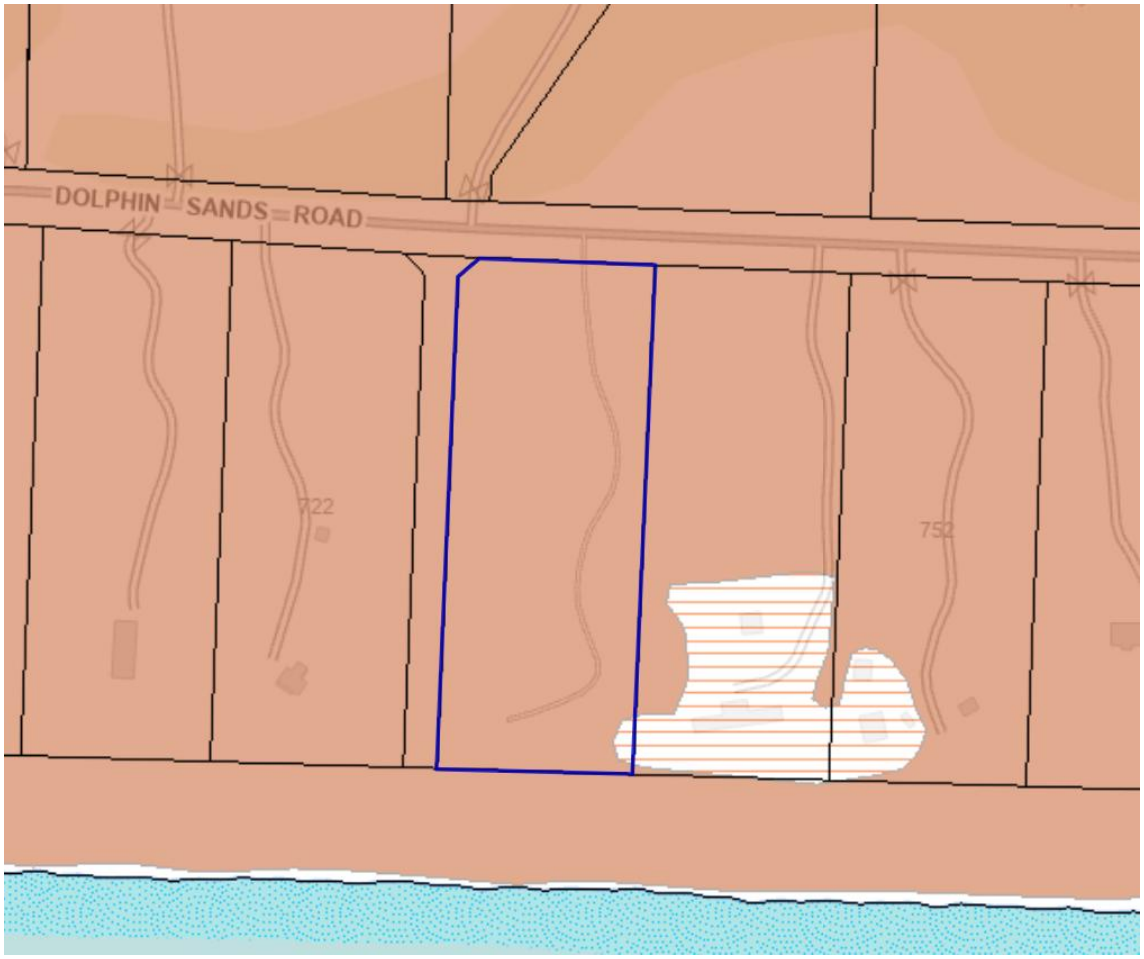


Figure 2 TASVEG 5.0 mapping for the site and surrounding area (Source: LISTmap)

Coast Wattle has become abundant in the Dolphin Sands area following aerial seeding of this species, which occurred in the 1970s to stabilise sand dunes (Glamorgan Spring Bay Council, n.d.). The origin of the seed was unlikely to be from local provenance; therefore, the spread of this species is unlikely to enhance local biodiversity (Glamorgan Spring Bay Council, n.d.).

Marram Grass (*Ammophila arenaria*) is an introduced perennial grass that was widely planted along Tasmanian coastlines for dune stabilisation. It out-competes native coastal vegetation, displacing multiple native dune and beach plant communities, and reduces habitat quality for coastal fauna (Parks and Wildlife Service, 2003).

3.4 Threatened species records

3.4.1 Threatened Fauna

3.4.1.1 Observations within the site

There are no records of threatened fauna located within the study area.

3.4.1.2 Observations within 5,000 m buffer zone

There are no records of threatened fauna located within the study area.

Table 1: Observed Threatened Fauna and Threatened Fauna with range boundaries within 5,000 m buffer zone (NVA) (terrestrial species only)

Species	Habitat	Assessment
Aquila audax Wedge-Tailed Eagle	Potential nesting habitat is tall eucalypt trees in large tracts.	There are no large canopy trees present at the site that could support raptor nests. The nearest raptor nest is listed as being more than 1.7 km away from the property (LIST Map), so no management is required.
Botaurus poiciloptilus Australian Bittern	Potential habitat includes wetlands with tall, dense vegetation. The species forages in still, shallow water, typically at pool edges or on floating vegetation. It prefers permanent and seasonal freshwater areas dominated by sedges, rushes, and reeds.	Potential habitat is absent at this site.
Calidris acuminata Short-tailed Sandpiper	When in Tasmania this migratory shorebird inhabits intertidal mudflats and estuaries. They breed in the northern hemisphere.	Potential habitat is absent at this site.
Dasyurus maculatus subsp. Maculatus Spotted-tailed Quoll	Potential habitat includes coastal scrub, riparian areas, various forest types (rainforest, wet, damp, dry, and blackwood swamp), especially in structurally complex and steep rocky regions.	The site may support this species, but no evidence of the species was observed.
Dasyurus viverrinus Eastern Quoll	Potential habitats include rainforest, heathland, alpine regions, and scrub, but it favours dry forest and native grassland mosaics near agricultural land.	The site is unlikely to support this species.
Haliaeetus leucogaster White-Bellied Sea-Eagle	Potential nesting habitat is tall eucalypt trees in large tracts.	There are no large canopy trees present at the site that could support raptor nests. The nearest raptor nest is listed as being more than 1.7 km away from the property (LIST Map), so no

Species	Habitat	Assessment
		management is required.
Lathamus discolor Swift Parrot	Foraging habitat includes mature *E. globulus* or *E. ovata* trees with flowers, while nesting habitat refers to eucalypt forests with hollow-bearing trees.	Potential habitat is absent at this site.
Litoria raniformis *Green and Gold Frog*	Potential habitat is still or slow moving water bodies.	The site does not contain any water bodies, permanent or ephemeral.
Neophema chrysostoma Blue-winged Parrot	Preferred habitat is open eucalypt forests and woodlands, particularly those with a grassy understorey.	Potential habitat is absent at this site.
Numenius madagascariensis Eastern Curlew	When in Tasmania this migratory shorebird inhabits intertidal mudflats and estuaries. They breed in the northern hemisphere.	No foraging habitat present at the site.
Perameles gunnii Eastern Barred Bandicoot	Potential habitat includes woodlands, open forests with grassy understorey, and native or exotic grasslands, especially where agricultural land and remnant bushland form a mosaic landscape.	The site contains marginal habitat for this species.
Sarcophilus harrisii Tasmanian Devil	The preferred habitat includes places to hide (dense vegetation, logs, burrows, caves), hunting grounds with mixed native vegetation, suitable denning spots like well-drained soils or sheltered areas (cliffs, rocks, knolls, earth banks, log piles).	The site may contain habitat suitable for this species. No evidence of this species was observed.
Sternula nereis subsp. Nereis Fairy Tern	The preferred habitat is sheltered coastal environments for foraging and breeding, including bays, estuaries, lagoons, and sandy beaches or spits with sparse vegetation.	Potential habitat is absent at this site.
Theclinesthes serpentatus Chequered Blue	Preferred habitat is widespread, including: • Coastal mudflats, tidal flats, sand dunes, and heathlands. • Open shrublands and woodlands, tolerating both arid and temperate biomes. • Inner cities, suburban parks, and private gardens	The site support low habitat suitability for this species.

