



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: **Lot 16 Swanston Road, Little Swanport
CT 37307/16**

PROPOSAL: **Residential - Single 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 29 April 2026.

APPLICANT: **Taylor & Hind Architect**

DATE: **19/12/2025**

APPLICATION NO: **DA 2025 / 231**

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:			
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:			
Suburb:		Post Code:	
Size of site: (m ² or Ha)			
Certificate of Title(s):			
Current use of site:			

General Application Details <i>Complete for All Applications</i>	
Description of proposed use or development:	
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	\$
Is the property on the State Heritage Register? (Circle 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.

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

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

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

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

Checklist of application documents: *Taken from Section 6 of the Planning Scheme*

An application must include:

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

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

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

SEARCH OF TORRENS TITLE

VOLUME 37307	FOLIO 16
EDITION 5	DATE OF ISSUE 30-Nov-2021

SEARCH DATE : 10-Oct-2025

SEARCH TIME : 01.12 PM

DESCRIPTION OF LAND

Parish of RAVENSDALE, Land District of PEMBROKE
 Lot 16 on Sealed Plan [37307](#)
 Derivation : For grantees see plan
 Prior CT [4573/65](#)

SCHEDULE 1

[M925319](#) TRANSFER to Registered
 30-Nov-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP 37307](#) FENCING COVENANT in Schedule of Easements
[E228856](#) INSTRUMENT creating Restrictive Covenants pursuant to
 section 34 Nature Conservation Act 2002 (affecting
 part of the said land within described) Registered
 31-Aug-2021 at noon
[M918895](#) MORTGAGE to Murdoch Clarke Mortgage Management
 Limited Registered 30-Nov-2021 at 12.01 PM

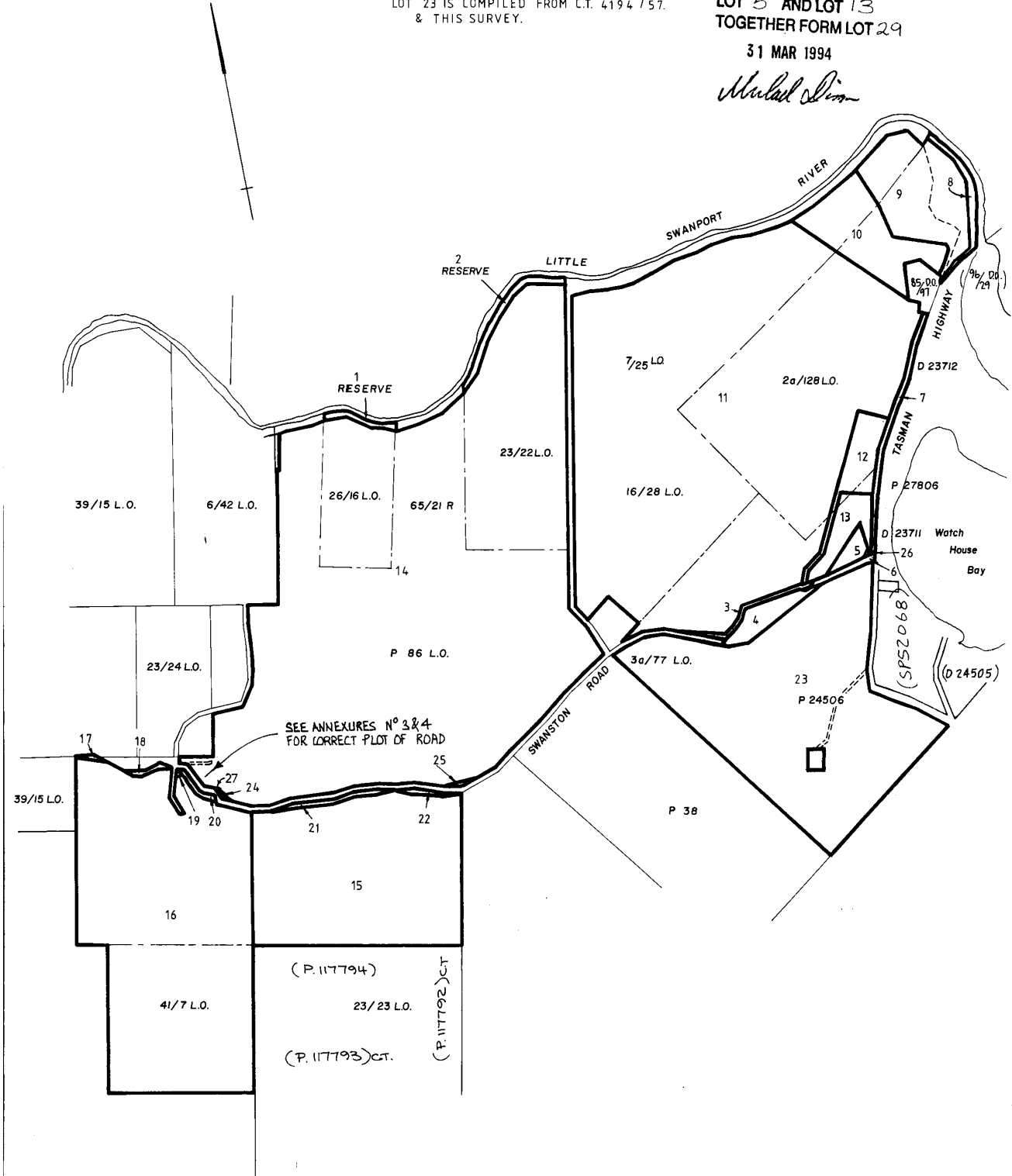
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>Owner: MUIRLANDS N°1 Pty Ltd MUIRLANDS N°3 Pty Ltd PIERMONT NOMINEES Pty Ltd David John & Mary Shirley WALTERS</p>	<p>PLAN OF SURVEY by Surveyor..... John Leonard Ceruffty..... of land situated in the</p>	<p>Registered Number: S. P37307</p>
<p>Title Reference: C.T.s 4355-68, 4148-13, 2078-45, 4355-79, 4514-46, 47, 48, 4564-58, 2430-77, 3964-40, 4194-58 & 4194-57.</p>	<p>LAND DISTRICT OF PEMBROKE PARISH OF RAVENSDALE</p>	<p>Approved Effective from: 19 JUN 1994</p>
<p>Grantee: Part of 300ac gtd to GEORGE PRITCHARD & ORS. Part of Whole of 997.2.27 WALTER CLAUD MITCHELMORE pur. LOT 25963 Whole of 99.3.25 LEWIS ABRAHAM MITCHELMORE pur. LOT 26562 Whole of 481.0 HEDLEY EARNEST CASTLE LOT 25849 Whole of 105.3.20 WALTER CLAUD MITCHELMORE pur. LOT 12969 Part of 332.0.0 JOHN RADFORD pur. LOT 2540</p>	<p>SCALE 1: 15000 MEASUREMENTS IN METRES</p>	<p><i>Michael Dim</i> Recorder of Titles</p>

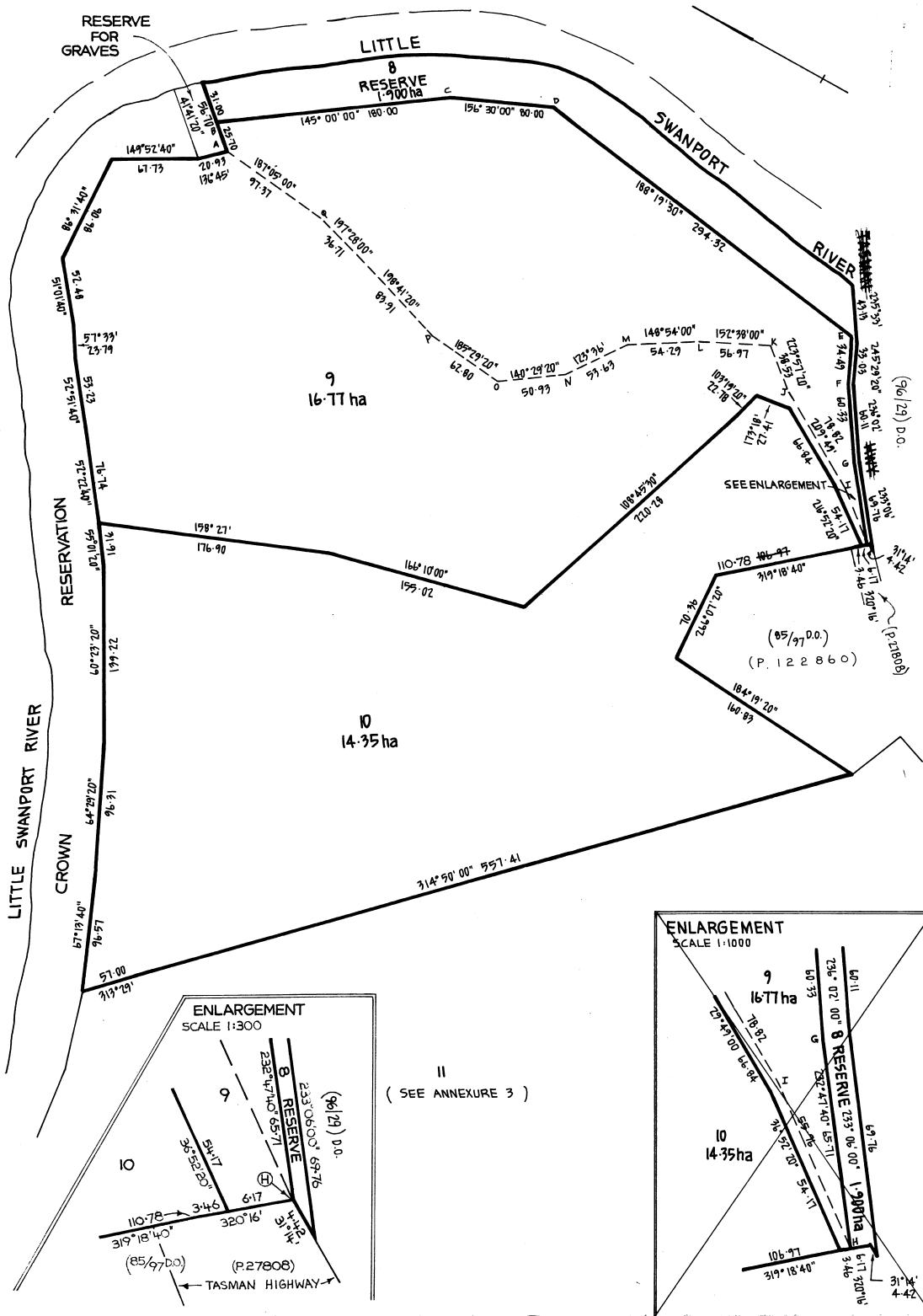
INDEX PLAN
LOT 5 TO BE ADDED TO LOT 13
LOT 4 TO BE ADDED TO LOT 23
LOT 23 IS COMPILED FROM C.T. 4194 / 57
& THIS SURVEY.

LOT 4 AND LOT 23
TOGETHER FORM LOT 28
LOT 5 AND LOT 13
TOGETHER FORM LOT 29
31 MAR 1994
Michael Dim



05 x 1109

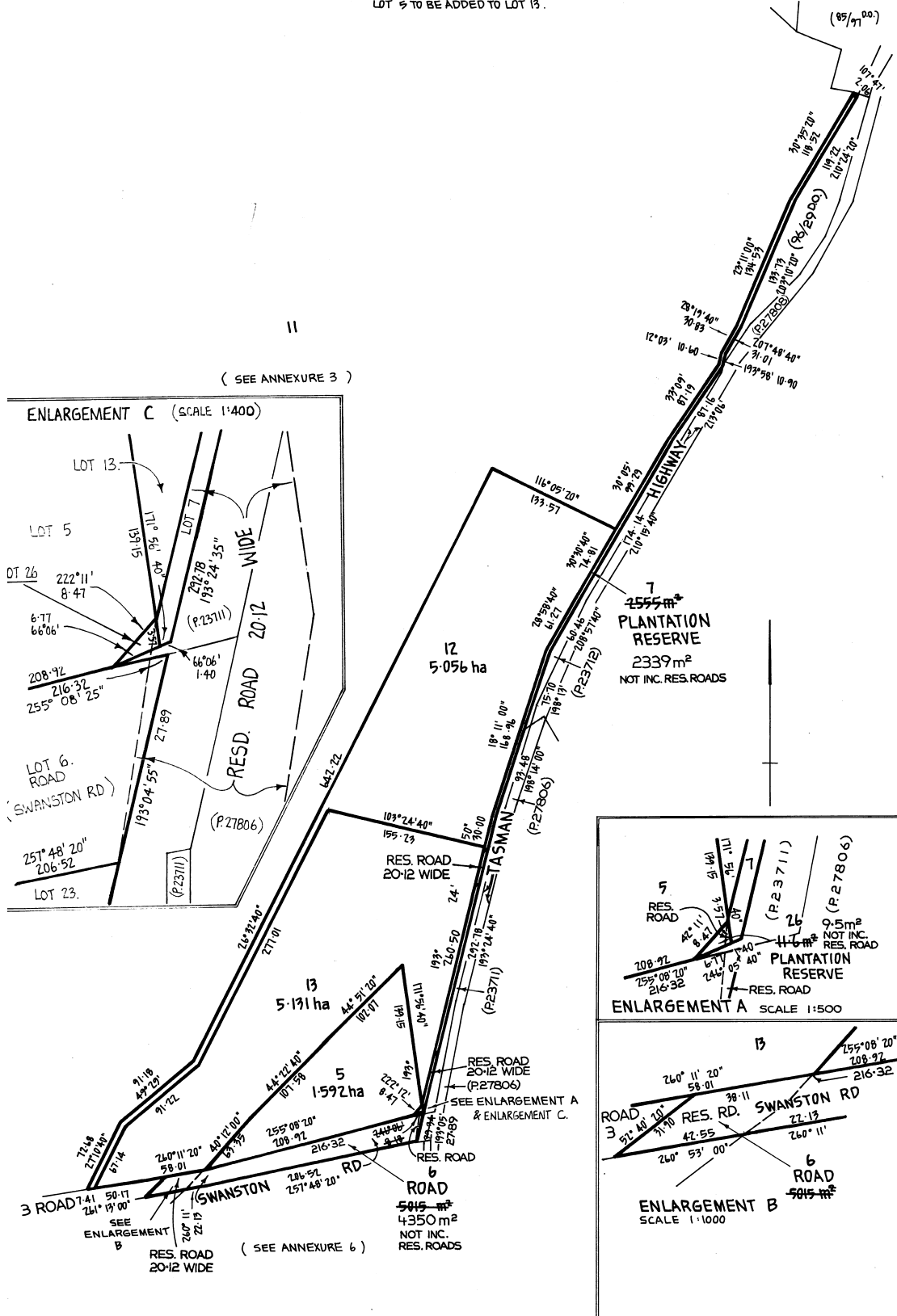
<p>ANNEXURE SHEET No. 1 (of 6 annexures) to plan by Surveyor JOHN LEONARD CERUTTY</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 30-6-87 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S. P37307</p>
<p>Signed for the purposes of identification Council Clerk: <i>J. Bannister</i></p>	<p>Surveyor: <i>J. Cerutti</i> Owner: MUIRLANDS No 1 PTY LTD MUIRLANDS No 3 PTY LTD Title Reference: C.T. 4355/68 & C.T. 4148 / B3</p>	<p>Scale 1:2500 Measurements in Metres</p>



05 X 1109

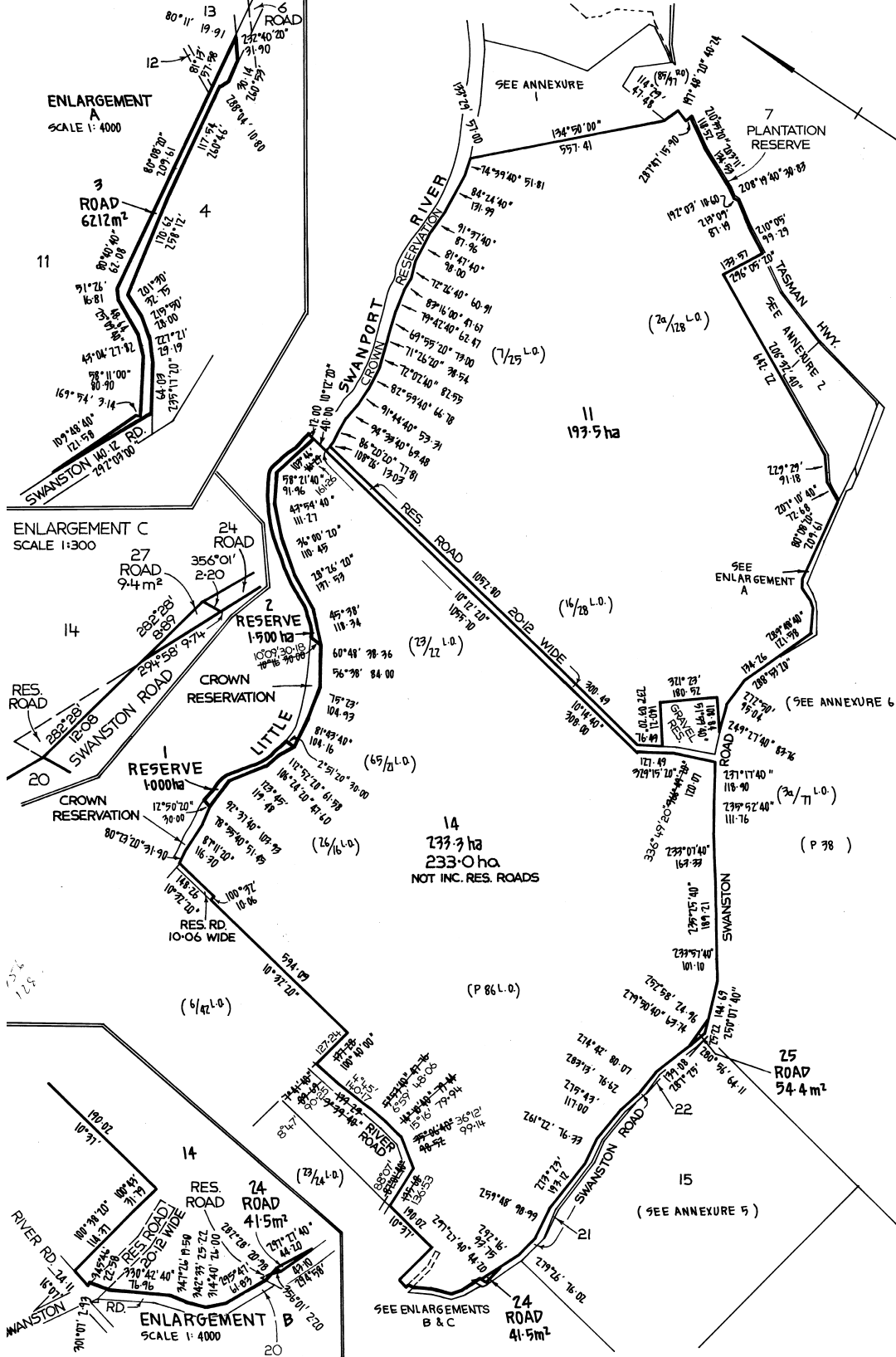
<p>ANNEXURE SHEET No. 2 (of 6 annexures) to plan by Surveyor JOHN LEONARD CERUTTY</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 30-6-87 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S. P37307</p>
<p>Signed for the purposes of identification Council Clerk: <i>[Signature]</i></p>	<p>Surveyor: <i>[Signature]</i> Owner: MUIRLANDS NO 1 PTY LTD PIERMONT NOMINEES PTY LTD Title Reference: C.T. 4355/79 C.T. 4564/58 C.T. 4955/68 + C.T. 4174/58 57</p>	<p>Scale 1:7000 Measurements in Metres</p>

LOT 5 TO BE ADDED TO LOT 13.