Species	Habitat	Assessment
	where Saltbushes have been planted.	
Thinornis cucullatus	Preferred habitat includes sandy ocean beaches, upper beach / foredune areas and beaches backed by sand dunes.	Potential habitat is absent at this site.
Tyto novaehollandiae subsp. Castanops Tasmanian Masked Owl	Potential habitat includes any location where trees have sizeable hollows with entrance diameters of at least 15 cm which are typically found in mature trees with diameter at breast height of 100 cm or more.	Potential habitat trees are absent at the site.
Tringa nebularia Common Greenshank	Potential habitat consists of intertidal mudflats, estuaries and shallow wetlands.	Potential habitat is absent at this site.
Antipodia chaostola Chastola skipper	The species' potential habitat includes dry forests and woodlands supporting sedges of the *Gahnia* genus	This habitat is absent at the site.
Accipiter novaehollandiae Grey Goshawk	The grey goshawk's main habitat is native forest, especially near watercourses. Key areas include wet and rainforest patches with a mature canopy, sparse stems, and open understorey close to foraging grounds and freshwater sources.	Vegetation communities present at the site do not constitute potential foraging or nesting habitat.
Pardalotus quadragintus Forty-spotted Pardalote	This bird is found only in limited dry forests with *Eucalyptus viminalis* (white gum) trees, which it relies on exclusively. Core habitat covers White Gum forests within 3 km of the east coast from St Helens to Southport.	No suitable habitat is present at the site.
Pseudomys novaehollandiae New Holland Mouse	This species typically inhabits dry coastal and inland heathlands, sedgelands, and heathy woodland communities, particularly where vegetation structure provides dense ground cover and friable soils suitable for burrowing.	Based on the current vegetation structure, extent, and condition within the site, the area is considered to represent low potential habitat.

3.4.2 Threatened Flora

3.4.2.1 Observations within the site

There are no records of threatened flora located within the study area.

3.4.2.2 Observations within 5,000 m buffer zone

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

Species	Habitat	Assessment
Acacia ulicifolia Juniper Wattle	In Tasmania, it occurs in sandy coastal heaths, open forests, and woodlands of the north and east.	Note recorded during the survey. The site is unlikely to support this species.
Gratiola pubescens Hairy Brooklime	In Tasmania, the species is usually found in wet or swampy areas, often near farm dams.	Not recorded during the survey. The site does not contain suitable habitat.
Haloragis heterophylla Variable Raspwart	This perennial herb is known to occur in damp grassland and grassy woodlands in the Midlands and East Coast.	Not recorded during the survey. No permanently damp or poorly drained areas present at the site, so the site does not constitute habitat for this species.
Lachnagrostis billardierei subsp. Tenuiseta Small-awn Blowgrass	This species grows on deep windblown sand at the seaward edge of dunes, often among marram grass near the beach and on or between the first few dunes.	Not recorded during the survey. The site represents potential habitat for this species.
Lasiopetalum micranthum Tasmanian Velvetbush	This species is endemic to Tasmania, occurring on shallow, dry dolerite soils in dry sclerophyll forest in the east of the State between Swanport and the St Pauls River.	Not recorded during the survey. The site does not contain suitable habitat for this species.
Melaleuca pustulata Warty Paperbark	This species is found across various habitats, including dry open woodlands—often on dolerite in areas dominated by *Eucalyptus pulchella*—grassland, scrub, riparian zones, and stable dunes within sparse coastal shrubbery. Its distribution is limited to the Central East coast of the State. The species can be identified throughout the year.	Not recorded during the survey. The site contains potential habitat for this species.
Pterostylis squamata	This species occurs in well-	Not recorded during the

Ruddy Greenhood	drained sandy and clay loams within open eucalypt forests, woodlands, and heathlands.	survey. The site does not contain suitable habitat for this species.
Pterostylis ziegeleri Grassland Greenhood	This species is found only in eastern and northern Tasmania. On the coast, it grows on low sand dunes and grassy swales, while in the Midlands it inhabits native grasslands or woodlands on well-drained basalt clay loams.	Not recorded during the survey. The site may support potential habitat for this species.
Stenopetalum lineare Narrow Threadpetal	In Tasmania, this species is found mostly in low grassy dunes, coastal heath woodland, and open grassy forests.	Not recorded during the survey. The site may support potential habitat for this species.
Viminaria juncea Golden Spray	In Tasmania, plants grow at sea level on soils that alternate between waterlogging and summer dryness, resulting in sedgey shrubland.	Not recorded during the survey. The site does not contain suitable habitat for this species.
Wilsonia humilis Silky Wilsonia	This succulent ground cover is found in coastal salt marshes and brackish wetlands.	Not recorded during the survey. The site does not contain suitable habitat for this species.
Wilsonia rotundifolia Roundleaf Wilsonia	In Tasmania, this species is found in coastal and inland salt marshes in the eastern part of the State.	Not recorded during the survey. The site does not contain suitable habitat for this species.

3.4.3 Raptor nests

The closest known raptor nest is located approximately 1.8 km to the WNW. It is recorded as a white-bellied sea eagle nest and the observation occurred in 2016. Management measures are not required for nests more than 1 km from a development site.

3.5 Threatened vegetation communities

There are no threatened native vegetation communities (TNVC) present at the site. The nearest TNVC (*Eucalyptus globulus* coastal forest and woodland) occurs ~600m to the north of the site. There will be no impacts to these vegetation communities.

3.6 Site assessment

A site visit was undertaken on 08/04/2026. The area was surveyed using transects to

map vegetation and check for threatened flora or fauna habitats.

3.6.1 Habitat

The site habitat assessment for threatened fauna recorded within 5,000m of the site is provided in Table 1.

3.6.2 Vegetation

Generally the site is vegetated with a mosaic of Coast Wattle and the exotic *Ammophila arenaria* (Marram Grass), reflecting the broader Dolphin Sands area. The northern part of the site is predominantly vegetated with Marram Grass and *Poa* spp. with patches of Coast Wattle. Other species surveyed include *Lepidosperma Gladiatum* (Coast Swordsedge), *Wahlenbergia litticola* (Coast Bluebell) and *Carpobrotus rossii* (Pigface). Nearly all this part of the site was burned in the December 2025 bushfire, with the grasses re-growing, but most of the Coast Wattle destroyed.

Figure 3 Northern section of the site showing burned Coast Wattle and revegetating grasses

The central part of the site transitions from predominantly Marram Grass and *Poa* spp. dominant ground cover to also include *Ficinia nodosa* (Knobby Clubsedge). There are

more extensive stands of Coast Wattle together with *Banksia marginata* (Silver Banksia) and an increased density of Coast Swordsedge and *Lomandra longifolia* (Sagg). The central part of the site has also been affected by the bushfire, with much of the shrub vegetation destroyed, but the grasses and sedges are revegetating.

Figure 4 The central portion of the site showing Nobby Clubsedge ground cover and intact Coast Wattle and Silver Banksia.

The southern part of the site contains mainly Marram Grass with limited native grass species but including *Austrostipa stipoides* (Coast Speargrass), and *Poa* spp. Shrub species include Coast Wattle, Silver Banksia and *Rhagodia candolleana* (Coastal Saltbush). Other species identified include *Acaena novae-zelandiae* (Buzzy), *Microlaena stipoides* (Weeping Grass) *Comesperma volubile (*Blue Love Creeper), Sagg, *Dianella brevicaulis* (Shortstem Flaxlily), *Juncus kraussii* (Sea Rush) and *Monotoca elliptica* (Tree Broomheath). Much of the vegetation in this area was also destroyed by the bushfire, with intact vegetation remaining mainly in the far south and south west of the site, adjacent to the Crown Reserve.

Figure 5 Proposed development site in the central south of the site, showing revegetating grasses (mainly Marram Grass) and intact Coast Wattle and Silver Banksia

Figure 6 Access driveway and previously disturbed areas in the southern part of the site

No threatened flora was observed during the survey.

3.7 Weeds, Pests and Pathogens

Spear and Sow thistles were sparse and mainly observed in the northern and south east areas of the site. .

The vegetation types at the site are not considered susceptible to *Phytophthora cinnamomi.*

4. Planning assessment

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

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

means native vegetation where any of the following apply:

(a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the Nature Conservation Act 2002;

(b) is a threatened flora species;

(c) it forms a significant habitat for a threatened fauna species; or

(d) it has been identified as native vegetation of local importance.

In respect to this definition this report has confirmed that:

- the site does not contain a threatened native vegetation community,
- no threatened flora species were observed,
- The site does not form a significant habitat for a threatened fauna species. While there is potentially suitable habitat present at the site for the Tasmanian Devil and Spotted-tailed Quoll, it is not considered to be significant. This is because the habitat is no different from surrounding area, consisting entirely of sand dunes with Coast Wattle and Marram Grass predominant vegetation, thus any suitability at the site for habitat equally applies to a much greater area. It also lacks key features such as rocks, log piles etc that form key denning habitat.
- The predominant vegetation types present at the site are not considered of local importance. The Coast Wattle was aerially seeded in the 1970s and while Marram Grass, an exotic species, is the dominant grass cover.

Response to C7.6.2 P1.2:

Criteria	Response
Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to: (a) the design and location of buildings and works and any constraints such as topography or land hazards; (b) any particular requirements for the buildings and works; (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings; (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation; (e) any on-site biodiversity offsets; and (f) any existing cleared areas on the site.	The proposed dwelling, bunkhouse and shed have been sited to minimise vegetation clearance and associated impacts within the mapped priority vegetation area, having regard to the following: (a) Design and location / constraints: Habitable buildings are located in the southern portion of the site where the bushfire hazard management area (BHMA) is required. The BHMA is confined to an area of approximately 3,150 m^2, with the balance of the 2 ha title to remain undisturbed other than minor areas required for the shed location and access/turning circle. (b) Requirements for buildings and works: The proposal is for a new residence with an associated bunkhouse building and shed, and requires a managed area for bushfire risk (BHMA) around the habitable buildings. The layout focuses works within this defined development envelope, limiting vegetation disturbance elsewhere on the site. (c) Minimising bushfire management

	impacts: Bushfire hazard management impacts are minimised by siting the habitable buildings so the necessary BHMA is limited in extent and largely overlaps vegetation already substantially affected by the December 2025 bushfire, as well as previously disturbed areas. (d) Mitigation measures: The approach to impact mitigation is avoidance and footprint minimisation: works are confined to the BHMA and small ancillary disturbance areas, and no additional clearance is proposed outside these areas. Survey findings indicate no threatened flora were observed on site and no threatened native vegetation communities occur on site, reducing the likelihood of residual impacts on priority vegetation values. (e) On-site biodiversity offsets: No on-site biodiversity offsets are proposed or required based on the findings of this assessment, which identified no threatened native vegetation communities and no threatened flora on site, and did not identify the site as significant habitat for threatened fauna. (f) Existing cleared/disturbed areas: The proposal utilises existing access from Dolphin Sands Road and incorporates previously disturbed areas in the central south of the site where a previous residence was constructed (since demolished), thereby reducing the need for new vegetation clearance.

5. Summary and Conclusion

This Natural Values Assessment was prepared to support the planning application for a new residence with an associated bunkhouse and shed at 736 Dolphin Sands Road, Dolphin Sands. The 2 ha site supports a mosaic of Coast Wattle scrub and marram grass dominant grassland on stabilised sand dunes. The development is concentrated in the south-western part of the site within a bushfire hazard management area (BHMA) of approximately 3,150 m^2 (0.3 ha) with the balance of the land to remain undisturbed other than minor areas for the shed and access/turning circle. Desktop review and a site survey (08/04/2026) identified no threatened native vegetation communities and no threatened flora on site and did not identify the site as significant habitat for threatened fauna (noting

only generalised potential habitat for some species consistent with the surrounding landscape). Much of the site's vegetation, including most vegetation within the BHMA, was substantially affected by the December 2025 bushfire and is currently regenerating. Declared weeds were recorded as sparse, and the vegetation types present are not considered susceptible to *Phytophthora cinnamomi*.

Based on the information available at the time of assessment, the proposal demonstrates that clearance within the mapped priority vegetation area has been minimised in accordance with clause C7.6.2 P1.2 of the Natural Assets Code. Impacts are reduced by siting habitable buildings to confine bushfire hazard management to a relatively small BHMA, by utilising existing access and previously disturbed areas, and by limiting works outside the defined development envelope. Given the absence of threatened native vegetation communities and threatened flora at the site, and the finding that the site is not significant habitat for threatened fauna, the residual impact to priority vegetation values is expected to be low and no on-site biodiversity offsets are proposed based on this assessment.

References

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

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

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

Appendices

Appendix A NVA Report

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference:	736 Dolphin Sands Rd
Requested For:	SNJI
Report Type:	Summary Report
Timestamp:	07:54:11 PM Wednesday 08 April 2026
Threatened Flora:	buffers Min: 0m Max: 5000m
Threatened Fauna:	buffers Min: 0m Max: 5000m
Raptors:	buffers Min: 0m Max: 5000m
Tasmanian Weed Management Act Weeds:	buffers Min: 0m Max: 5000m
Priority Weeds:	buffers Min: 0m Max: 5000m
TASVEG:	buffer 1000m
Threatened Communities:	buffer 1000m

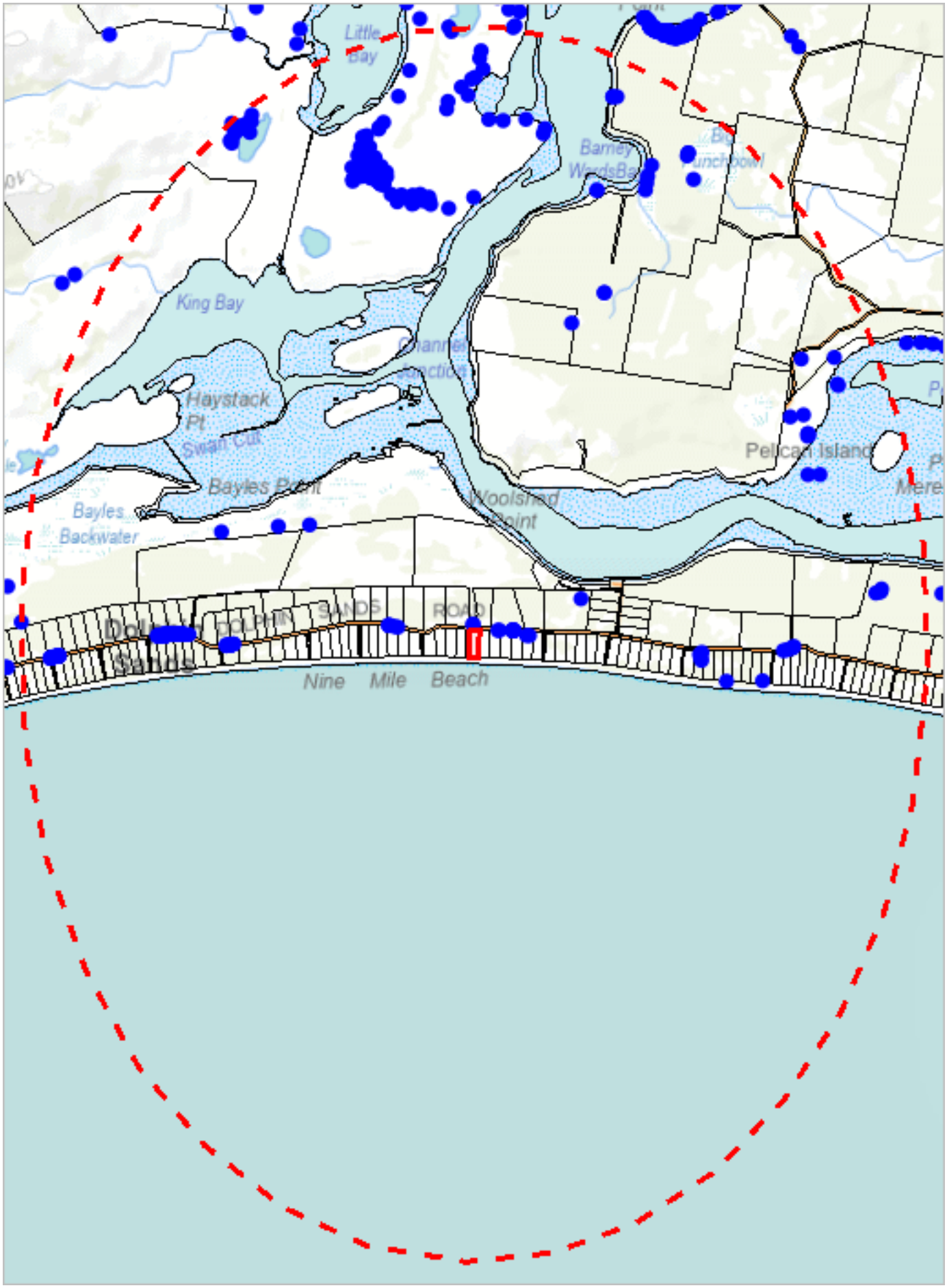
The centroid for this query GDA94: 595716.0, 5339623.0 falls within:

Property: 5279557

*** No threatened flora found within 0 metres ***

Threatened flora within 5000 metres

599706, 5344985



591733, 5334257

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

Threatened flora within 5000 metres

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Threatened flora within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Acacia ulicifolia	juniper wattle	r		n	2	28-Feb-2015
Althenia marina	sea watermat	r		ae	38	14-Dec-2021
Althenia patentifolia	spreading watermat	r		ae	7	20-Jan-2022
Althenia preissii	slender watermat	r		n	2	06-Oct-1984
Bolboschoenus caldwellii	sea clubsedge	r		n	1	01-Feb-1979
Gratiola pubescens	hairy brooklime	r		n	3	28-Nov-2013
Haloragis heterophylla	variable raspwort	r		n	1	21-Jul-2020
Lachnagrostis billardierei subsp. tenuiseta	small-awn blowngrass	r		e	9	10-May-2024
Lasiopetalum micranthum	tasmanian velvetbush	r		e	3	18-Mar-2015
Melaleuca pustulata	warty paperbark	r		e	196	20-Jul-2023
Pterostylis squamata	ruddy greenhood	v		n	4	05-Feb-2006
Pterostylis ziegeleri	grassland greenhood	v	VU	e	58	27-Oct-2016
Ruppia megacarpa	largefruit seatassel	r		n	1	02-Nov-2021
Ruppia tuberosa	tuberous seatassel	r		n	44	02-Nov-2021
Stenopetalum lineare	narrow threadpetal	e		n	3	09-Sep-2020
Stuckenia pectinata	fennel pondweed	r		n	1	14-Aug-1984
Trithuria submersa	submerged watertuft	r		n	2	11-May-2017
Viminaria juncea	golden spray	e		n	2	06-Mar-2007
Wilsonia humilis	silky wilsonia	r		n	48	25-Mar-2025
Wilsonia rotundifolia	roundleaf wilsonia	r		n	16	07-Mar-2023