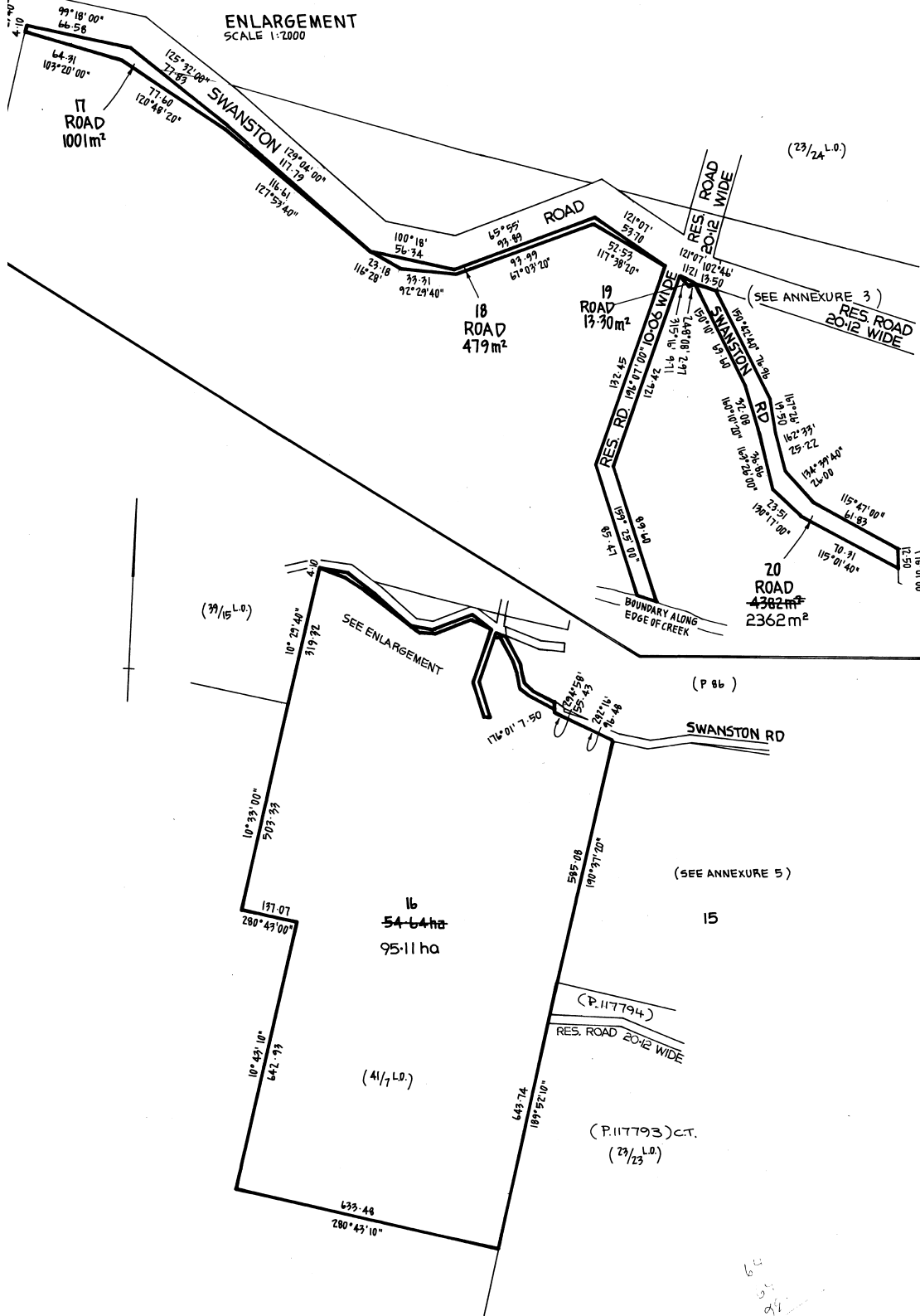
OS-K 1109

<p>ANNEXURE SHEET No. 3 (of 6 annexures) to plan by Surveyor JOHN LEONARD CERUTTY</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 30-6-87 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S. P37307</p>
<p>Signed for the purposes of identification Council Clerk: <i>J. Bennett</i></p>	<p>Surveyor: <i>J. Cerutti</i> Owner: MUIRLANDS N°1 PTY LTD, MUIRLANDS N°3 PTY LTD & PIERMONT NOMINEES PTY LTD. 4355/79 Title Reference: C.T. 4355/68, 4148/19, 2430/11, 3964/40 & 4144/58</p>	<p>Scale 1: 10000 Measurements in Metres</p>



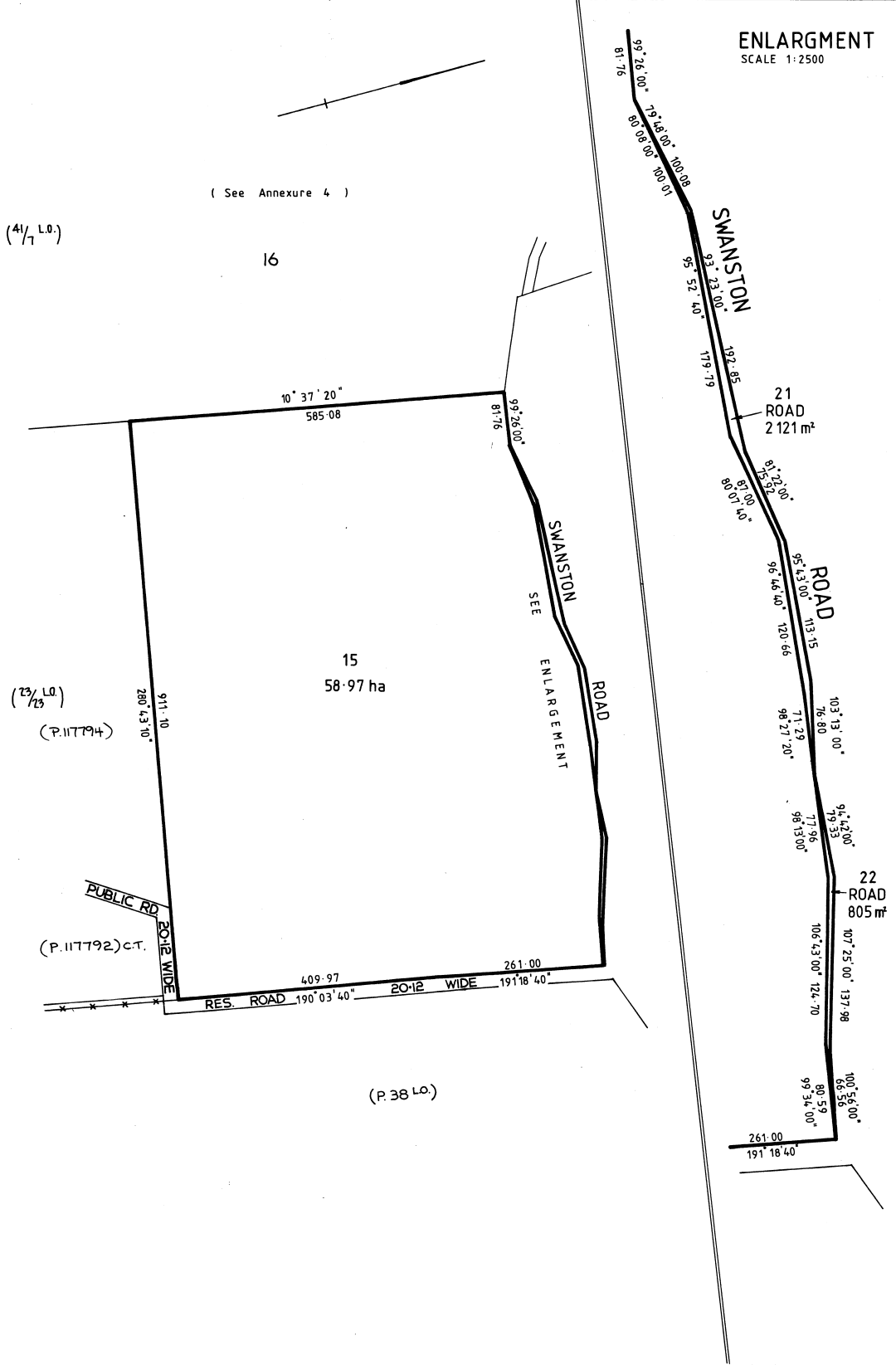
05-K 1109

ANNEXURE SHEET No. 4 (of 6 annexures) to plan by Surveyor JOHN LEONARD CERUTTY	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 30-6-87 and that certificate extends to the detail shown on this sheet.	Registered Number: S. P37307
Signed for the purposes of identification 	Surveyor <i>J. Cerutti</i>	Scale 1: 7500
Council Clerk <i>M. Bennett</i>	Owner: MUIRLANDS N° 3 PTY LTD PIERMONT NOMINEES PTY LTD	Measurements in Metres
Title Reference: C.T. 4148/13 & C.T. 2016/45		



05-K 1109

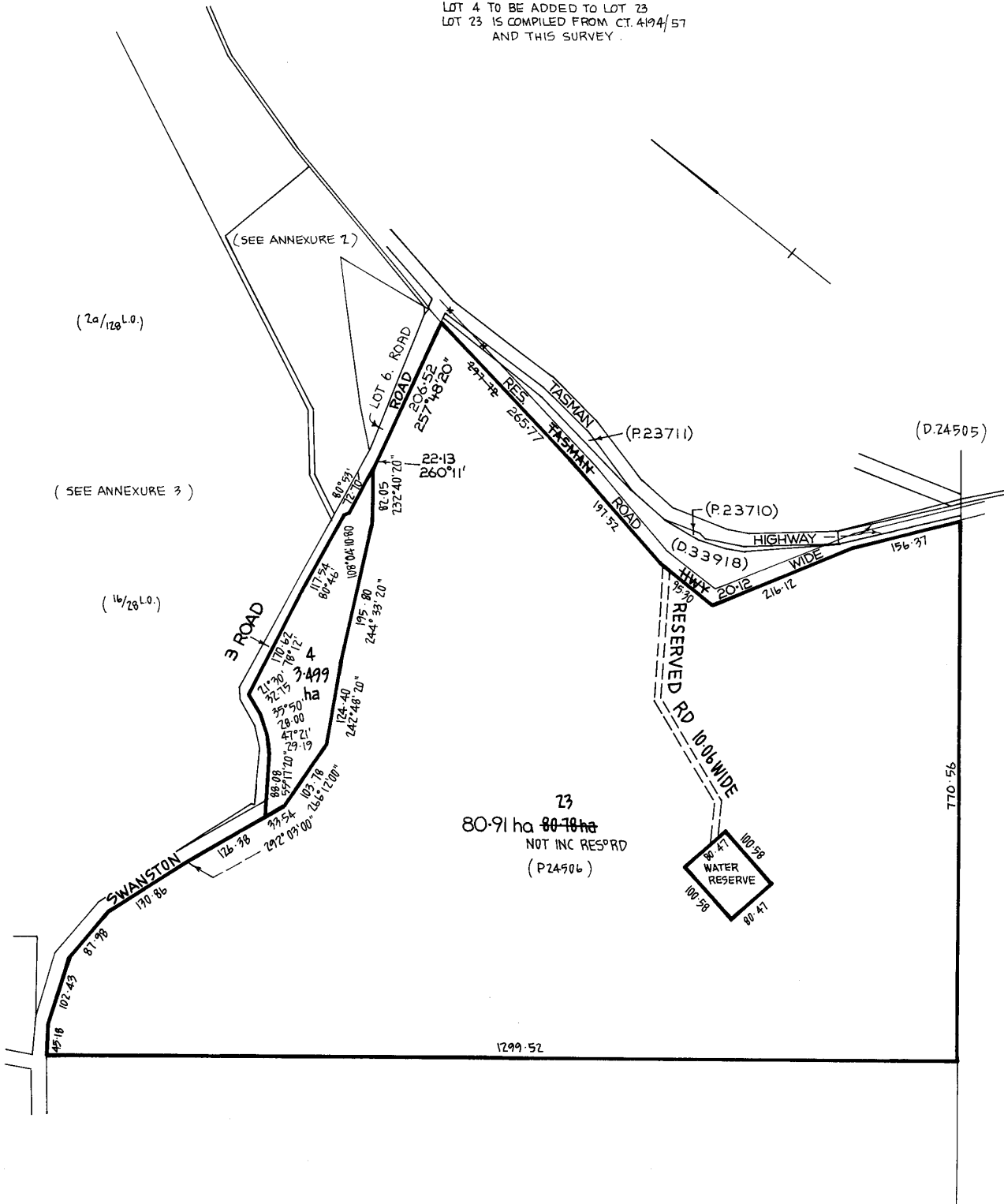
<p>ANNEXURE SHEET No. 5 (of 6 annexures) to plan by Surveyor John Leonard Cerutti</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 10-6-87 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S. P37307</p>
<p>Signed for the purposes of identification Council Clerk <i>J. Bannister</i></p>	<p>Surveyor <i>J. L. Cerutti</i> Owner: MUIRLANDS N° 3 Pty Ltd Title Reference: C.T. 4148 - 13</p>	<p>Scale 1: 5000 Measurements in Metres</p>



USA - 198

<p>ANNEXURE SHEET No. 6 (of 6 annexures) to plan by Surveyor JOHN LEONARD CERUTTY</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 30-6-87 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S. P37307</p>
<p>Signed for the purposes of identification Council Clerk <i>J. Bennett</i></p>	<p>Surveyor <i>J. Bennett</i> Owner: DAVID JOHN WALTERS & MARY SHIRLEY WALTERS PIERMONT NOMINEES PTY LTD (LOT 4) C.T. 4564/58 4355/79 Title Reference: C.T. 4194 / 51 (LOT 23) C.T. 4194/50 (LOT 4)</p>	<p>Scale 1: 5000 Measurements in Metres</p>

LOT 4 TO BE ADDED TO LOT 23
LOT 23 IS COMPILED FROM C.T. 4194/51
AND THIS SURVEY.





NOT FOR CONSTRUCTION

All notes & instructions - as described under 'General Notes, G01' - apply to the full content of this drawing sheet. This drawing must not be used for the purposes of construction and/or pricing without having fully read & understood all clauses of 'General Notes' on sheet G01 prior.

ARCHITECTURAL DRAWINGS

PROJECT INFO

TYPOLGY
 RESIDENTIAL DWELLING

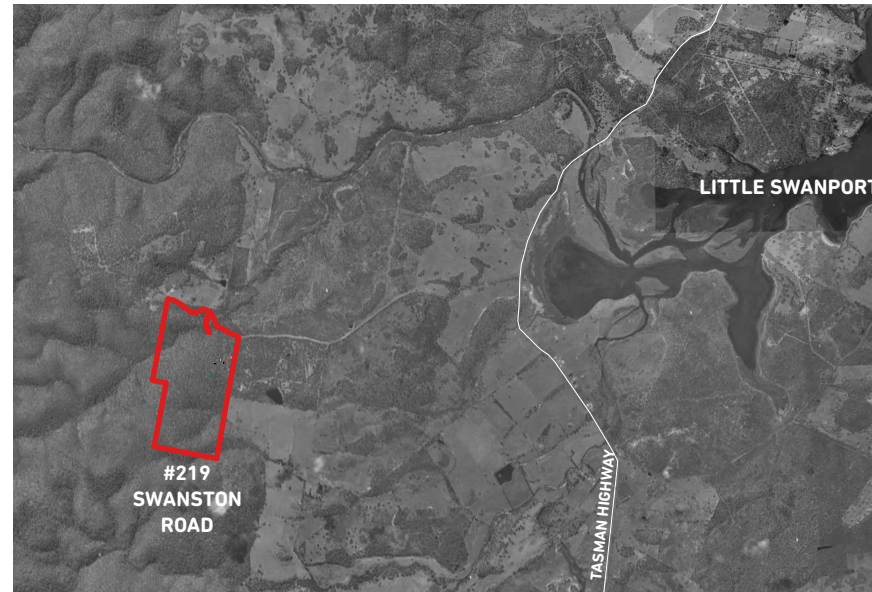
ADDRESS
 219 SWANSTON ROAD, LITTLE SWANPORT

LAND TITLE REF
 CT 37307/16

PID: 9542636

TOTAL SITE AREA: 951100m²
 TOTAL EXISTING FLOOR AREA: NA
 TOTAL PROPOSED FLOOR AREA: 203m²

CLIMATE ZONE: 7
 WIND CLASSIFICATION: TBC
 SOIL CLASSIFICATION: TBC
 CORROSION ENVIRONMENT: N/A
 BAL: 29
 OTHER HAZARDS: N/A



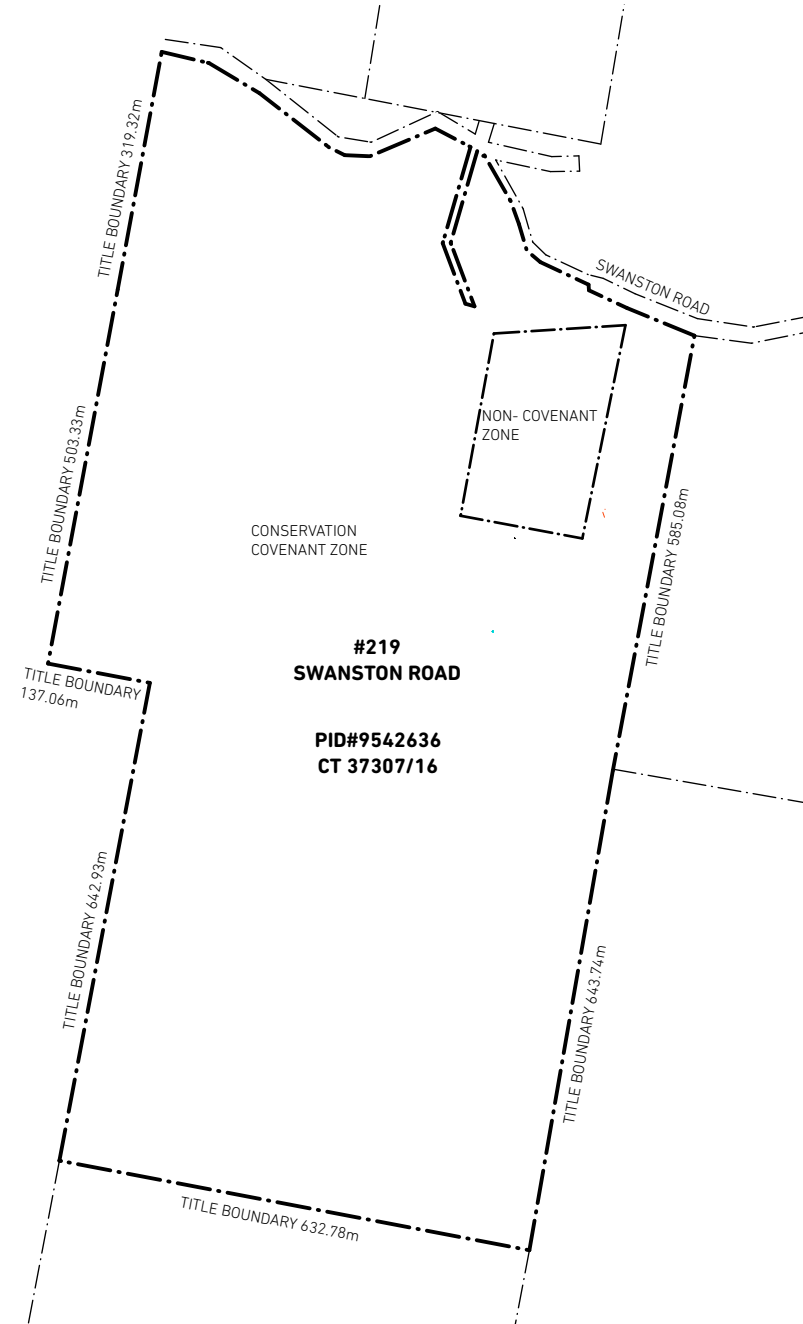
1 LOCATION PLAN
 1:75000

DRAWING INDEX

ID.	REV.	DRAWING
A01	-	COVER & ORIENTATION PLAN
A02	-	SITE PLAN - 1:2000
A03	-	SITE PLAN - 1:500
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A06	-	CABIN + ABLUTIONS SITE PLAN 1:100
A07	-	CABIN FLOOR PLANS 1:100
A08	-	STUDIO PLAN 1:100
B01	-	STORE/LNDRY - ELEVATIONS
B02	-	STORE/LNDRY - ELEVATIONS
B04	-	CABIN - NORTH ELEVATION
B05	-	CABIN - EAST ELEVATION
B06	-	CABIN - SOUTH ELEVATION
B07	-	CABIN - WEST ELEVATION
B08	-	CABIN - SECTION
B09	-	ABLUTIONS - ELEVATIONS
B10	-	STUDIO - ELEVATION
B11	-	STUDIO - ELEVATION
B12	-	STUDIO - SECTION

GENERAL ANNOTATION LEGEND

ADJ	ADJUSTABLE CENTRE LINE
AFFL	ABOVE FINISHED FLOOR
CH	CEILING HEIGHT
COS	CONFIRM ON SITE PRIOR MANUFACTURE
EQ	EQUAL DIMENSION
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
FGL	FINISHED GROUND LEVEL
FX	FIXED
NGL	NATURAL GROUND LEVEL
OH	OVERHANG
RL	ROOF LEVEL
SFL	STRUCTURAL FLOOR LEVEL
UNO	UNLESS NOTED OTHERWISE



2 SITE PLAN
 1:10000

ALL BOUNDARY LINES AND CONTOURS ARE APPROXIMATE BASED ON SURVEY REFERENCE POINTS.

ISSUE	DATE	FOR

project type
 CABIN + SITE WORKS
 client
 MARK SAVAGE
 address
 219 SWANSTON ROAD, LITTLE SWANPORT

drawing
COVER & ORIENTATION PLAN

stage
 DEVELOPMENT APPLICATION
 date printed
 25/3/2026
 drawing no
 revision



A01 **1**

status
RFI-01



NOT FOR CONSTRUCTION

All notes & instructions - as described under 'General Notes, G01' - apply to the full content of this drawing sheet. This drawing must not be used for the purposes of construction and/or pricing without having fully read & understood all clauses of 'General Notes' on sheet G01 prior.

-  EXISTING ACCESS TRACK
-  PROPOSED ACCESS CARRIAGEWAY (ROAD) UPGRADE EXISTING TRACK. REFER CIVIL ENGINEERING DESIGN.

ISSUE	DATE	FOR

project type
CABIN + SITE WORKS
 client
MARK SAVAGE
 address
219 SWANSTON ROAD, LITTLE SWANPORT

SITE PLAN (EXISTING) - 1:2000

stage DEVELOPMENT APPLICATION date printed 25/3/2026
 drawing no. revision

A02-A **1**
 status RFI-01



1 SITE PLAN (EXISTING)
 1:2000
 ALL BOUNDARY LINES AND CONTOURS ARE APPROXIMATE BASED ON SURVEY REFERENCE POINTS.





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These drawings show design intent and are suitable as a guide only. The builder shall check and verify all dimensions and verify all errors/omissions to the Architect. Do not scale off drawings. Drawings are not to be used for construction purposes until issued by the Architect for construction.