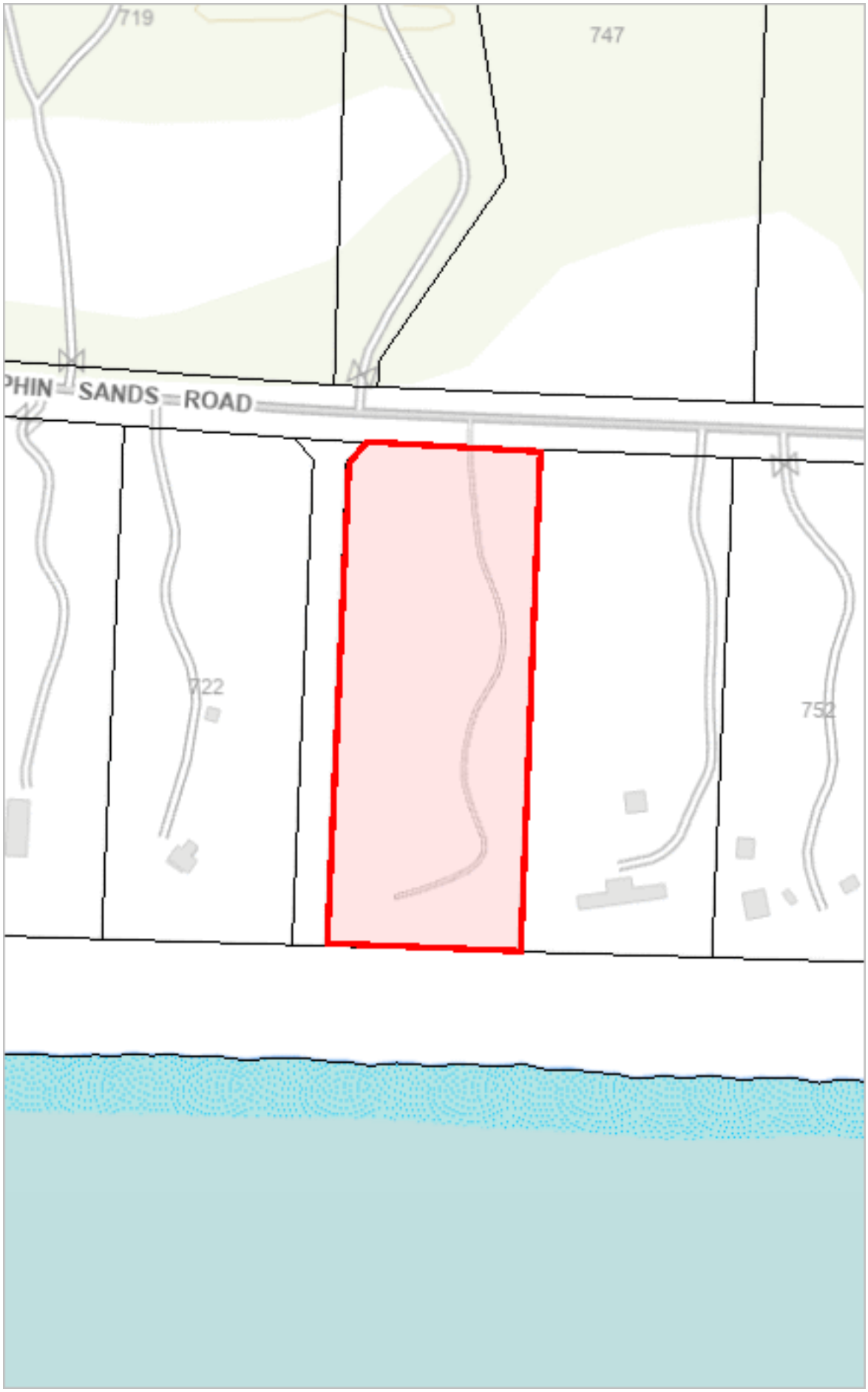
Unverified Records

No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 0 metres

595918, 5339942



595515, 5339305

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

Threatened fauna within 0 metres

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

Legend: Cadastral Parcels

Threatened fauna within 0 metres

Threatened fauna within 0 metres

(based on Range Boundaries)

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

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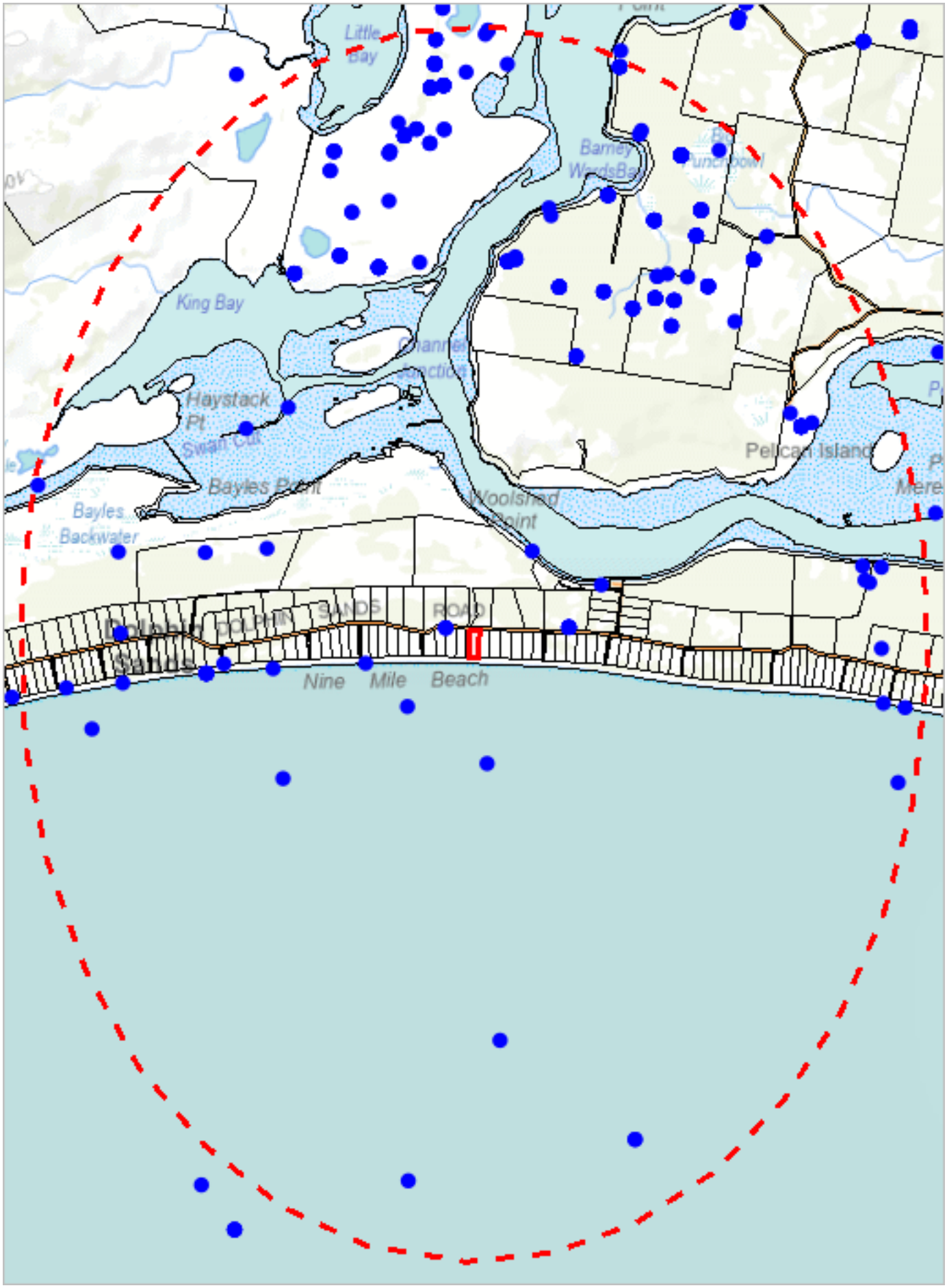
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 5000 metres