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-  EXISTING ACCESS TRACK
-  PROPOSED ACCESS CARRIAGEWAY (ROAD) UPGRADE EXISTING TRACK. REFER CIVIL ENGINEERING DESIGN.
-  PROPOSED ACCESS CARRIAGEWAY (ROAD) NEW WORKS TO SITE. REFER CIVIL ENGINEERING DESIGN.
-  4m WIDE ROAD TO HAVE 0.5m CLEARANCE OF BUILT ELEMENTS EITHER SIDE.
2m EITHER SIDE OF ROAD TO BE CLEAR OF VEGETATION. 4m ABOVE ROAD WAY TO BE CLEAR OF VEGETATION.
-  BUSHFIRE HAZARD MANAGEMENT AREA

ISSUE	DATE	FOR

project type
CABIN + SITE WORKS

client
MARK SAVAGE

address
219 SWANSTON ROAD, LITTLE SWANPORT

SITE PLAN (PROPOSED) - 1:2000

stage
DEVELOPMENT APPLICATION

date printed
25/3/2026

drawing no
A02

revision
1

status
RFI-01



1 SITE PLAN (PROPOSED)
 1:2000
 ALL BOUNDARY LINES AND CONTOURS ARE APPROXIMATE BASED ON SURVEY REFERENCE POINTS.

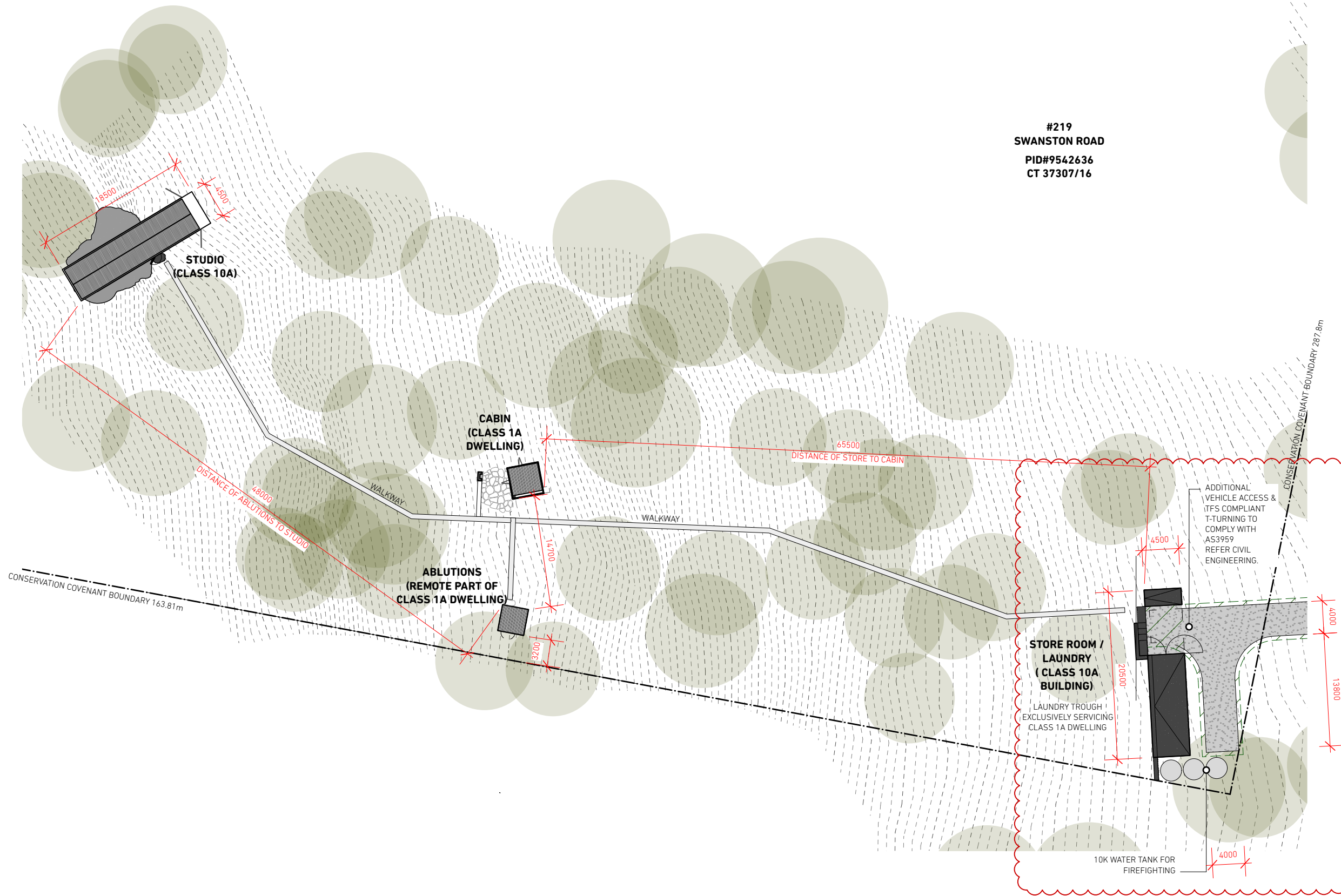
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FINISHES LEGEND

- GC GALVANISED CLADDING
- RC RECYCLED CONCRETE BLOCK WALL
- CO CONCRETE
- PC TRANSLUCENT POLYCARBONATE

ISSUE	DATE	FOR

project type
 CABIN + SITE WORKS
 client
 MARK SAVAGE
 address
 219 SWANSTON ROAD, LITTLE SWANPORT

SITE PLAN - 1:500

stage	date printed
DEVELOPMENT APPLICATION	25/3/2026
drawing no	revision

A03

1

status
RFI-01

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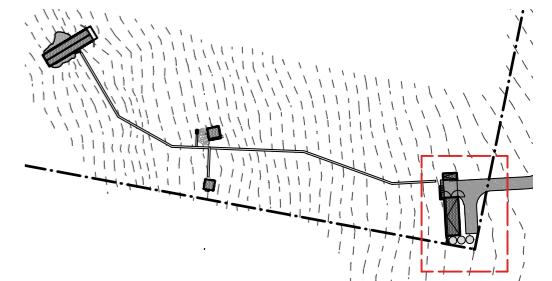
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scaling check 0 5 10 20 50mm page size A3

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FINISHES LEGEND

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- RC RECYCLED CONCRETE BLOCK WALL
- CO CONCRETE
- PC TRANSLUCENT POLYCARBONATE

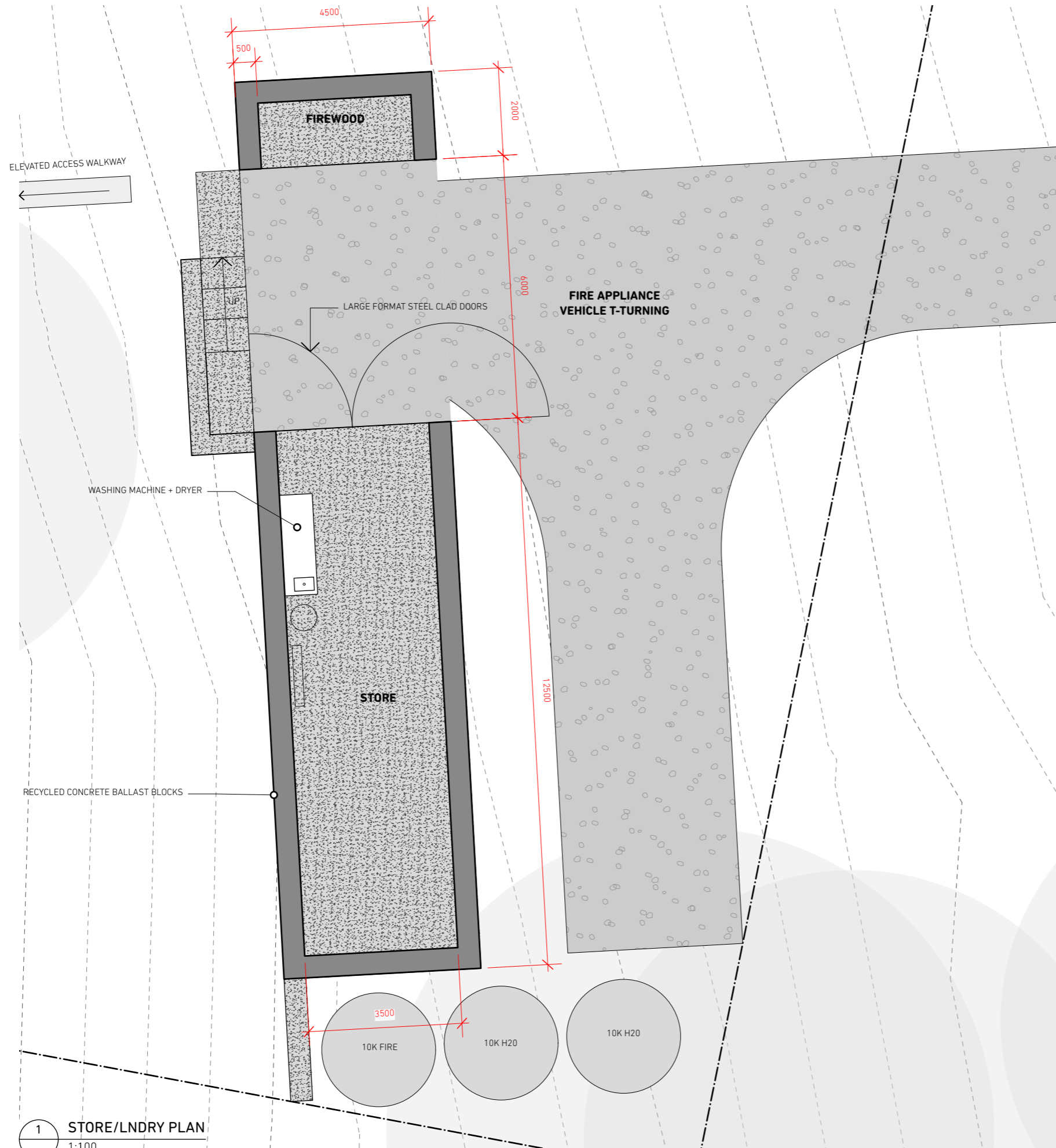
ISSUE	DATE	FOR

project type
CABIN + SITE WORKS
 client
MARK SAVAGE
 address
219 SWANSTON ROAD, LITTLE SWANPORT

STORE/LNDRY PLAN 1:100

stage
DEVELOPMENT APPLICATION
 date printed
25/3/2026
 drawing no
A05
 revision
1

A05 **1**
 status
RFI-01



1 STORE/LNDRY PLAN
1:100

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scaling check 0 5 10 20 50mm page size A3

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FINISHES LEGEND

- GC GALVANISED CLADDING
- RC RECYCLED CONCRETE BLOCK WALL
- CO CONCRETE
- PC TRANSLUCENT POLYCARBONATE

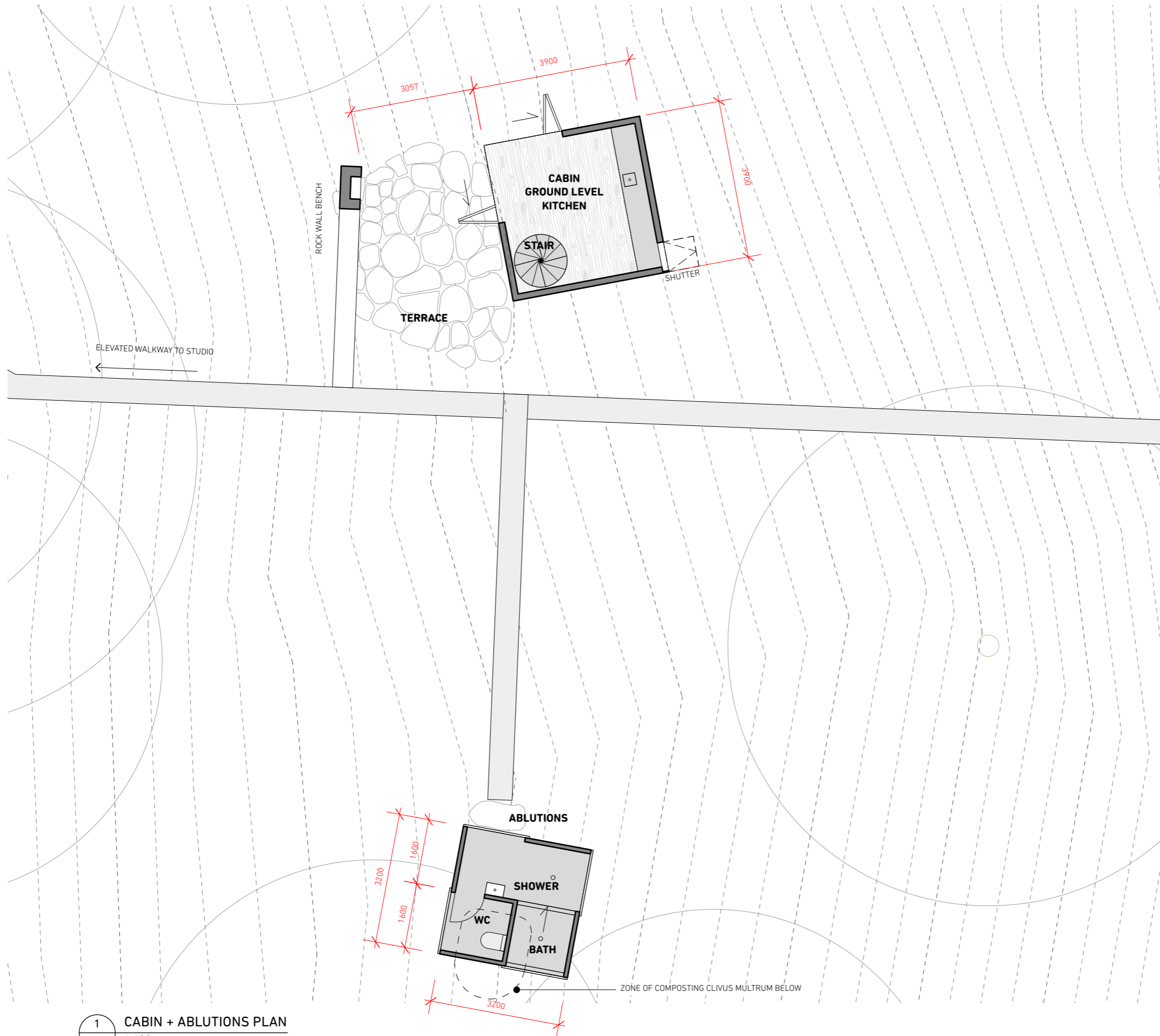
ISSUE	DATE	FOR

project type
 CABIN + SITE WORKS
 client
 MARK SAVAGE
 address
 219 SWANSTON ROAD, LITTLE SWANPORT

CABIN + ABLUTIONS SITE PLAN 1:100

stage DEVELOPMENT APPLICATION date printed 25/3/2026
 drawing no. A06 revision 1

A06 **1**
 status
RFI-01



1 CABIN + ABLUTIONS PLAN
 1:100

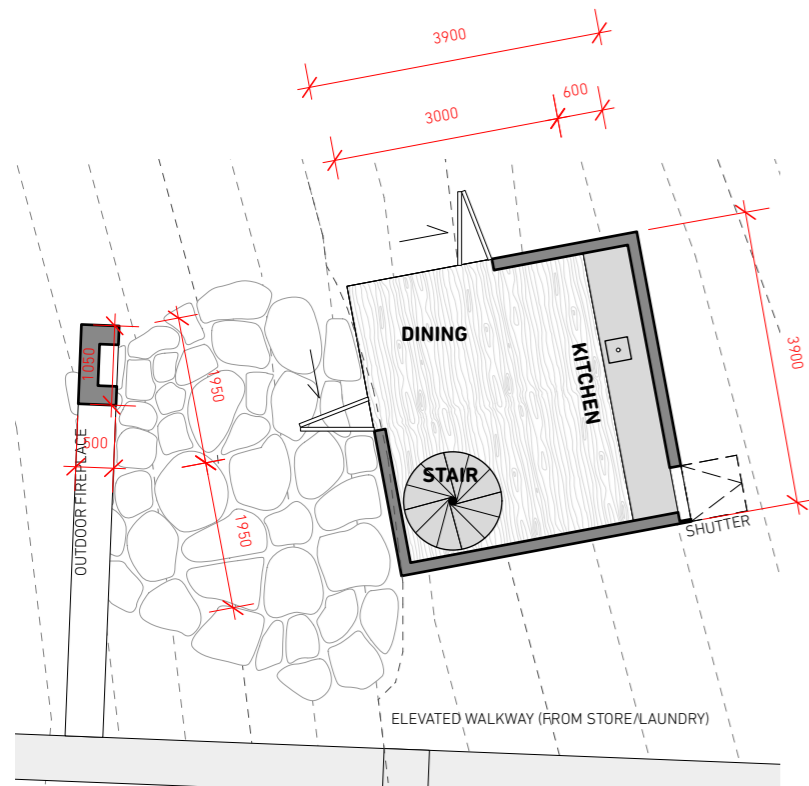
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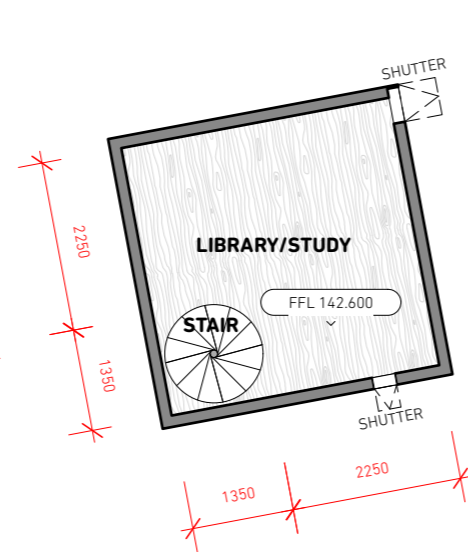


NOT FOR CONSTRUCTION

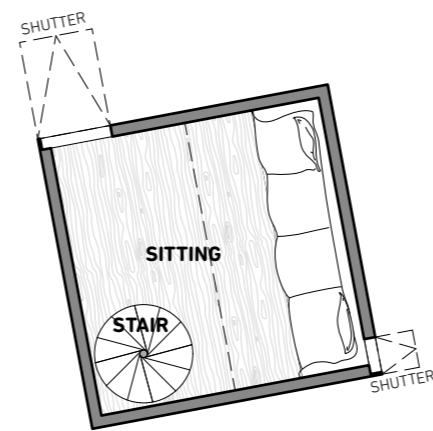
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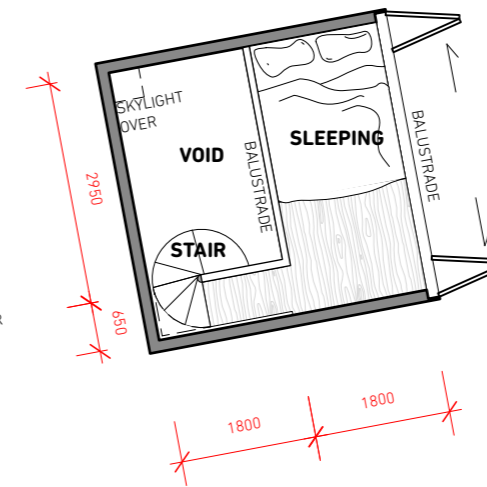
1 GROUND FLOOR
1:100



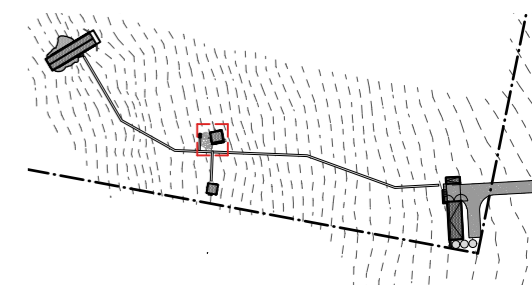
2 FIRST FLOOR
1:100



3 SECOND FLOOR
1:100



4 THIRD FLOOR
1:100



FINISHES LEGEND

- GC GALVANISED CLADDING
- RC RECYCLED CONCRETE BLOCK WALL
- CO CONCRETE
- PC TRANSLUCENT POLYCARBONATE

ISSUE	DATE	FOR

project type
CABIN + SITE WORKS

client
MARK SAVAGE

address
219 SWANSTON ROAD, LITTLE SWANPORT

CABIN FLOOR PLANS 1:100

stage
DEVELOPMENT APPLICATION

date printed
25/3/2026

drawing no
A07

revision
1

status
RFI-01

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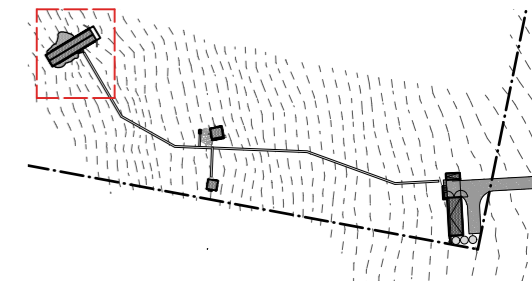
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scaling check 0 5 10 20 50mm page size A3

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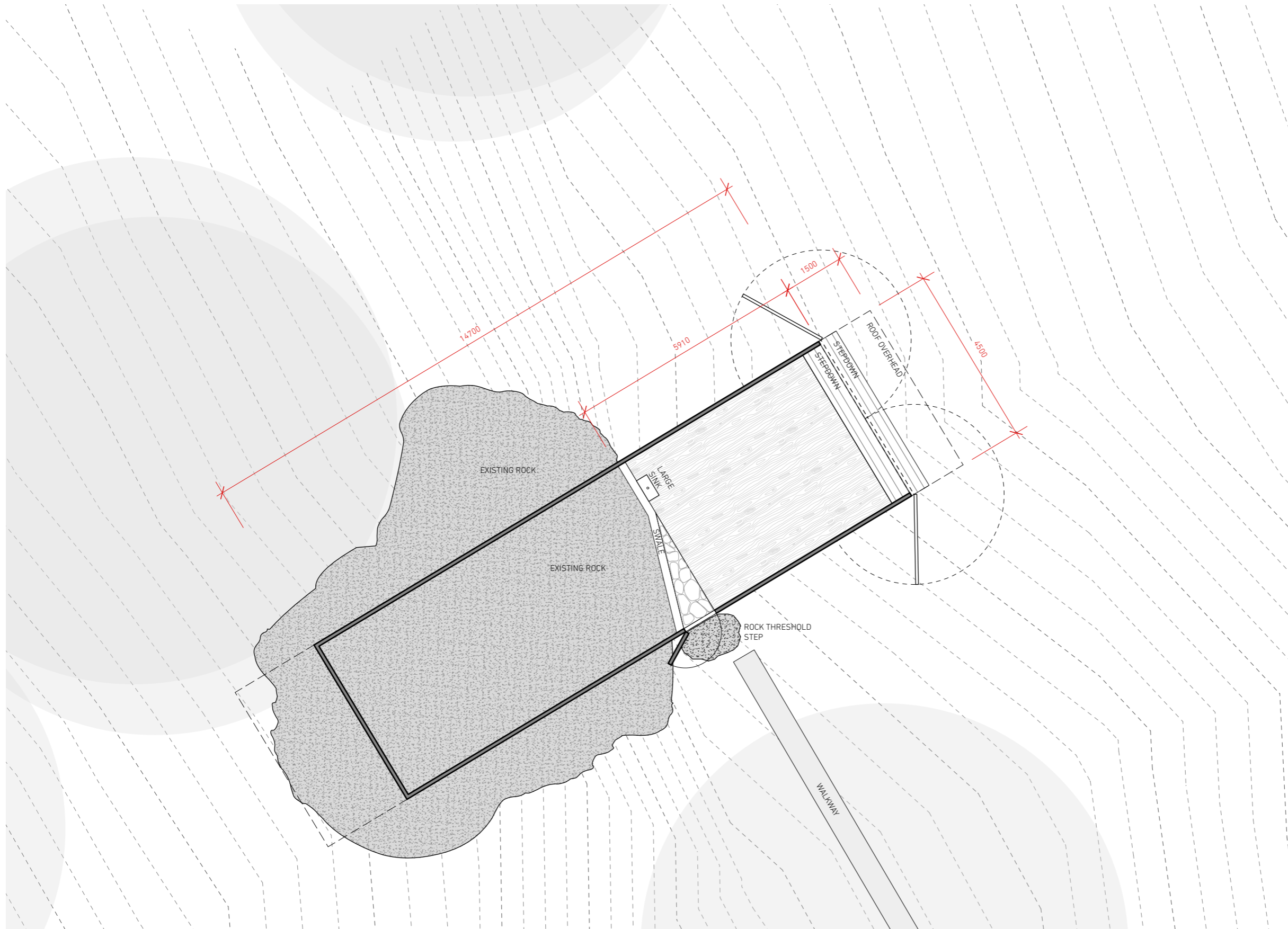
FINISHES LEGEND

- GC GALVANISED CLADDING
- RC RECYCLED CONCRETE BLOCK WALL
- CO CONCRETE
- PC TRANSLUCENT POLYCARBONATE

ISSUE	DATE	FOR

project type
CABIN + SITE WORKS
 client
MARK SAVAGE
 address
219 SWANSTON ROAD, LITTLE SWANPORT

drawing
STUDIO PLAN 1:100
 stage
DEVELOPMENT APPLICATION date printed 25/3/2026
 drawing no
A08 revision
1
 status
RFI-01



1 STUDIO PLAN
1:100

NOT FOR CONSTRUCTION

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FINISHES LEGEND

- GC GALVANISED CLADDING
- RC RECYCLED CONCRETE BLOCK WALL
- CO CONCRETE
- PC TRANSLUCENT POLYCARBONATE

ISSUE	DATE	FOR

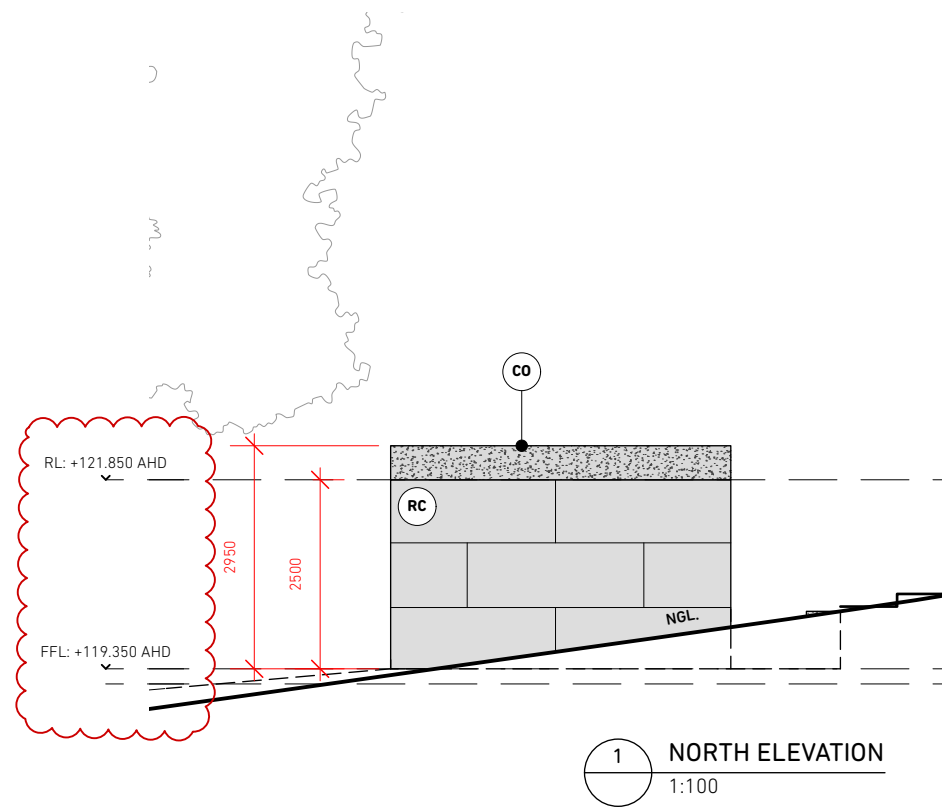
project type
 CABIN + SITE WORKS
 client
 MARK SAVAGE
 address
 219 SWANSTON ROAD, LITTLE SWANPORT

STORE/LNDRY - ELEVATIONS

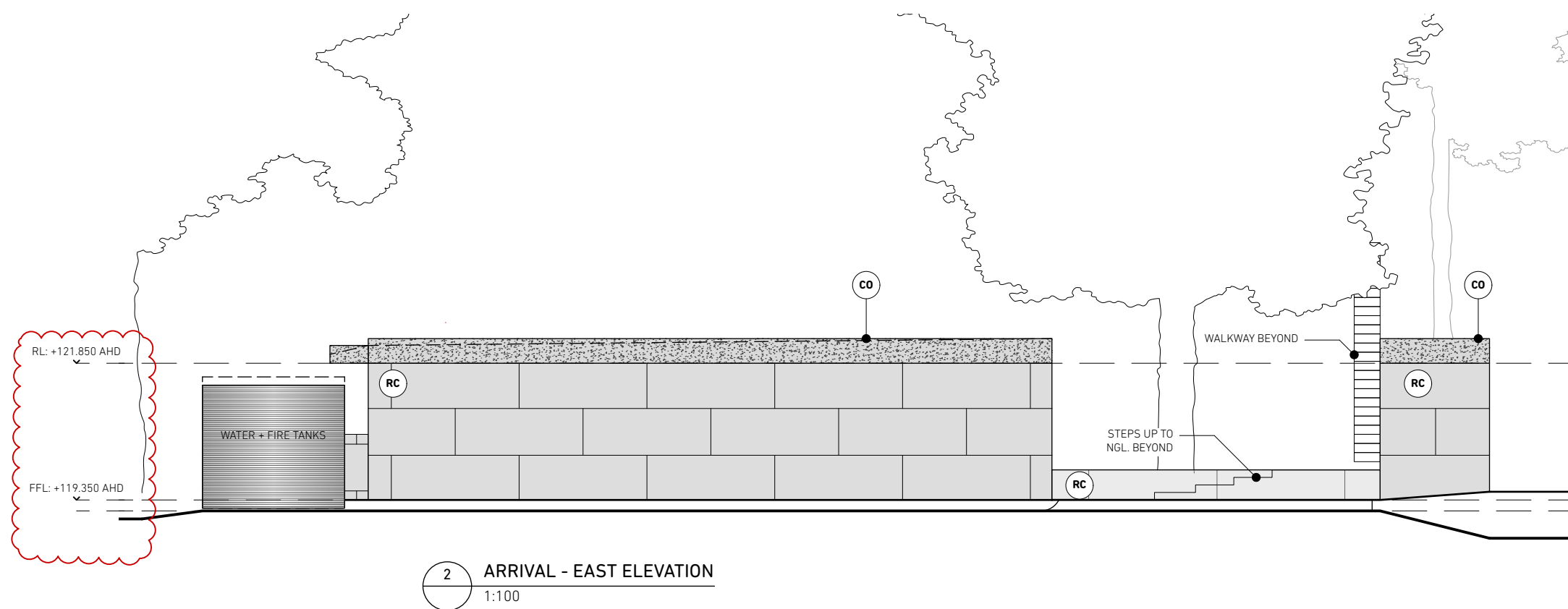
stage
 DEVELOPMENT APPLICATION
 drawing no
 date printed
 25/3/2026
 revision

B01 **1**

status
RFI-01



1 NORTH ELEVATION
 1:100



2 ARRIVAL - EAST ELEVATION
 1:100

NOT FOR CONSTRUCTION

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FINISHES LEGEND

- GC GALVANISED CLADDING
- RC RECYCLED CONCRETE BLOCK WALL
- CO CONCRETE
- PC TRANSLUCENT POLYCARBONATE

ISSUE	DATE	FOR

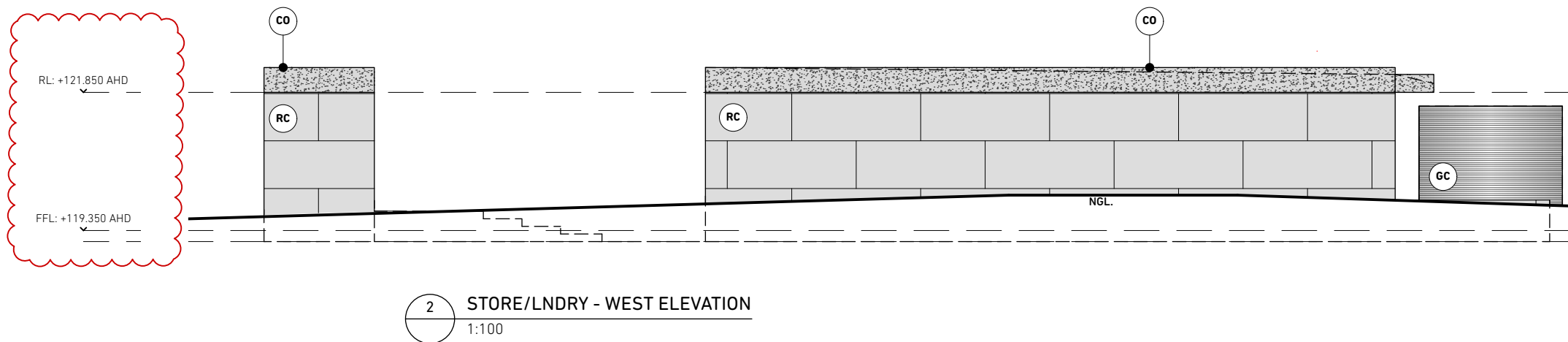
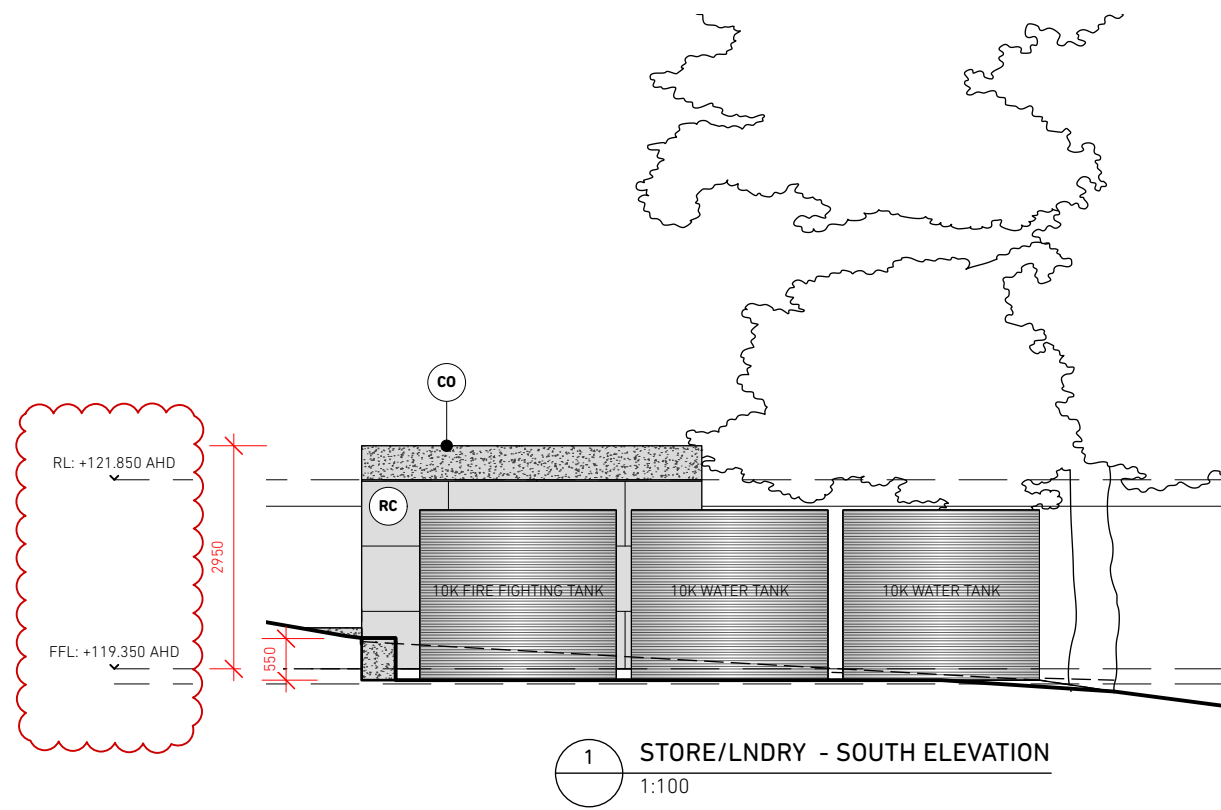
project type CABIN + SITE WORKS
 client MARK SAVAGE
 address 219 SWANSTON ROAD, LITTLE SWANPORT

STORE/LNDRY - ELEVATIONS

stage DEVELOPMENT APPLICATION date printed 25/3/2026
 drawing no B02 revision 1

B02 1

status RFI-01



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scaling check | page size
 0 5 10 20 50mm A3

NOT FOR CONSTRUCTION

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FINISHES LEGEND

- GC GALVANISED CLADDING
- RC RECYCLED CONCRETE BLOCK WALL
- CO CONCRETE
- PC TRANSLUCENT POLYCARBONATE

ISSUE	DATE	FOR

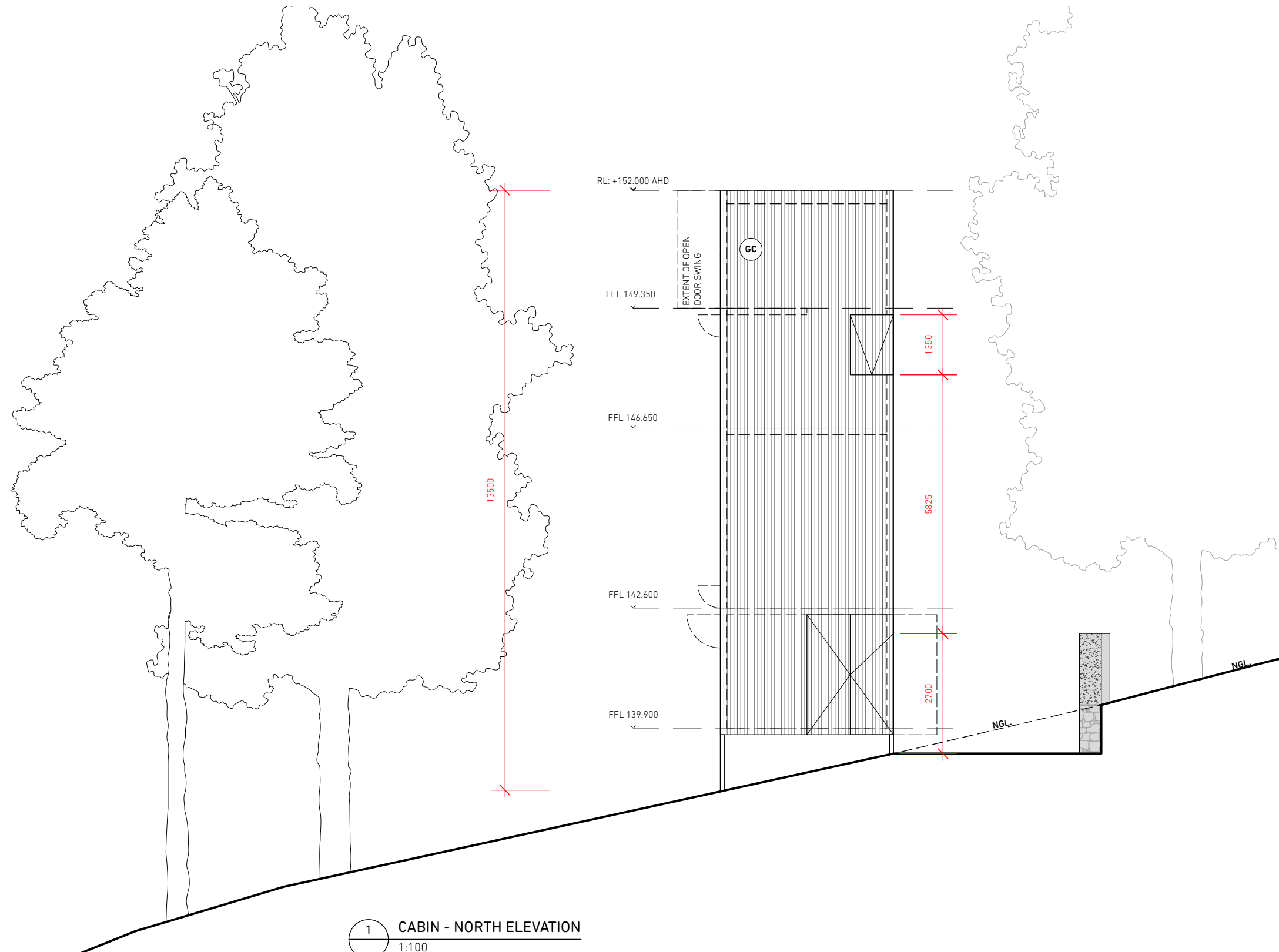
project type
 CABIN + SITE WORKS
 client
 MARK SAVAGE
 address
 219 SWANSTON ROAD, LITTLE SWANPORT