599706, 5344985



591733, 5334257

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

Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Threatened fauna within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Aquila audax	wedge-tailed eagle	pe	PEN	n	7	17-Jul-2021
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	29-May-2021
Arctocephalus forsteri	new zealand fur seal	r		n	1	25-Jul-2021
Botaurus poiciloptilus	australasian bittern		EN	n	1	08-Dec-1996
Calidris acuminata	sharp-tailed sandpiper		VU	n	1	22-Nov-2014
Dasyurus maculatus	spotted-tailed quoll	r	VU	n	31	16-Nov-2018
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	4	26-Apr-2008
Dasyurus viverrinus	eastern quoll		EN	n	2	26-Mar-2015
Eagle sp.	Eagle	e	EN	n	2	12-Oct-2016
Eubalaena australis	southern right whale	e	EN	m	6	11-Oct-2019
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	36	10-May-2025
Lathamus discolor	swift parrot	e	CR	mbe	2	27-Feb-2020
Litoria raniformis	green and gold frog	v	VU	ae	1	22-May-1992
Neophema chrysostoma	blue-winged parrot	v	VU	n	1	14-Jul-2021
Numenius madagascariensis	eastern curlew	e	CR	m	11	09-Dec-2022
Perameles gunnii	eastern barred bandicoot		VU	n	1	05-Feb-1977
Sarcophilus harrisii	tasmanian devil	e	EN	e	321	08-Mar-2025
Seriolella brama	Blue Warehou		CD	n	3	01-Jan-1995
Sternula nereis subsp. nereis	fairy tern	v	VU	n	1	01-Jan-1900
Theclinesthes serpentatus	chequered blue	pr		n	1	06-Mar-2023
Thinornis cucullatus	hooded plover		PVU	ae	11	20-Jan-2025
Thinornis rubricollis	hooded plover		VU	n	17	20-Feb-1999
Tringa nebularia	common greenshank		EN	n	1	27-Feb-2020
Tyto novaehollandiae subsp. castanops	Tasmanian masked owl	e	VU	e	1	01-Jan-2008

Unverified Records

No unverified records were found!

Threatened fauna within 5000 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
Lathamus discolor	swift parrot	e	CR	mbe	1	0	1
Prototroctes maraena	australian grayling	v	VU	ae	31	0	0
Antipodia chaostola	chaostola skipper	e	EN	ae	4	0	0
Galaxias fontanus	swan galaxias	e	EN	e	1	0	0
Tyto novaehollandiae subsp. castanops	Tasmanian masked owl	e	VU	e	1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	3	0	0
Brachiopsilus ziebelli	Ziebells Handfish	e	VU	e	1	0	0
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	0	0
Litoria raniformis	green and gold frog	v	VU	ae	1	0	1
Accipiter novaehollandiae	grey goshawk	e		n	1	0	0
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Pardalotus quadragintus	forty-spotted pardalote	e	EN	e	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	1
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Pseudomys novaehollandiae	pookila or new holland mouse	e	VU	n	3	0	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1

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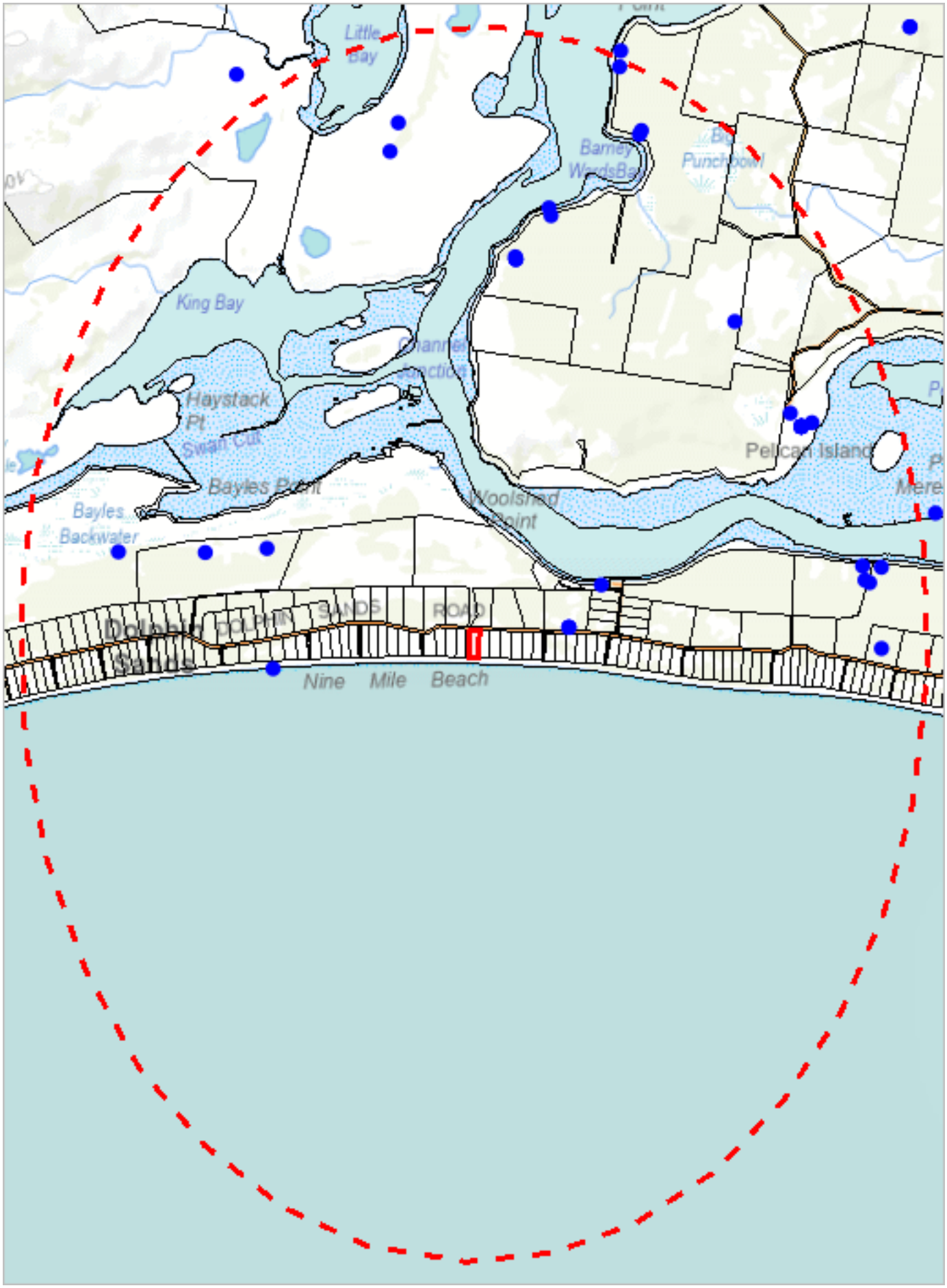
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

*** No Raptor nests or sightings found within 0 metres. ***

Raptor nests and sightings within 5000 metres

599706, 5344985



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

Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Raptor nests and sightings within 5000 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
1721	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	20-Oct-2008
1819	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	01-Jan-2009
2356	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	27-Oct-2016
2366	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	15-Mar-2014
2367	Eagle sp.	Eagle	Nest	2	12-Oct-2016
2367	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	19-Dec-2018
2545	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	23-Jun-2017
2667	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	14-Jun-2019
2757	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	31-Jan-2018
313	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	01-Jan-1985
	Aquila audax	wedge-tailed eagle	Not Recorded	4	17-Jul-2018
	Aquila audax	wedge-tailed eagle	Sighting	3	17-Jul-2021
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	1	29-May-2021
	Haliaeetus leucogaster	white-bellied sea-eagle	Camera Trap	1	01-May-2018
	Haliaeetus leucogaster	white-bellied sea-eagle	Not Recorded	3	07-Mar-2015
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	23	10-May-2025

Unverified Records

No unverified records were found!