CABIN - NORTH ELEVATION

stage
 DEVELOPMENT APPLICATION
 date printed
 25/3/2026
 drawing no
 revision

B04 **1**

status
RFI-01



1 CABIN - NORTH ELEVATION
 1:100

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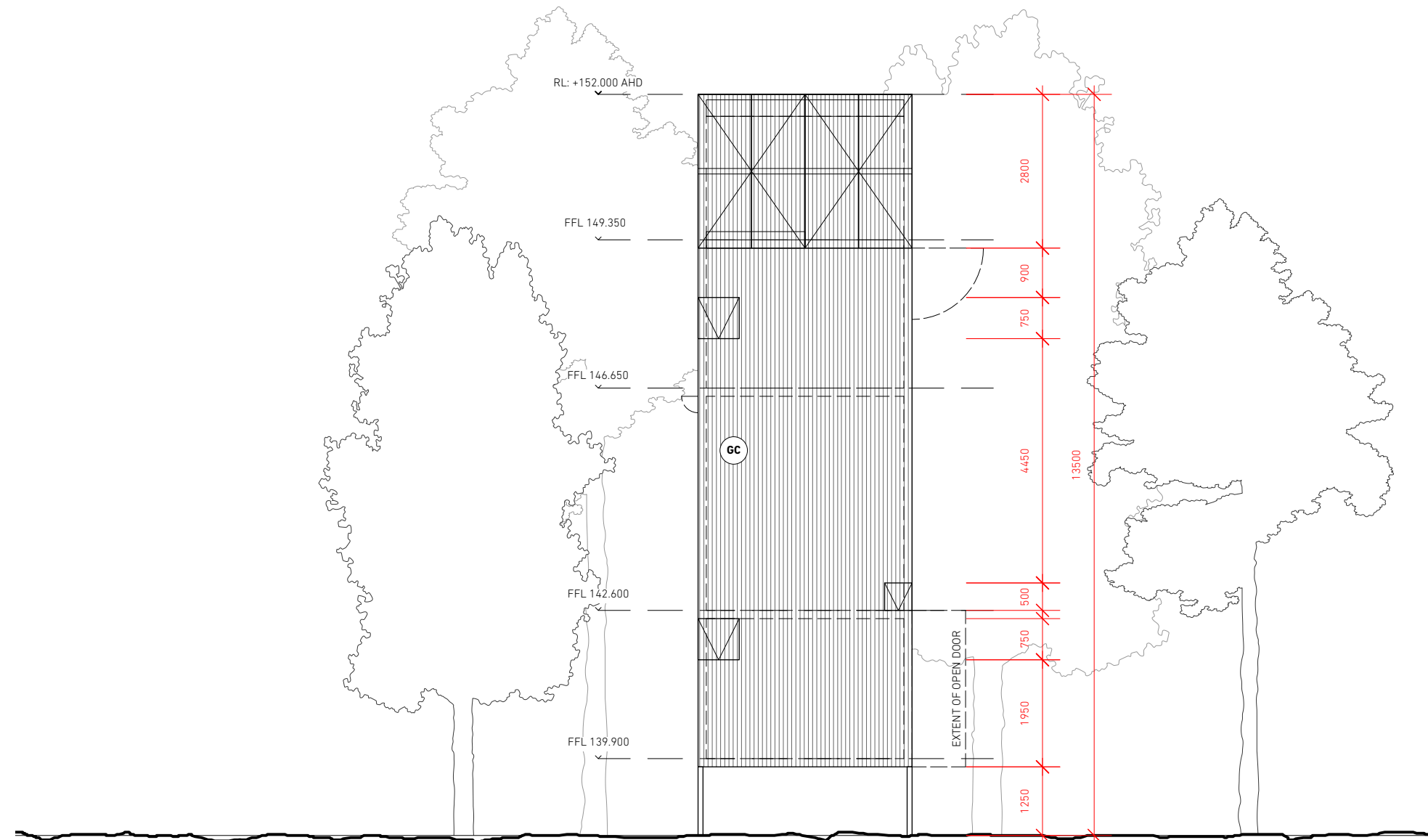
scaling check | page size
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NOT FOR CONSTRUCTION

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FINISHES LEGEND

- GC GALVANISED CLADDING
- RC RECYCLED CONCRETE BLOCK WALL
- CO CONCRETE
- PC TRANSLUCENT POLYCARBONATE



1 CABIN - EAST ELEVATION
 1:100

ISSUE	DATE	FOR

project type
 CABIN + SITE WORKS
 client
 MARK SAVAGE
 address
 219 SWANSTON ROAD, LITTLE SWANPORT

drawing
CABIN - EAST ELEVATION
 stage
 DEVELOPMENT APPLICATION
 drawing no
 B05
 date printed
 25/3/2026
 revision
 1

status
RFI-01

NOT FOR CONSTRUCTION

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FINISHES LEGEND

- GC GALVANISED CLADDING
- RC RECYCLED CONCRETE BLOCK WALL
- CO CONCRETE
- PC TRANSLUCENT POLYCARBONATE

ISSUE	DATE	FOR

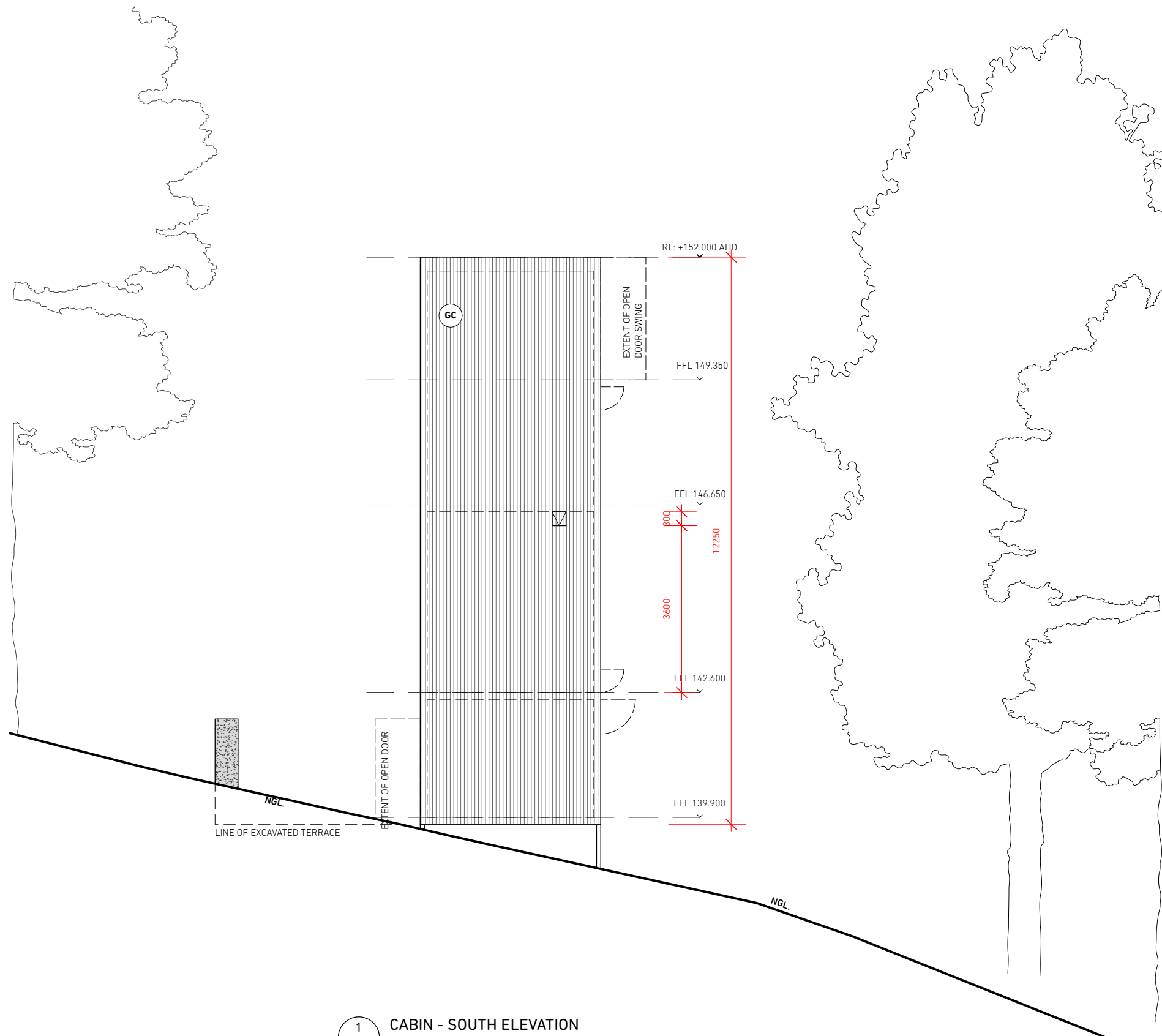
project type
CABIN + SITE WORKS
 client
MARK SAVAGE
 address
219 SWANSTON ROAD, LITTLE SWANPORT

CABIN - SOUTH ELEVATION

stage
DEVELOPMENT APPLICATION date printed
25/3/2026
 drawing no revision

B06 **1**

status
RFI-01



1 CABIN - SOUTH ELEVATION
 1:100

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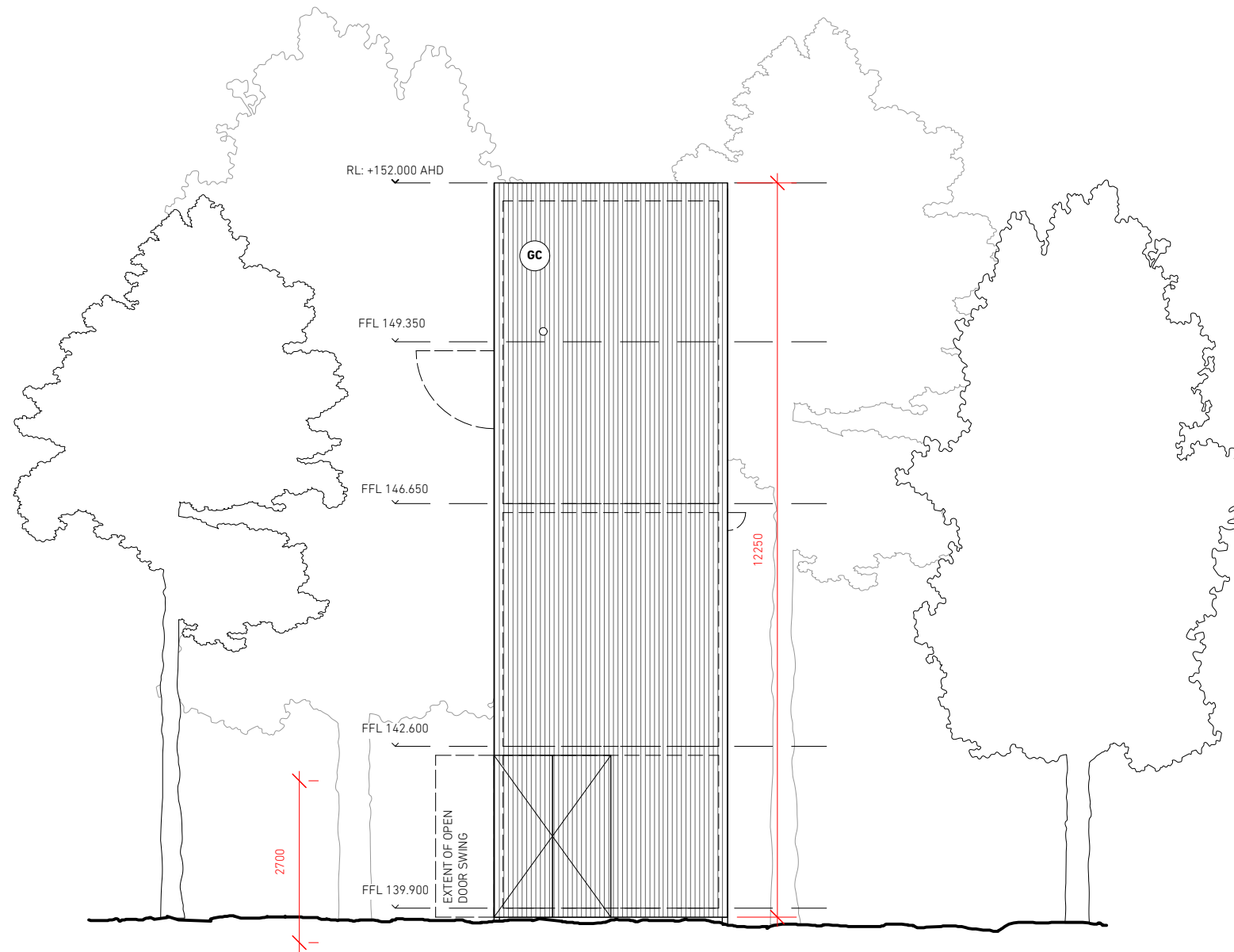
scaling check | 0 | 5 | 10 | 20 | 50mm | page size A3

NOT FOR CONSTRUCTION

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FINISHES LEGEND

- GC GALVANISED CLADDING
- RC RECYCLED CONCRETE BLOCK WALL
- CO CONCRETE
- PC TRANSLUCENT POLYCARBONATE



1 CABIN - WEST ELEVATION
 1:100

ISSUE	DATE	FOR

project type
 CABIN + SITE WORKS
 client
 MARK SAVAGE
 address
 219 SWANSTON ROAD, LITTLE SWANPORT

CABIN - WEST ELEVATION

stage DEVELOPMENT APPLICATION date printed 25/3/2026
 drawing no revision

B07 **1**

status
RFI-01

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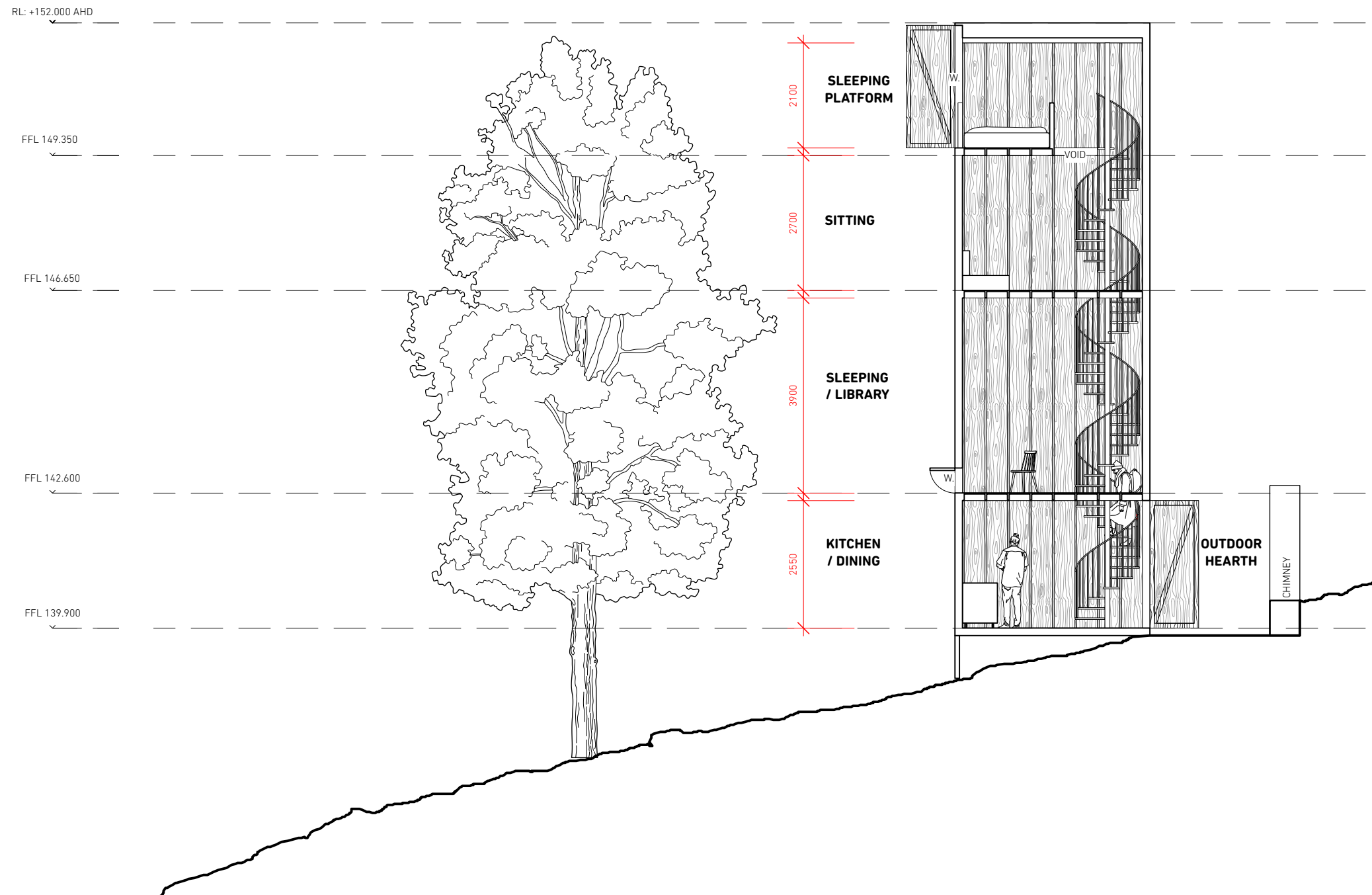
scaling check 0 5 10 20 50mm page size A3

NOT FOR CONSTRUCTION

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FINISHES LEGEND

- GC GALVANISED CLADDING
- RC RECYCLED CONCRETE BLOCK WALL
- CO CONCRETE
- PC TRANSLUCENT POLYCARBONATE



1 CABIN SECTION
 1:100

ISSUE	DATE	FOR

project type
 CABIN + SITE WORKS
 client
 MARK SAVAGE
 address
 219 SWANSTON ROAD, LITTLE SWANPORT

drawing
CABIN SECTION
 stage
 DEVELOPMENT APPLICATION
 date printed
 25/3/2026
 drawing no
 B08
 revision
 1

status
RFI-01

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scaling check 0 5 10 20 50mm page size A3

NOT FOR CONSTRUCTION

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FINISHES LEGEND

- GC GALVANISED CLADDING
- RC RECYCLED CONCRETE BLOCK WALL
- CO CONCRETE
- PC TRANSLUCENT POLYCARBONATE

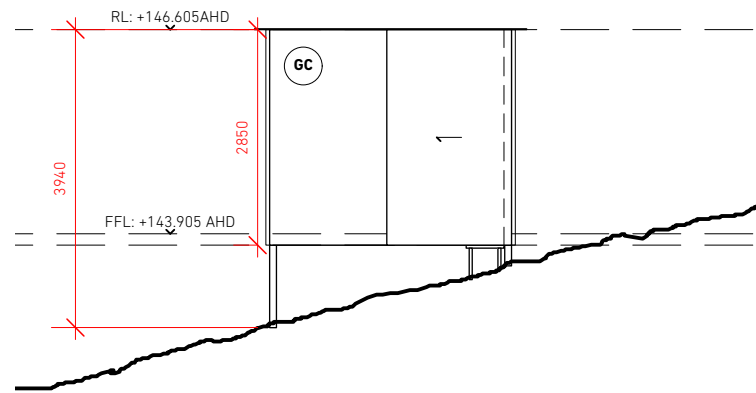
ISSUE	DATE	FOR

project type
CABIN + SITE WORKS
 client
MARK SAVAGE
 address
219 SWANSTON ROAD, LITTLE SWANPORT

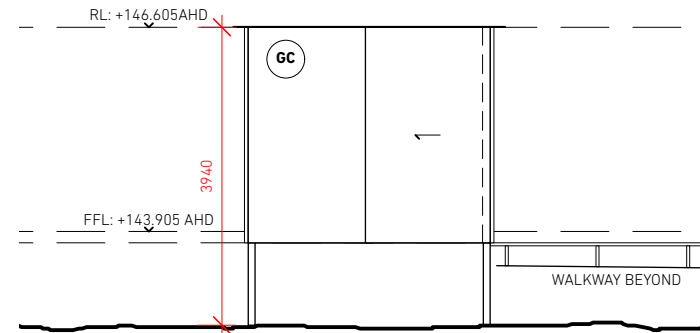
ABLUTIONS - ELEVATIONS

stage **DEVELOPMENT APPLICATION** date printed **25/3/2026**
 drawing no **B09** revision **1**

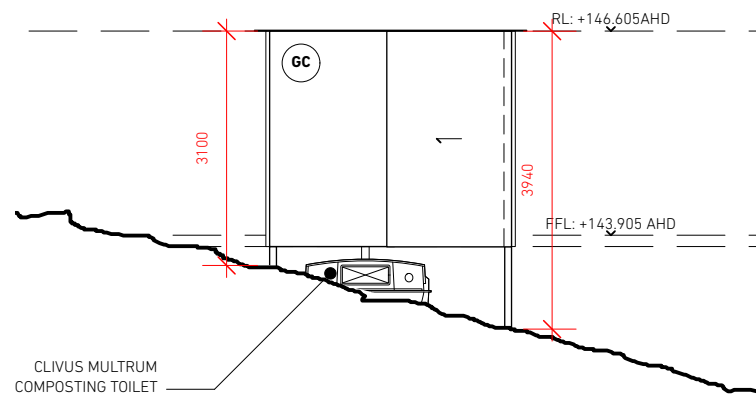
status
RFI-01



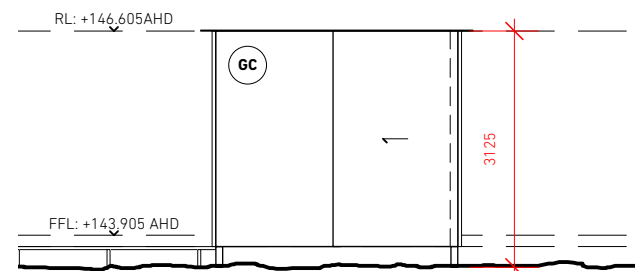
1 ABLUTIONS - NORTH ELEVATION
1:100



2 ABLUTIONS - EAST ELEVATION
1:100



3 ABLUTIONS - SOUTH ELEVATION
1:100



4 ABLUTIONS - WEST ELEVATION
1:100

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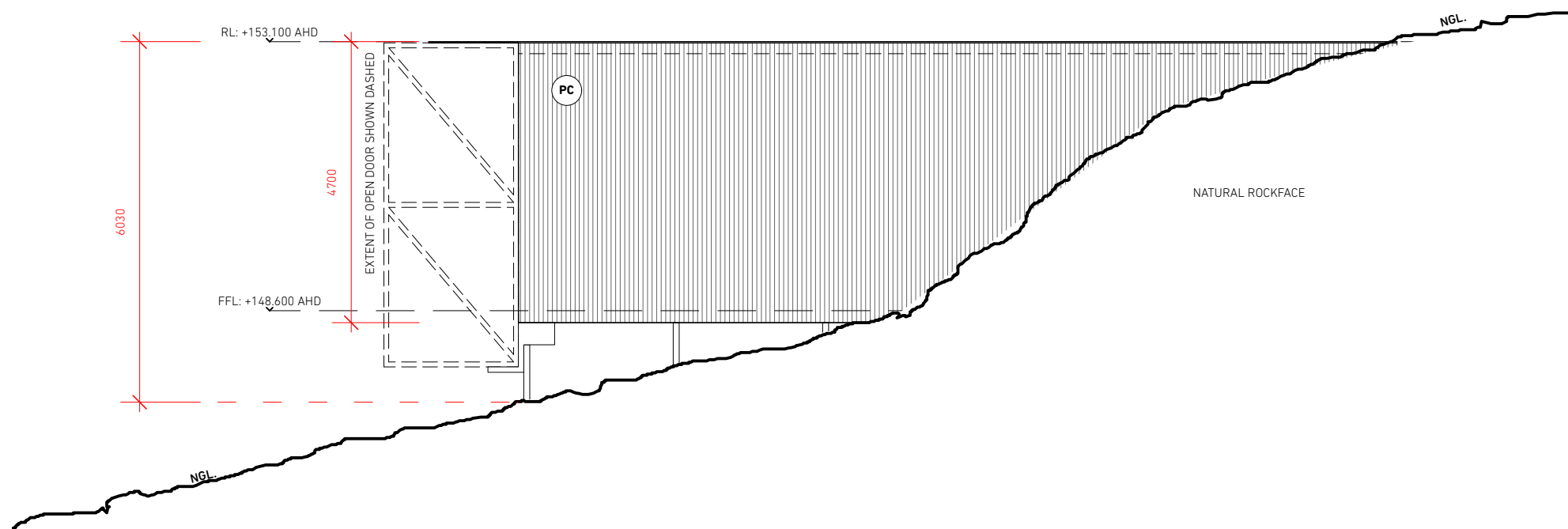
scaling check | page size
 0 5 10 20 50mm | A3

NOT FOR CONSTRUCTION

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FINISHES LEGEND

- GC GALVANISED CLADDING
- RC RECYCLED CONCRETE BLOCK WALL
- CO CONCRETE
- PC TRANSLUCENT POLYCARBONATE



1 STUDIO - NORTH ELEVATION
 1:100

ISSUE	DATE	FOR

project type
 CABIN + SITE WORKS
 client
 MARK SAVAGE
 address
 219 SWANSTON ROAD, LITTLE SWANPORT

STUDIO - ELEVATIONS

stage
 DEVELOPMENT APPLICATION
 date printed
 25/3/2026
 drawing no
 revision

B10 **1**

status
RFI-01

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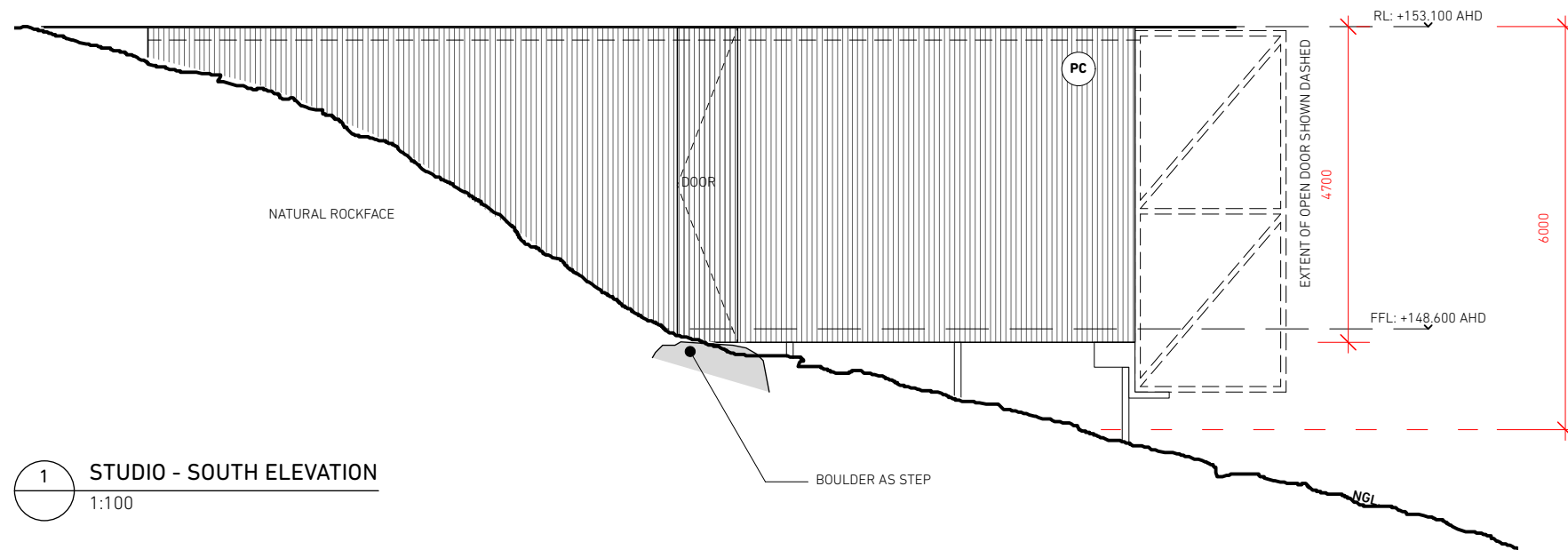
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NOT FOR CONSTRUCTION

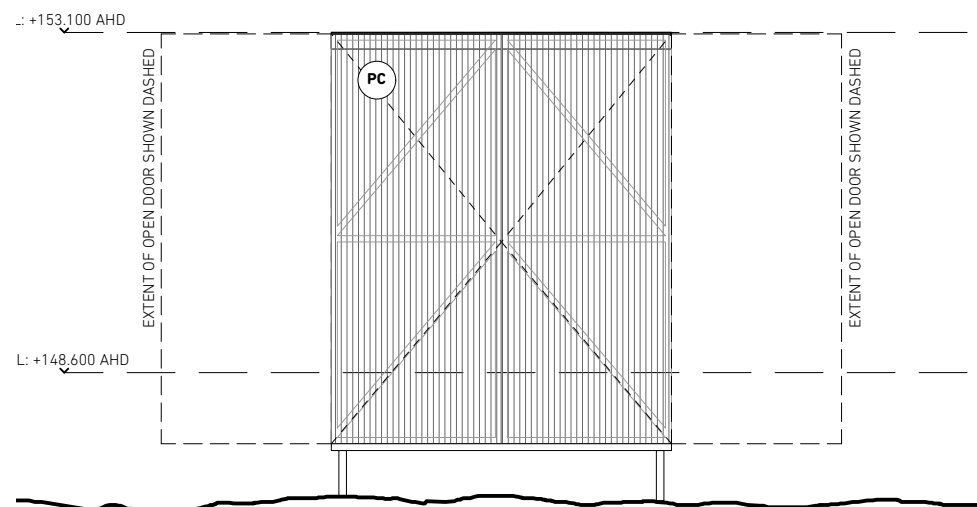
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FINISHES LEGEND

- GC GALVANISED CLADDING
- RC RECYCLED CONCRETE BLOCK WALL
- CO CONCRETE
- PC TRANSLUCENT POLYCARBONATE



1 STUDIO - SOUTH ELEVATION
 1:100



2 STUDIO - EAST ELEVATION
 1:100

ISSUE	DATE	FOR

project type
 CABIN + SITE WORKS
 client
 MARK SAVAGE
 address
 219 SWANSTON ROAD, LITTLE SWANPORT

STUDIO - ELEVATIONS

stage
 DEVELOPMENT APPLICATION
 drawing no
 date printed
 25/3/2026
 revision

B11 **1**

status
RFI-01

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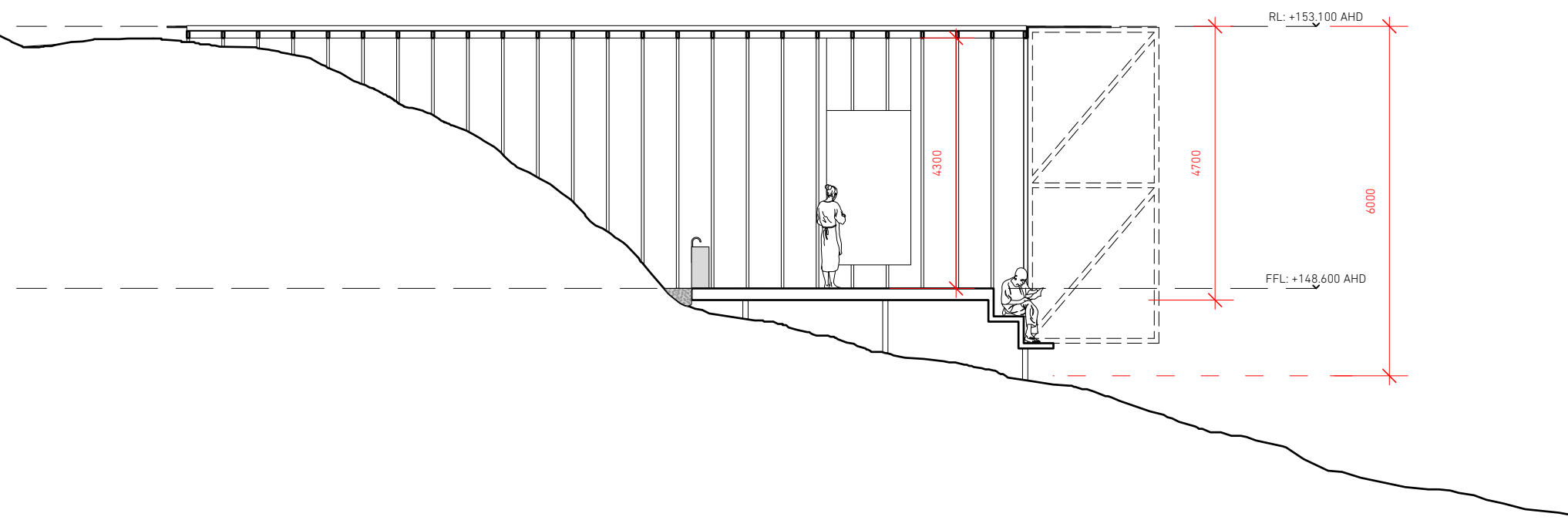
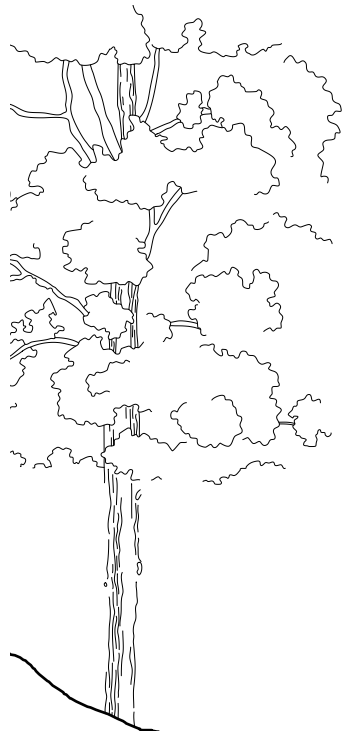
scaling check | page size
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NOT FOR CONSTRUCTION

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FINISHES LEGEND

- GC GALVANISED CLADDING
- RC RECYCLED CONCRETE BLOCK WALL
- CO CONCRETE
- PC TRANSLUCENT POLYCARBONATE



1 STUDIO SECTION
 1:100



ISSUE	DATE	FOR

project type
 CABIN + SITE WORKS
 client
 MARK SAVAGE
 address
 219 SWANSTON ROAD, LITTLE SWANPORT

drawing
STUDIO SECTION
 stage
 DEVELOPMENT APPLICATION
 drawing no
B12
 date printed
 25/3/2026
 revision
1
 status
RFI-01

CIVIL DRAWINGS
MITCHELMORES CREEK
219 SWANSTON ROAD
LITTLE SWANPORT

C001	COVER	B	23/03/2026
C101	SITE PLAN	B	23/03/2026
C102	ROAD AND STORMWATER PLAN - SHEET 1	B	23/03/2026
C103	ROAD AND STORMWATER PLAN - SHEET 2	B	23/03/2026
C201	DRIVEWAY LONG SECTIONS - SHEET 1	B	23/03/2026
C202	DRIVEWAY LONG SECTIONS - SHEET 2	B	23/03/2026
C301	DRIVEWAY LONG SECTIONS - SHEET 3	B	23/03/2026
C401	CONSTRUCTION DETAILS	B	23/03/2026

			DRAWN:	DE	  <p>Lower Ground 199 Macquarie Street Hobart TAS 7000 03 6234 8666 mail@aldanmark.com.au www.aldanmark.com.au</p>	PROJECT: MITCHELMORES CREEK	ADDRESS: 219 SWANSTON ROAD LITTLE SWANPORT	SHEET: COVER		
			CHECKED:	TW						
			DESIGN:	DE						
B	ARC REVISIONS	23/03/2026	CHECKED:							
A	PRELIMINARY FOR COMMENT	4/03/2026	VERIFIED:				CLIENT: TAYLOR & HINDS	SCALE: AS INDICATED	TOTAL SHEETS: 8	SIZE: A1
REV	ISSUE	DATE	APPROVAL				PROJECT No: 26 E 58 - 1	SHEET: C001	REV: B	



STORMWATER LEGEND	
	PVC STORMWATER DN150 SN8 U.N.O.
	SLOTTED PVC AG DRAIN
	TABLE DRAIN
	EXISTING STORMWATER
	STORMWATER MANHOLE
	SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3
	SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3
	SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3
	INSPECTION OPENING
	GP1 - 450 SQ PIT ACO TYPE 45 POLYMER CONCRETE PIT AND INCL. HEELSAFE GRATE
	GP2 - 600 SQ PIT ACO TYPE 66 POLYMER CONCRETE PIT AND INCL. HEELSAFE GRATE
	GRATED TRENCH WITH PIT
SEWER LEGEND	
	uPVC SEWER DN100 SN6 U.N.O.
	EXISTING SEWER
	SEWER MAINTENANCE HOLE 10500 AS PER MRWA-S-307
	MAINTENANCE SHAFT
	SEWER FIXTURE
	INSPECTION OPENING
	INSPECTION OPENING TO SURFACE
	OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER
SITE & EXISTING SERVICES LEGEND	
	DESIGN SURFACE CONTOUR (MAJ/MIN)
	EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
	EXISTING TELSTRA
	EXISTING NBN
	EXISTING GAS
PAVEMENT LEGEND	
	ASPHALT
	CONCRETE DRIVEWAY
	CONCRETE FOOTPATH
	GRAVEL

NOTES

THESE DRAWINGS SHALL BE APPROVED BY RELEVANT AUTHORITIES (INCL. COUNCIL & TASWATER) PRIOR TO CONSTRUCTION.

THIS DRAWING MUST ONLY BE DISTRIBUTED IN FULL COLOUR. ALDANMARK CONSULTING ENGINEERS ACCEPTS NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

BWARE OF UNDERGROUND SERVICES:
THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

SITE PLAN
SCALE 1:1000 (A1)

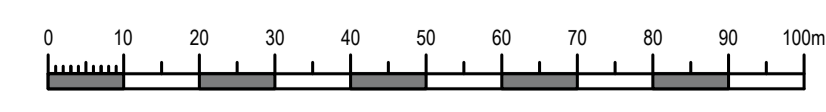


REV	ISSUE	DATE	APPROVAL
B	ARC REVISIONS	23/03/2026	CHECKED: TW
A	PRELIMINARY FOR COMMENT	4/03/2026	DESIGN: DE

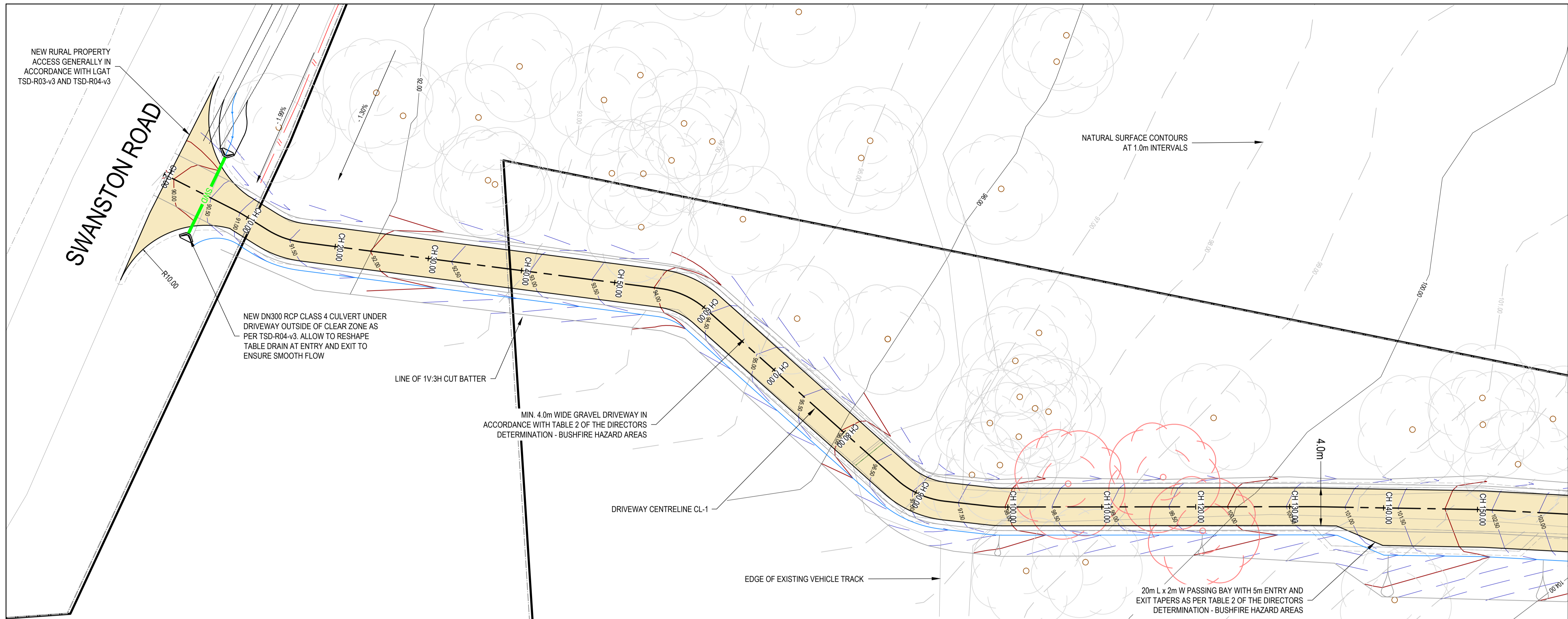


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199 Macquarie Street
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mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT:	MITCHELMORES CREEK
ADDRESS:	219 SWANSTON ROAD LITTLE SWANPORT
CLIENT:	TAYLOR & HINDS



SHEET:	SITE PLAN		
SCALE:	AS INDICATED	TOTAL SHEETS:	8
PROJECT No:	26 E 58 - 1	SHEET:	C101
SIZE:	A1	REV:	B



STORMWATER LEGEND	
	SWD PVC STORMWATER DN150 SN8 U.N.O.
	SSD SLOTTED PVC AG DRAIN
	TABLE DRAIN
	EX SWD EXISTING STORMWATER
	STORMWATER MANHOLE
	SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3
	SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3
	SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3
	INSPECTION OPENING
	GRADED PIT
	GRADED TRENCH WITH PIT

SEWER LEGEND	
	S uPVC SEWER DN100 SN6 U.N.O.
	EX S EXISTING SEWER
	SEWER MAINTENANCE HOLE 10500 AS PER MRWA-S-307
	MAINTENANCE SHAFT
	INSPECTION OPENING
	IOS INSPECTION OPENING TO SURFACE
	ORG OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER

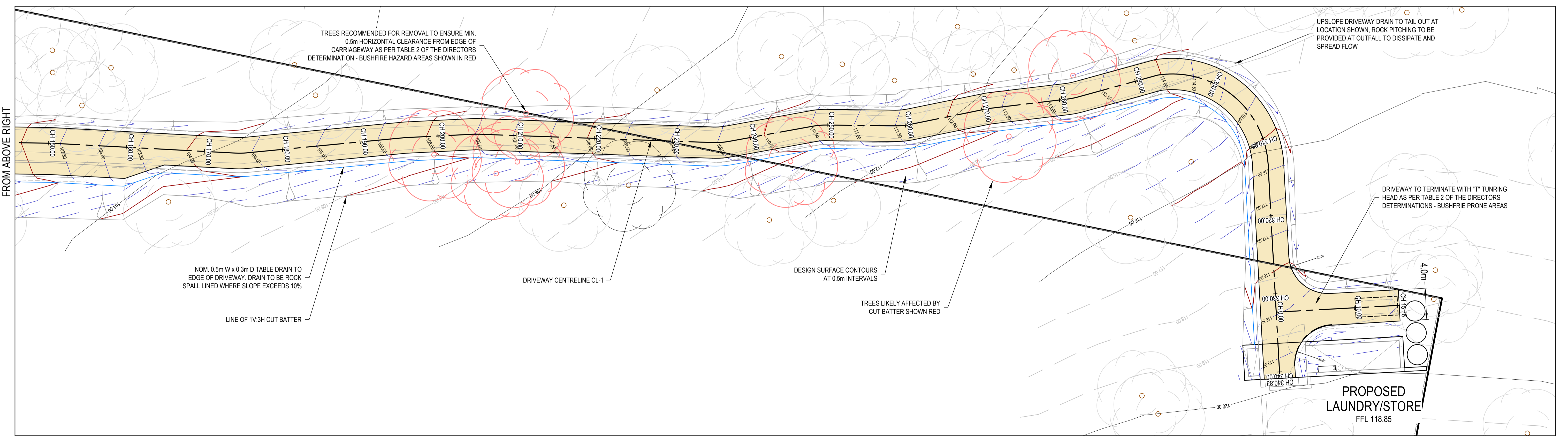
SITE & EXISTING SERVICES LEGEND	
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	26.0 EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
	OH EXISTING OVERHEAD POWER
	E EXISTING UNDERGROUND POWER
	OP EXISTING TELSTRA
	FOC EXISTING NBN
	G EXISTING GAS