Raptor nests and sightings within 5000 metres

(based on Range Boundaries)

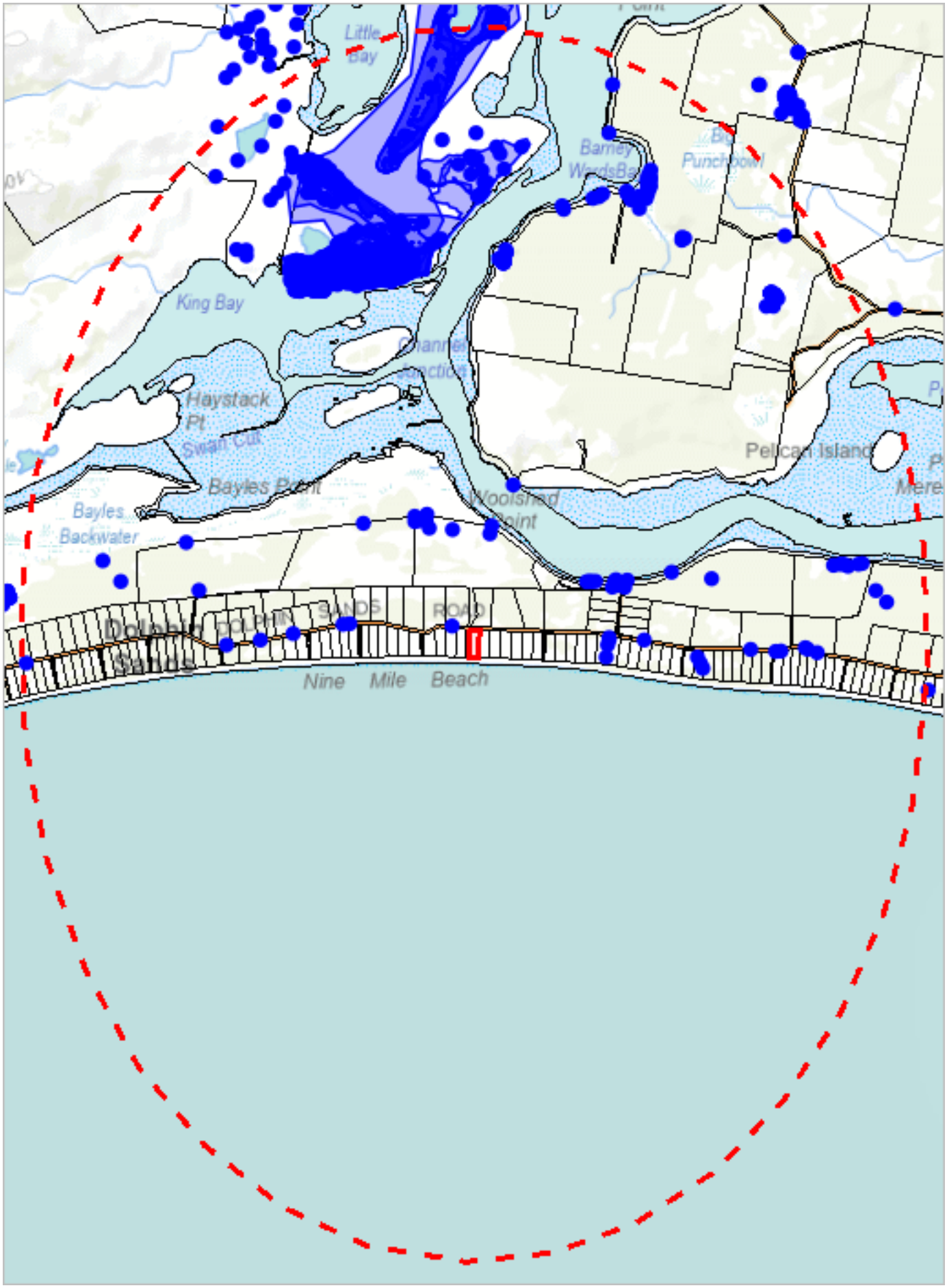
Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		3	0	0

For more information about raptor nests, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

*** No Tas Management Act Weeds found within 0 metres ***

Tas Management Act Weeds within 5000 m

599706, 5344985



591733, 5334257

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

Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Tas Management Act Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Asparagus asparagoides	bridal creeper	28	15-Oct-2024
Chrysanthemoides monilifera subsp. monilifera	boneseed	2	10-May-2024
Cirsium arvense var. arvense	creeping thistle	14	10-May-2024
Cortaderia selloana	silver pampasgrass	2	10-May-2024
Cortaderia sp.	pampas grass	3	16-Mar-2017
Erica lusitanica	spanish heath	1	12-Jul-2022
Lycium ferocissimum	african boxthorn	15	07-Nov-2023
Marrubium vulgare	white horehound	4	25-Nov-2022
Nassella trichotoma	serrated tussock	99	15-Sep-2021
Salix x sepulcralis nothovar. chrysocoma	golden weeping willow	1	17-Jan-2019
Ulex europaeus	gorse	1304	08-Apr-2025

Unverified Records

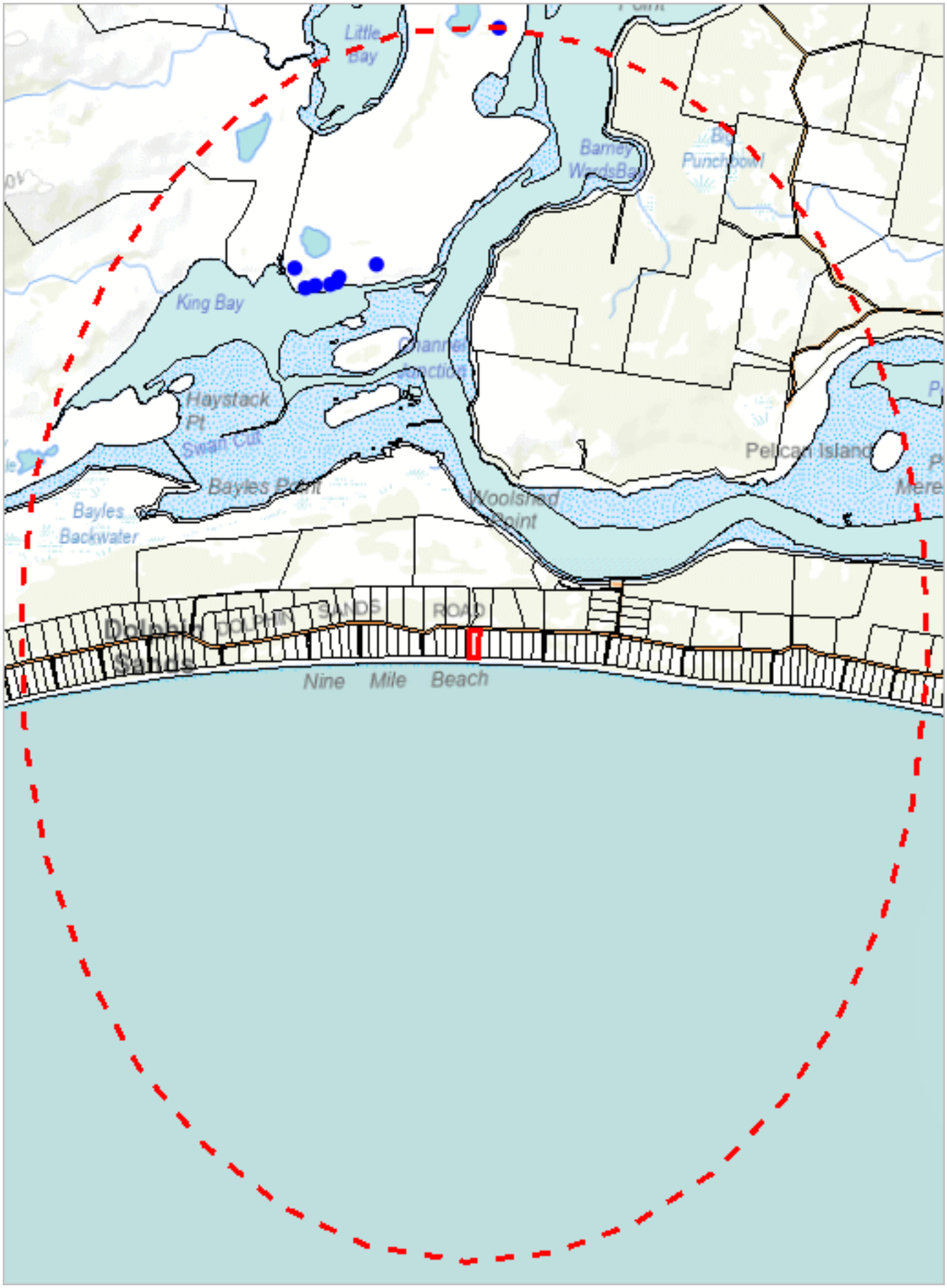
For more information about introduced weed species, please visit the following URL for contact details in your area:

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

*** No Priority Weeds found within 0 metres ***

Priority Weeds within 5000 m

599706, 5344985



591733, 5334257

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

Priority Weeds within 5000 m

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Priority Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Verbascum thapsus	great mullein	8	07-Apr-2025

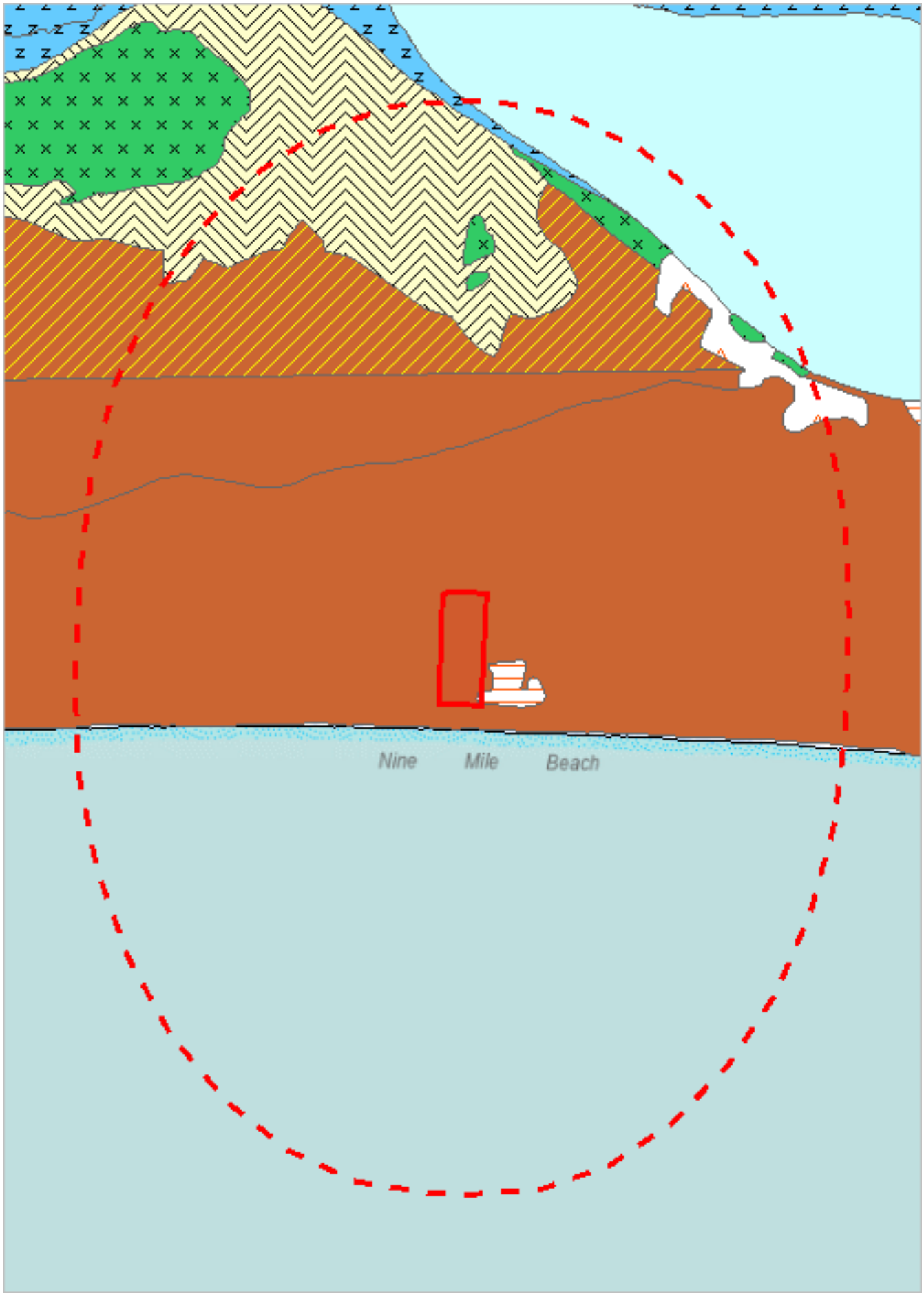
Unverified Records

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

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

TASVEG 5.0 Communities within 1000 metres

596675, 5340951

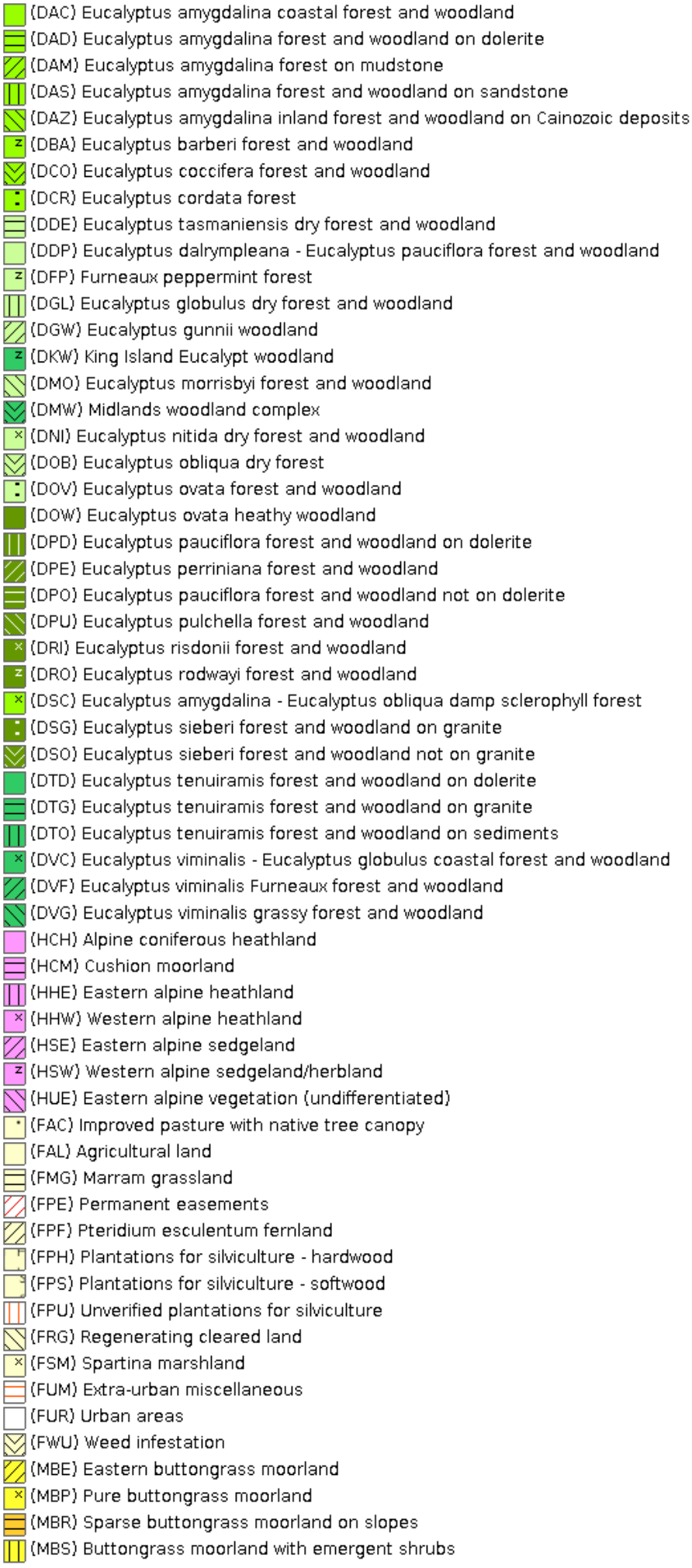


594758, 5338296

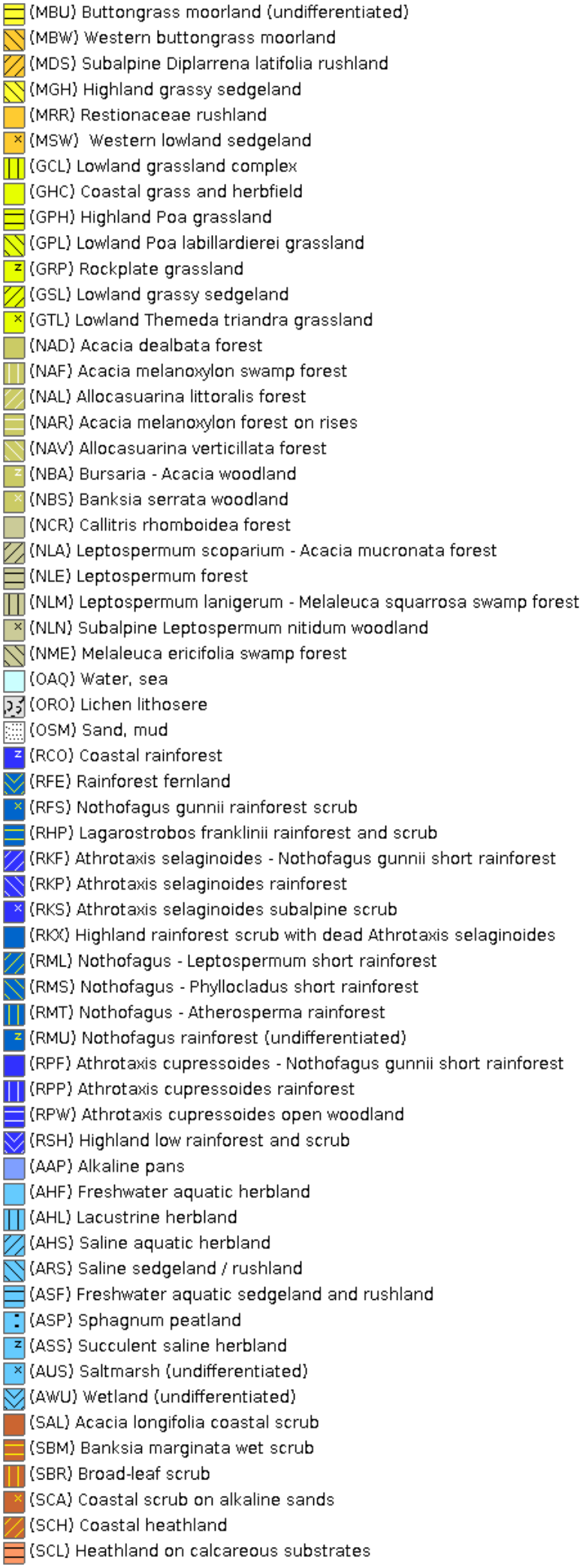
Please note that some layers may not display at all requested map scales