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ROAD AND STORMWATER PLAN - SHEET 1
SCALE 1:250 (A1)

REV	ISSUE	DATE	APPROVAL
B	ARC REVISIONS	23/03/2026	CHECKED: DE
A	PRELIMINARY FOR COMMENT	4/03/2026	VERIFIED: TW

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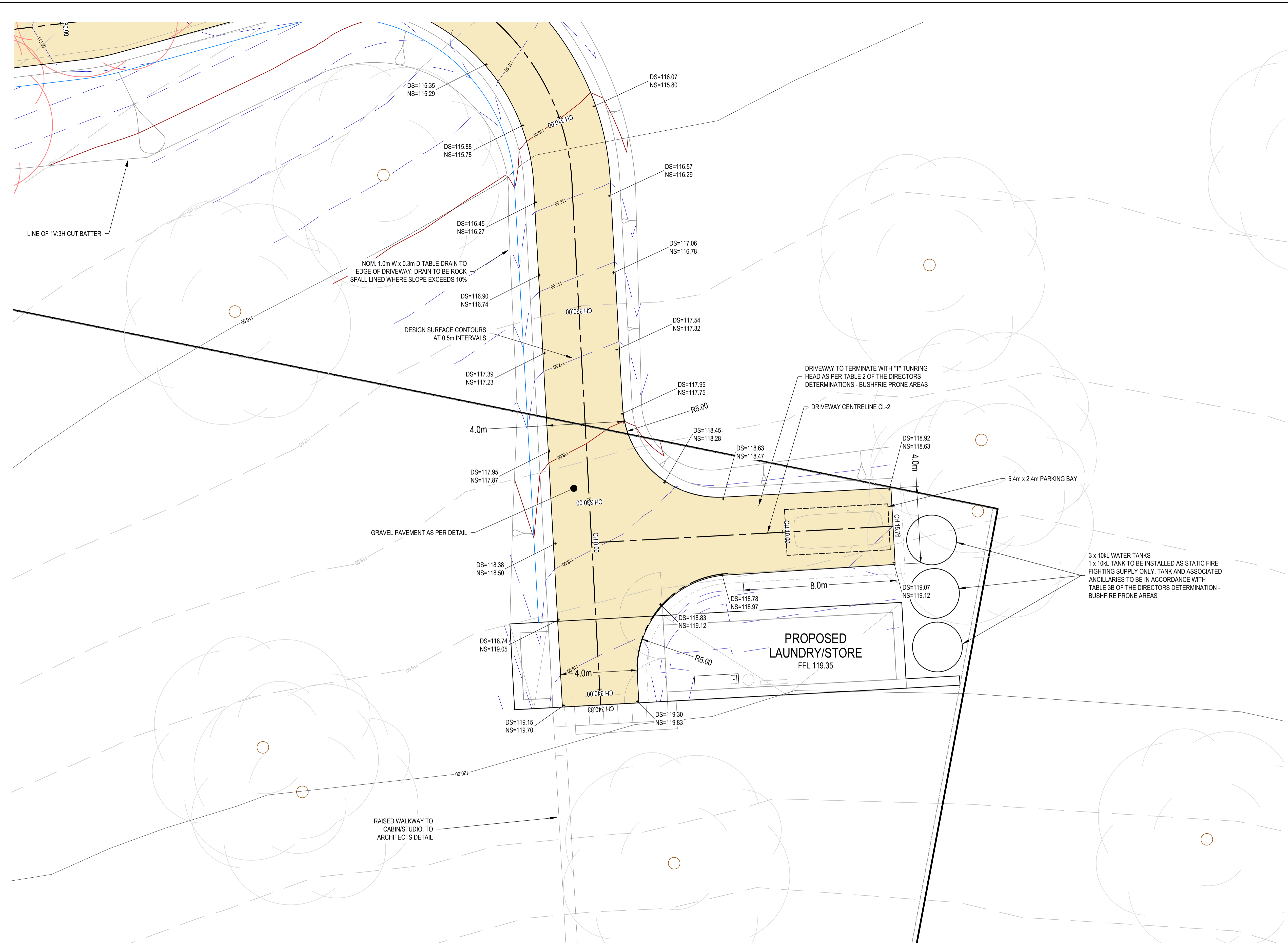
PROJECT: MITCHELMORES CREEK

ADDRESS: 219 SWANSTON ROAD
LITTLE SWANPORT

CLIENT: TAYLOR & HINDS

SHEET: ROAD AND STORMWATER PLAN - SHEET 1	SCALE: AS INDICATED	TOTAL SHEETS: 8	SIZE: A1
PROJECT No: 26 E 58 - 1	SHEET: C102	REV: B	





STORMWATER LEGEND	
	SWD PVC STORMWATER DN150 SN8 U.N.O.
	SSD SLOTTED PVC AG DRAIN
	TABLE DRAIN
	EX SWD EXISTING STORMWATER
	STORMWATER MANHOLE
	SIDE ENTRY PIT TYPE 3, AS PER TSD-SW09-v3
	SIDE ENTRY PIT TYPE 5, AS PER TSD-SW12-v3
	SIDE ENTRY PIT TYPE 6, AS PER TSD-SW16-v3
	INSPECTION OPENING
	GRADED PIT
	GRADED TRENCH WITH PIT

SEWER LEGEND	
	S uPVC SEWER DN100 SN6 U.N.O.
	EX S EXISTING SEWER
	SEWER MAINTENANCE HOLE 10500 AS PER MRWA-S-307
	MAINTENANCE SHAFT
	INSPECTION OPENING
	IOS INSPECTION OPENING TO SURFACE
	ORG OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER

SITE & EXISTING SERVICES LEGEND	
	26.0 DESIGN SURFACE CONTOUR (MAJ/MIN)
	26.0 EXISTING SURFACE CONTOUR (MAJ/MIN)
	BOUNDARY
	EASEMENT
	EXISTING FENCE
	OH EXISTING OVERHEAD POWER
	E EXISTING UNDERGROUND POWER
	OP EXISTING TELSTRA
	FOC EXISTING NBN
	G EXISTING GAS

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ROAD AND STORMWATER PLAN - SHEET 2
SCALE 1:100 (A1)

REV	ISSUE	DATE	APPROVAL
B	ARC REVISIONS	23/03/2026	CHECKED: DE
A	PRELIMINARY FOR COMMENT	4/03/2026	CHECKED: TW

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PROJECT: MITCHELMORES CREEK

ADDRESS: 219 SWANSTON ROAD
LITTLE SWANPORT

CLIENT: TAYLOR & HINDS

SHEET: ROAD AND STORMWATER PLAN - SHEET 2

SCALE: AS INDICATED

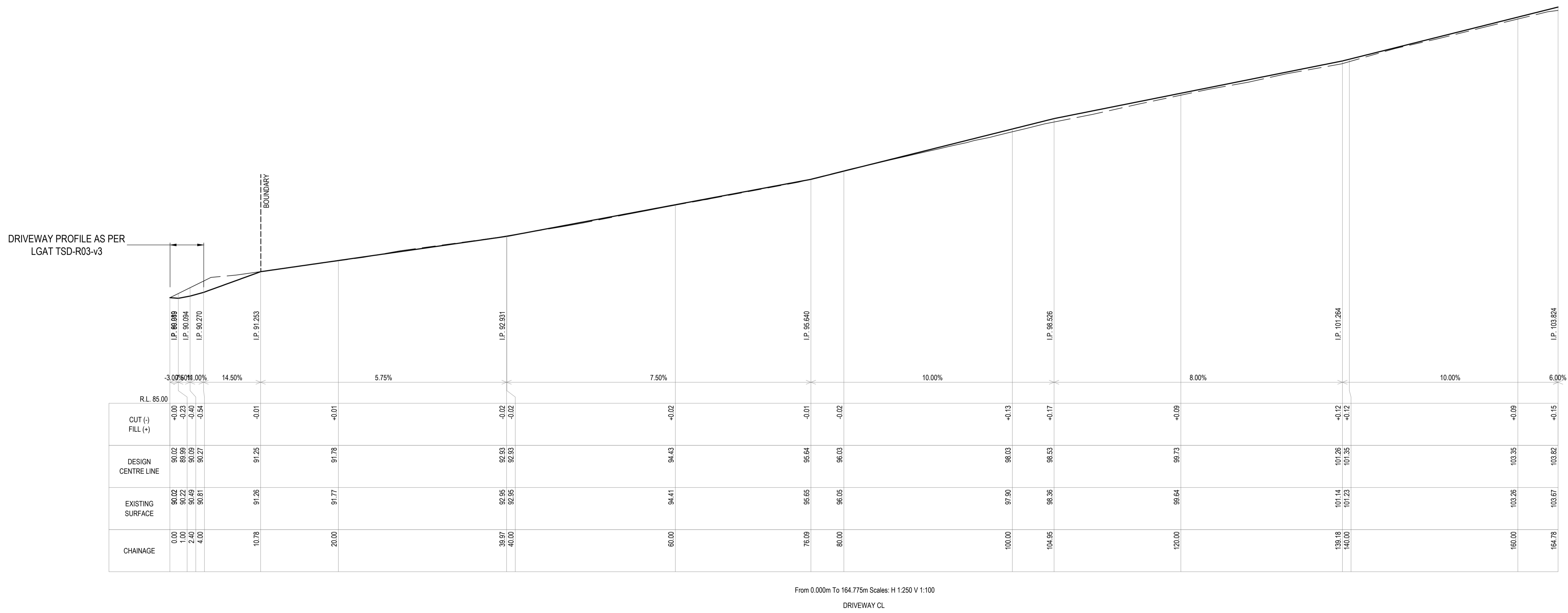
PROJECT No: 26 E 58 - 1

TOTAL SHEETS: 8	SIZE: A1
SHEET: C103	REV: B



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From 0.000m To 164.775m Scales: H 1:250 V 1:100

DRIVEWAY CL

DRIVEWAY LONG SECTIONS - SHEET 1
 SCALE AS INDICATED

			DRAWN: DE
			CHECKED: TW
			DESIGN: DE
B	ARC REVISIONS	23/03/2026	CHECKED: DE
A	PRELIMINARY FOR COMMENT	4/03/2026	VERIFIED: DE
REV	ISSUE	DATE	APPROVAL



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PROJECT: MITCHELMORES CREEK

ADDRESS: 219 SWANSTON ROAD
 LITTLE SWANPORT

SHEET: DRIVEWAY LONG SECTIONS - SHEET 1



CLIENT: TAYLOR & HINDS

SCALE: AS INDICATED TOTAL SHEETS: 8 SIZE: A1

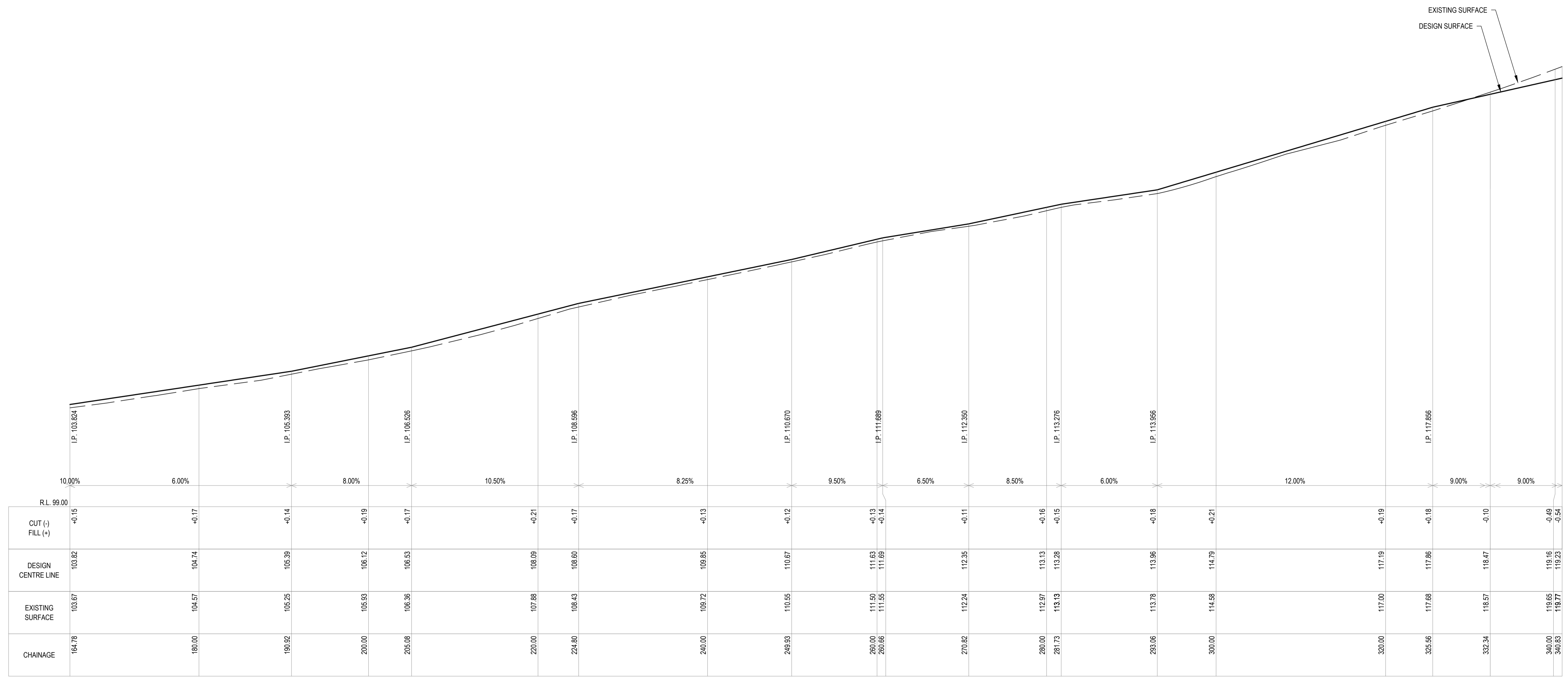
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NOTES

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From 164.775m To 340.826m Scales: H 1:250 V 1:100
DRIVEWAY CL

DRIVEWAY LONG SECTIONS - SHEET 2
SCALE AS INDICATED

REV	ISSUE	DATE	APPROVAL
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A	PRELIMINARY FOR COMMENT	4/03/2026	CHECKED: TW
			DESIGN: DE
			DRAWN: DE



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PROJECT: MITCHELMORES CREEK

ADDRESS: 219 SWANSTON ROAD
LITTLE SWANPORT

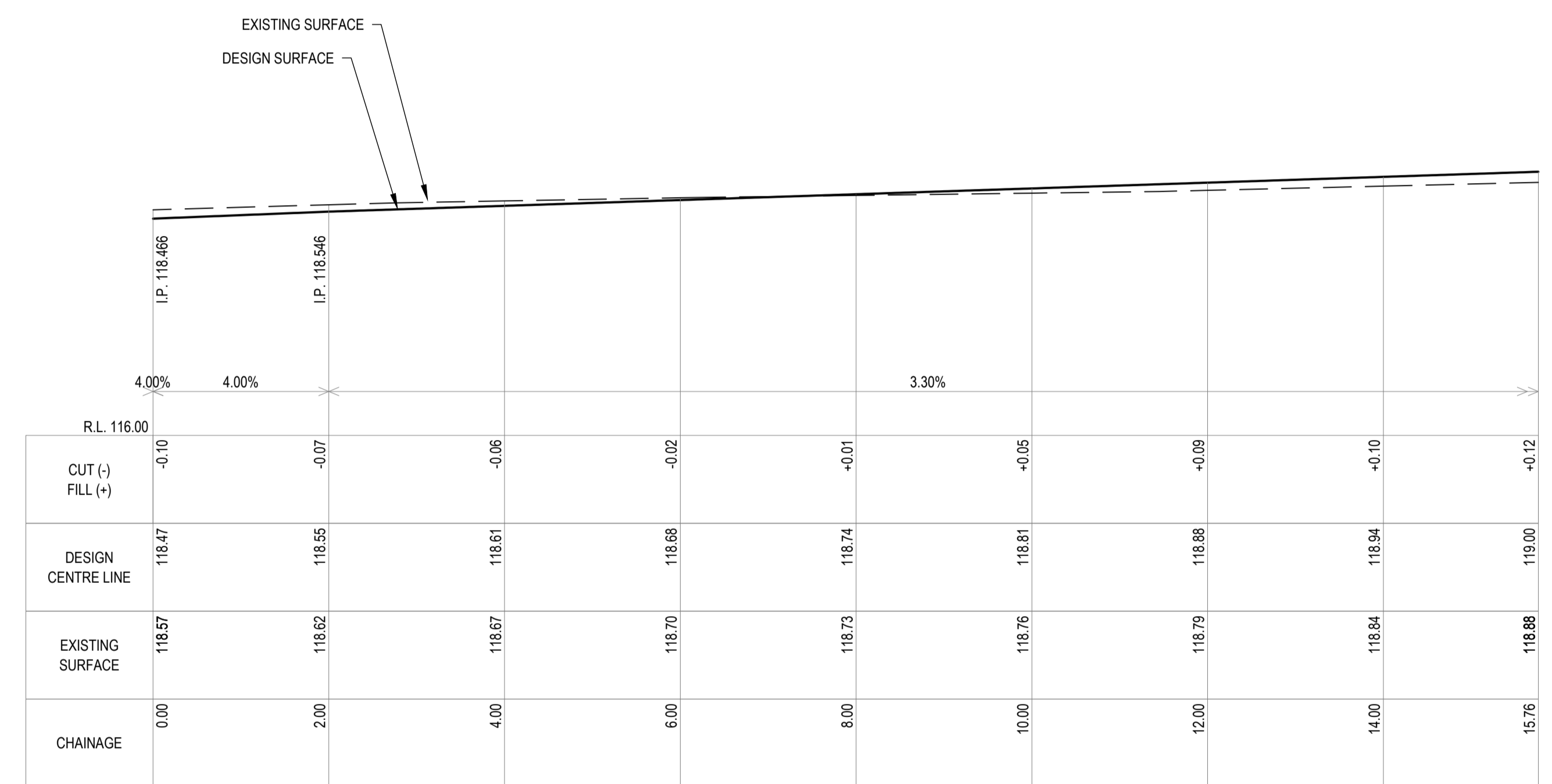
CLIENT: TAYLOR & HINDS

H1:250
V1:100

SHEET: DRIVEWAY LONG SECTIONS - SHEET 2	
SCALE: AS INDICATED	TOTAL SHEETS: 8
PROJECT No: 26 E 58 - 1	SHEET: C202
SIZE: A1	REV: B

NOTES

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From 0.000m To 15.763m Scales: H 1:50 V 1:50
 TURNING CL

DRIVEWAY LONG SECTIONS - SHEET 3
 SCALE AS INDICATED

REV	ISSUE	DATE	APPROVAL
B	ARC REVISIONS	23/03/2026	CHECKED: DE
A	PRELIMINARY FOR COMMENT	4/03/2026	CHECKED: TW
			DESIGN: DE
			DRAWN: DE

PROJECT:	MITCHELMORES CREEK
AS INDICATED	

ADDRESS:	219 SWANSTON ROAD LITTLE SWANPORT
CLIENT:	TAYLOR & HINDS

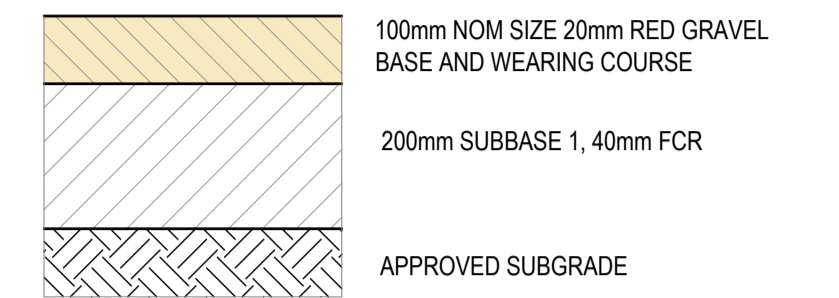
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SHEET:	C301	REV: B

NOTES

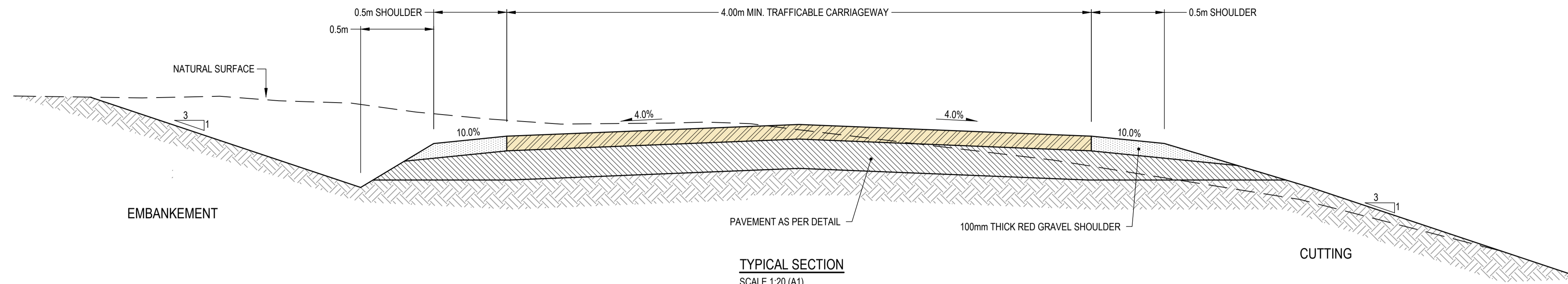
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GRAVEL PAVEMENT DETAIL



CONSTRUCTION DETAILS
SCALE AS INDICATED

			DRAWN:	DE
			CHECKED:	TW
			DESIGN:	DE
B	ARC REVISIONS	23/03/2026	CHECKED:	
A	PRELIMINARY FOR COMMENT	4/03/2026	VERIFIED:	
REV	ISSUE	DATE	APPROVAL	



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PROJECT:	MITCHELMORES CREEK
	AS INDICATED

ADDRESS:	219 SWANSTON ROAD LITTLE SWANPORT
CLIENT:	TAYLOR & HINDS

SHEET:	CONSTRUCTION DETAILS		
SCALE:	AS INDICATED	TOTAL SHEETS: 8	SIZE: A1
PROJECT No:	26 E 58 - 1	SHEET: C401	REV: B

a. 70 Cremorne Avenue Cremorne
TAS 7024 AU

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p. +61 3 6248 8742

General Manager
Glamorgan Spring Bay Council, Planning
PO Box 6
Triabunna, Tasmania 7190

25 March 2026

Dear Planning Department,

RE: DA 2025 / 231 – Dwelling & Outbuildings – Lot 16 Swanston Road, Little Swanport

(C.T.: 37307/16, Property Identification Number 9542636)

Please find attached documentation relating to the request for further Information (RFI) dated 22.12.2025.