TASVEG 5.0 Communities within 1000 metres

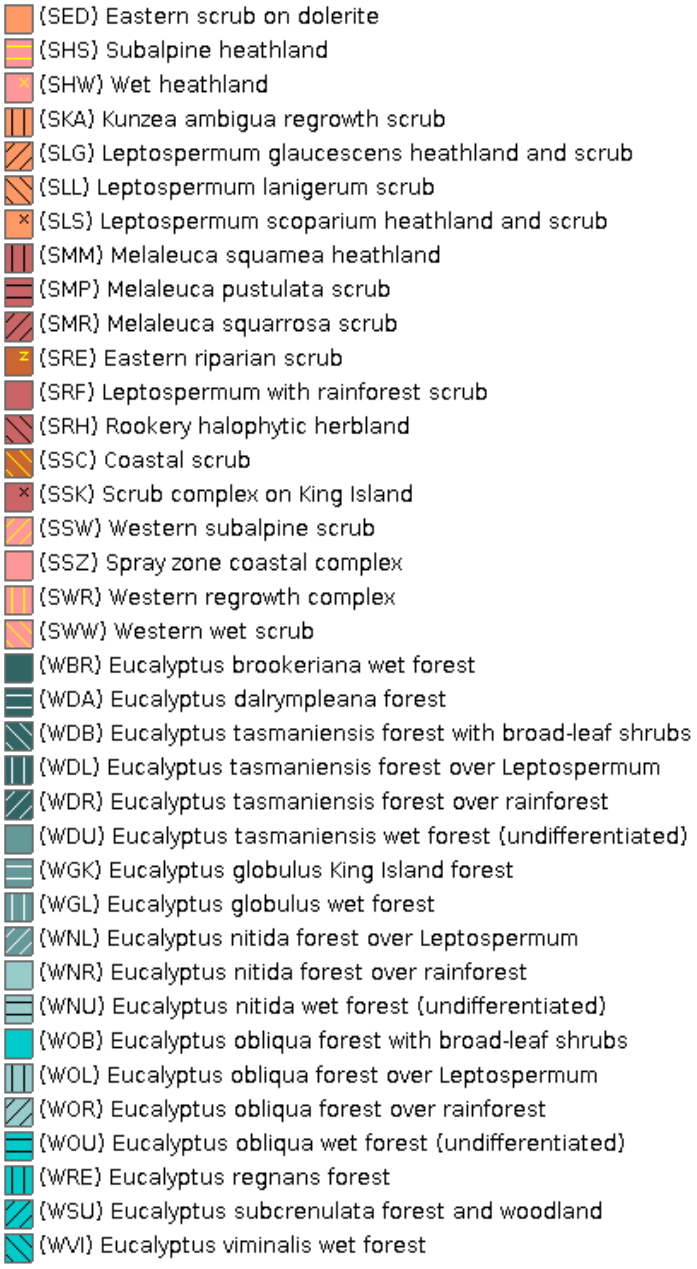
Legend: TASVEG 5.0



TASVEG 5.0 Communities within 1000 metres



TASVEG 5.0 Communities within 1000 metres



Legend: Cadastral Parcels

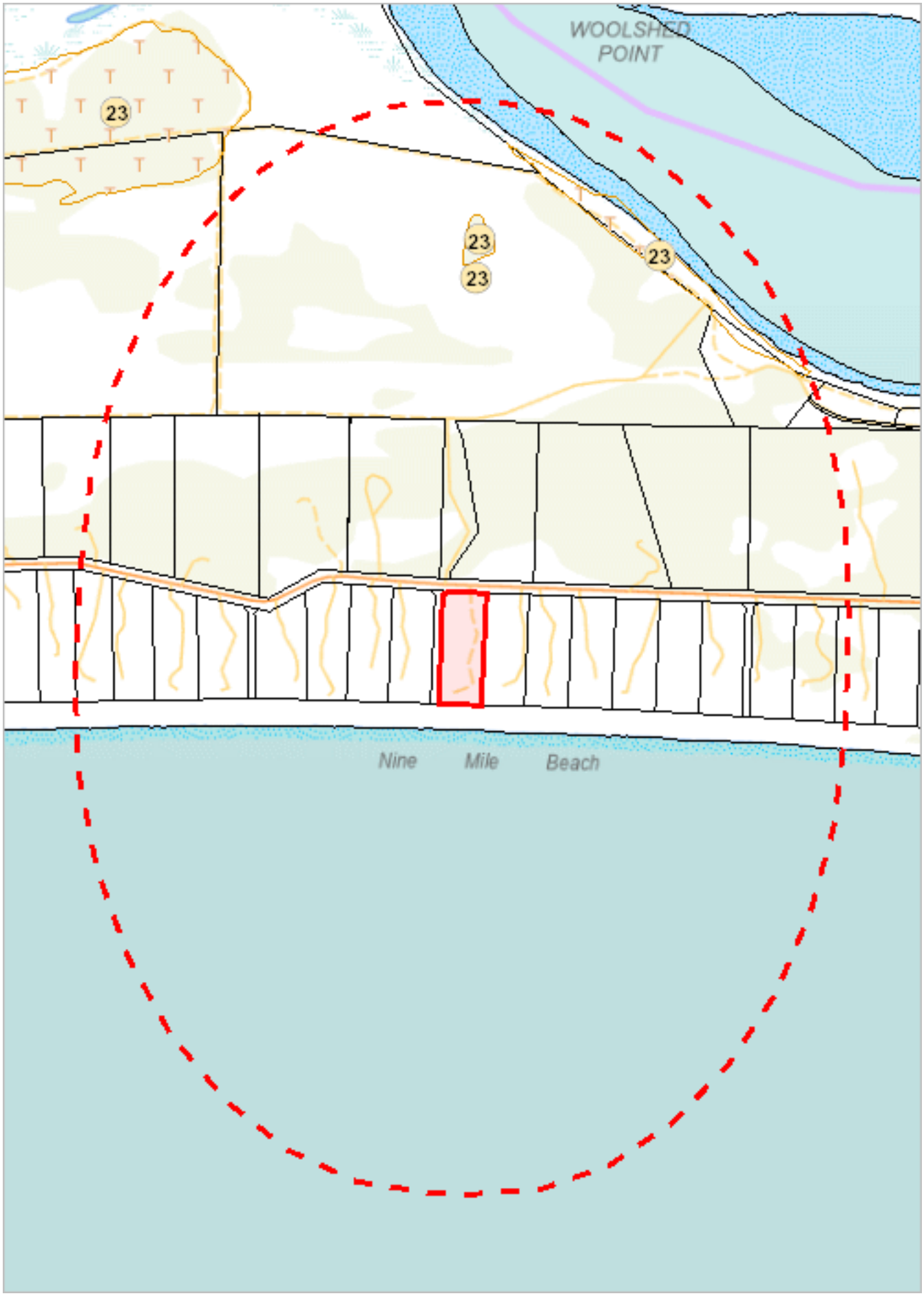
TASVEG 5.0 Communities within 1000 metres

Code	Community	Notable Tree
ASS	(ASS) Succulent saline herbland	
DVC	(DVC) Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland	
FUM	(FUM) Extra-urban miscellaneous	
FUR	(FUR) Urban areas	
FWU	(FWU) Weed infestation	
OAQ	(OAQ) Water, sea	
SAL	(SAL) Acacia longifolia coastal scrub	
SCH	(SCH) Coastal heathland	

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.
Telephone: (03) 6165 4320
Email: TVMMPSupport@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened Communities (TNVC 2020) within 1000 metres

596675, 5340951



594758, 5338296

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

Threatened Communities (TNVC 2020) within 1000 metres

Legend: Threatened Communities

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

Legend: Cadastral Parcels

Threatened Communities (TNVC 2020) within 1000 metres

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

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