Importantly, as discussed on the phone and by email since receipt of RFI, the project is to be assessed as residential (as opposed to visitor accommodation). This will resolve several items raised in the RFI. Those points are still listed below for completeness of response.

The points noted in the RFI have been addressed as follows.

General:

- Use to remain as Residential as per original Development Application Form.
 - Form is re-attached with Lot 16 listed as requested
- Exiting vehicle access ways:
 - "A02-A SITE PLAN (EXISTING) - 1:2000" is included in updated drawings, specifically highlighting zones of existing track to be retained (upgraded to meet TFS requirements) and to be removed (rehabilitated)
- Covenant Dealing and associated documents are included.

Rural Zone:

- 20.3.1 Discretionary Use
 - Discretionary use response remains as per original submission (not visitor accommodation).
- 20.4.1 Building Height
 - The height of the cabin enables minimal footprint and subsequent ground disturbance while containing the required residential amenity. The offset from nearest adjoining boundaries is substantial (and buildings on those properties are further offset within respective boundaries). The impact on the adjoining properties due to proposed height is negligible.
 - As highlighted within the Natural Values Report, the smaller footprint of the buildings is resulting in a minimisation of the natural flora impacted by proposed development.
 - Building Height is also addressed in the DA Report.

- C1.0 Signs Code
 - There is no signage proposed, aside from TFS required water access markers.
- C2.0 Parking and sustainable transport code
 - Parking Dimensions added to Site Plan (1:500) – A03
 - Access way design by suitably qualified Civil Engineers (Verto Engineers) is included.
- C3.0 Road and Railway Assets Code
 - Crossover consideration is included in the above mentioned Civil Engineer drawings (in accordance with LGAT TSD-R03-v3 & TSD-R04-v3)
- C7.0 Natural Assets Code
 - A Natural Values Report has been prepared by a suitably qualified person – Dr. Matthew Taylor of Ecotec Environmental – and is included.

The following documents are attached in addition to, and in support of the above responses:

- Updated Architectural Drawings "260325_2205_DA_RFI-01 " Prepared by Taylor and Hinds Architects
- DA Report (unamended) "251219_2205 DA-Report " Prepared by Taylor and Hinds Architects
- Civil Engineer Drawings "260304 CIV 26E58-1 A" Prepared by Verto Engineers
- Natural Values Report "Natural Values Report - Swanport Rd, Little Swanport - v1.2" Prepared by Dr. Matthew Taylor of Ecotec Environmental

Please be in touch if you require any further information.

Yours Truly,



MAT HINDS | PRINCIPAL, TAYLOR & HINDS ARCHITECT

NATURAL VALUES REPORT

PROPOSED DWELLING – Swanport Rd, Little Swanport



Landowner(s)	Mark Savage
Report Author	Dr Matthew Taylor – Ecotec Environmental
Assessment Date	11/02/2026





Metadata and Report Information

Report Title:	Natural Values Report – Swanport Rd, Alonnah
Prepared for:	Mark Savage
Prepared by:	Dr. Matthew Taylor – Ecotec Environmental mtaylor@ecotec.au, www.ecotec.au
Date of Assessment:	11 February 2026

Version Control

Version	Date	Author(s)	Notes/Changes
1.1	04 March 2026	Dr. Matthew Taylor	Initial report
1.2	17 March 2026	Dr. Matthew Taylor	Revised following client feedback

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Acknowledgements

We acknowledge the Palawa people of Lutruwita (Tasmania) who are the Traditional Owners of the land on which this assessment was conducted and pay our respects to Elders past, present, and emerging.



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INTRODUCTION

This report presents the findings of a natural values assessment of a private property at Swanport Rd, Little Swanport (Figure 1) and provides supporting information for a residential development application. The property is within Glamorgan Spring Bay Municipality and is zoned Rural under the Tasmanian Planning Scheme. The property is also covered by a Priority Vegetation Area overlay that stipulates requirements for environmental management under Tasmania’s planning regulations. Table 1 presents administrative information about the property.

The site was surveyed in February 2026. Native vegetation communities within and adjacent to the development footprint were mapped and a list of plant species was compiled, including introduced species. Trees within the development footprint were also mapped. An assessment of fauna was also conducted including habitat values.

Table 1. Property information

Owner(s):	Mark Savage
Address:	Swanport Rd, Little Swanport TAS 7190
Property Area:	95 hectares
Title:	37307 / 16
Local Government Area:	Glamorgan Spring Bay
Zoning:	Rural

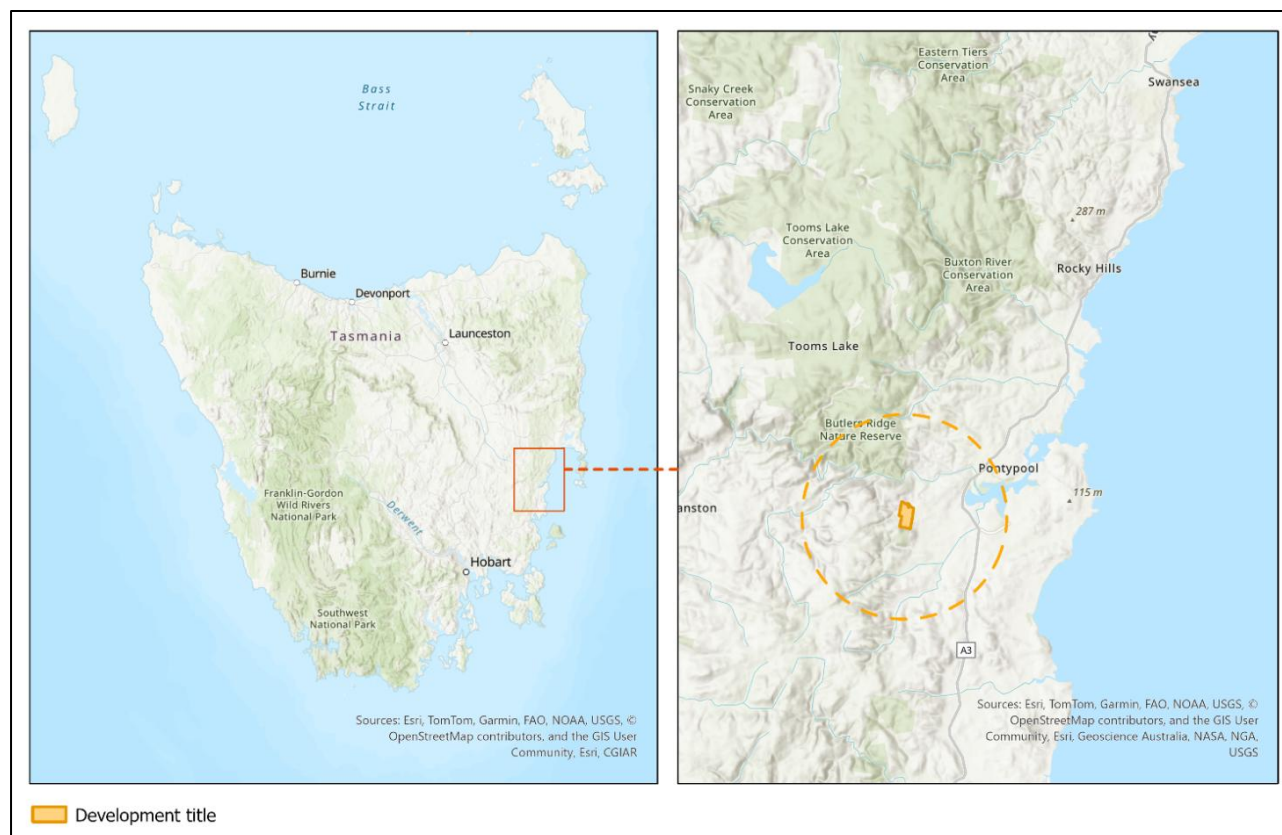


Figure 1. Location of subject property west of Pontypool on the east coast of Tasmania



NATURAL VALUES

Much of the property is subject to a Conservation Covenant, established under the NCA 2002. The majority of the development falls within an area that has been excluded from the covenant to allow for development.

Native vegetation

- The property was surveyed, and vegetation was mapped in accordance with the Tasmanian TASVEG 4.0 vegetation classification system. Native vegetation values are summarised in Table 2 and presented in Figure 2.
- *Eucalyptus pulchella* forest and woodland (DPU) occupies the development area. This forest community is widespread in Tasmania and not listed as threatened.
- Blue gum (*Eucalyptus globulus*) and black gum (*Eucalyptus ovata*) occur at low densities within this vegetation community. These species are of conservation significance as they provide foraging habitat for the critically endangered swift parrot (*Lathamus discolor*). Mature hollow-bearing trees provide potential nesting habitat and are identified on the natural values maps (Figure 2).
- *Gahnia radula* occurs in the understorey in the northern part of the development area. While not listed as a threatened species, it provides potential habitat for the threatened chaostola skipper butterfly (*Antipoda chaostola*). It is listed as endangered under both state and national environmental legislation.

Table 2. Vegetation description

Vegetation community	<i>Eucalyptus pulchella</i> forest and woodland
TASVEG code	DPU
Description	<ul style="list-style-type: none"> - Open woodland dominated by mature <i>Eucalyptus pulchella</i>, with scattered <i>E. globulus</i> and <i>E. ovata</i>. - There are numerous large, hollow bearing trees on the property, including in proximity to the location of the proposed development. - There is good recruitment of canopy tree species, with seedlings, saplings, mature trees and old-growth trees present across most of the property. - The mid-storey is open and dominated by low trees and shrubs such as native cherry (<i>Exocarpos cupressiformis</i>), sallow wattle (<i>Acacia mucronata</i>), sheoak (<i>Allocasuarina verticillata</i>), prickly box (<i>Bursaria spinosa</i>), prickly beauty (<i>Pultenaea juniperina</i>) and silver banksia (<i>Banksia marginata</i>). - The ground layer is dominated by sedges such as <i>Lomandra longifolia</i>, grasses such as <i>Themeda triandra</i> and <i>Austrostipa stiposa</i>, prostrate shrubs such as <i>Astroloma humifusum</i> and native herbs.
Condition	<ul style="list-style-type: none"> - The tree canopy is in good condition with limited evidence of dieback or senescence. - Good recruitment of canopy species was observed, with saplings and seedlings present across the property. - There are few weeds or introduced plant species of any kind. - There is limited evidence of timber or firewood harvesting.
Status	Not threatened



Native flora

A comprehensive botanical survey was undertaken as part of the natural values assessment. Twenty-three species of native vascular plants were recorded. No threatened flora species were found during the field survey. A search of the Natural Values Atlas revealed that nine threatened plant species (excluding coastal/marine species) have been recorded within 5km of the property. Despite a targeted search of suitable habitat, no threatened plants were observed during the survey (Table 3). A list of plant species observed during the survey is provided in Appendix 2 – Species List.

Table 3. Conservation status and habitat suitability for threatened flora recorded within 5km of property

Species	TSPA	EPBCA	Suitable Habitat
Juniper wattle <i>Acacia ulicifolia</i>	r	–	Dry sclerophyll woodland and forest, typically on well-drained sandy or gravelly soils. May occur in open woodland or shrubby understory habitats.
Slender watermat <i>Althenia preissii</i>	r	–	Shallow coastal lagoons, estuaries, and saline or brackish wetlands with submerged aquatic vegetation.
Tasmanian rayflower <i>Cyphanthera tasmanica</i>	r	–	Open dry forest and woodland, often on rocky or well-drained soils in eastern Tasmania.
Barbers gum <i>Eucalyptus barberi</i>	r	–	Dry woodland and forest on dolerite or sandstone substrates, often on slopes and ridges.
Clover glycine <i>Glycine latrobeana</i>	v	VU	Native grasslands and grassy woodland, particularly in relatively undisturbed grassland habitats.
Clubmoss everlastingbush <i>Ozothamnus lycopodioides</i>	r	–	Heathland and dry woodland, often on sandy or rocky soils in open vegetation communities.
Curved riceflower <i>Pimelea curviflora</i>	p	–	Dry forest and woodland margins, typically on sandy or well-drained soils.
Narrowleaf dogwood <i>Pomaderris phyllicifolia</i> subsp. <i>phyllicifolia</i>	r	–	Shrubby woodland and forest edges, often along drainage lines or moist slopes.
Helicopter bush <i>Spyridium vexilliferum</i> var. <i>vexilliferum</i>	r	–	Dry coastal scrub, heath and woodland on sandy or rocky soils.



Native fauna

A fauna survey was undertaken as part of the natural values assessment including an assessment of the habitat values for fauna present on the property. Southeast Tasmania is a hotspot for endemic and threatened bird species. Swift parrots and habitat for masked owls were a focus of attention for the survey. Ten bird species were observed directly during the survey, either visually or calling. Indirect observations were made of four mammal species either through scats or diggings. A search of the Natural Values Atlas revealed that ten threatened fauna species have been recorded within 5km of the property (excluding coastal/marine species). A summary of the suitability of habitat for those species is presented in Table 4.

Table 4. Conservation status and habitat suitability for threatened fauna recorded within 5km of property

Species	TSPA	EPBCA	Suitable Habitat
Chaostola skipper <i>Antipodia chaostola</i>	e	EN	Native grassland and grassy woodland supporting host grasses, particularly in relatively undisturbed open habitats.
Wedge-tailed eagle <i>Aquila audax</i>	pe	–	Large territories in forest, woodland and open farmland landscapes; nests in tall eucalypts near open foraging areas.
Tasmanian wedge-tailed eagle <i>Aquila audax subsp. fleayi</i>	e	EN	Extensive tracts of forest and woodland with large emergent trees for nesting and nearby open areas for hunting.
Spotted-tailed quoll <i>Dasyurus maculatus</i>	r	VU	Large areas of native forest, woodland and riparian habitat providing den sites, cover and prey resources.
Eastern quoll <i>Dasyurus viverrinus</i>	–	EN	Mosaic of native forest, woodland and pasture with dense ground cover, fallen timber and rocky shelter sites.
White-bellied sea-eagle <i>Haliaeetus leucogaster</i>	v	–	Large trees near rivers, wetlands or coastal waters suitable for nesting and foraging over nearby water bodies.
Swift parrot <i>Lathamus discolor</i>	e	CR	Seasonal foraging habitat in blue gum (<i>Eucalyptus globulus</i>) forest and woodland where flowering eucalypts provide nectar resources.
Blue-winged parrot <i>Neophema chrysostoma</i>	v	VU	Open woodland, heathland and native grasslands with nearby nesting hollows and grassy foraging areas.
Eastern barred bandicoot <i>Perameles gunnii</i>	–	VU	Native grasslands, grassy woodland and pasture edges with dense ground cover for shelter and foraging.
Tasmanian devil <i>Sarcophilus harrisii</i>	e	EN	Forest, woodland and agricultural landscapes providing den sites in logs, burrows or rocky areas and abundant carrion or prey resources.

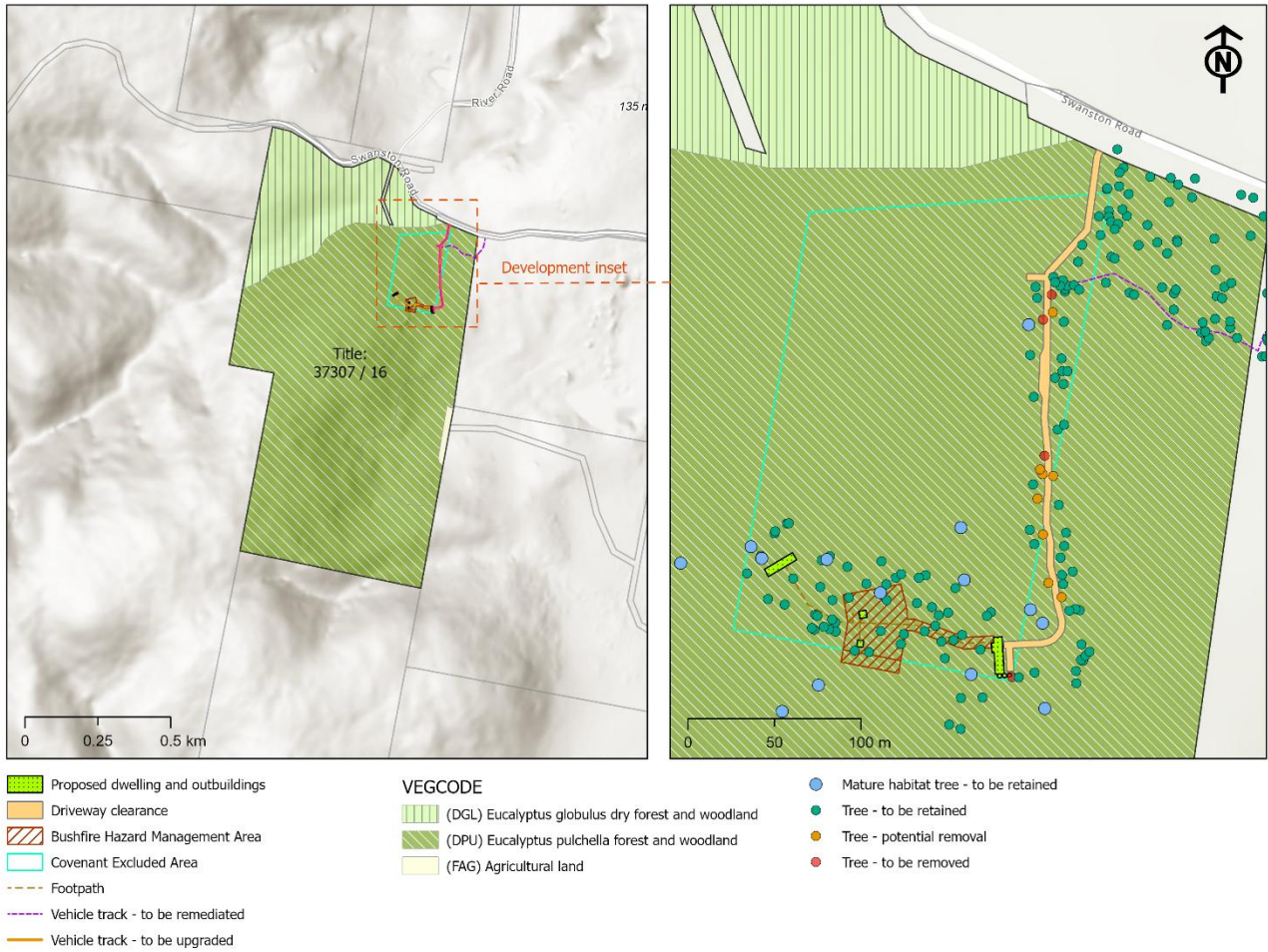


Figure 2. Natural values assessment



THREATS AND PRESSURES

Development impacts

The proposed development of accommodation buildings, outbuildings, driveway, wastewater system and associated structures on the property, and the requirements of the Bushfire Hazard Management Plan (BHMP) for bushfire hazard mitigation, will necessitate the clearance of native vegetation on the property. The total area of native vegetation proposed for 0.1ha and the area to be partially cleared for the BHMA is 0.1ha. Trees within the development footprint have been mapped and some are proposed for removal. All mature habitat trees will be retained. An area of approximately 75m² of Chaostola skipper habitat (*Gahnia radula*) will be cleared to upgrade the access track (0.15% of total available habitat on property). A summary of the development impacts is provided in Table 5.

Table 5. Summary of impacts on natural values

NATURAL VALUES	IMPACT OF DEVELOPMENT
Native vegetation including threatened communities	<ul style="list-style-type: none"> - No threatened communities will be impacted by the development. - The development footprint has been minimised through its architectural design and the impact of vegetation clearance associated with bushfire hazard reduction will be minimal. - An area of approximately 250m² of vegetation will need to be cleared to accommodate the footprint of buildings, wastewater system and associated structures. - Widening and extending an existing track will result in additional clearance of approximately 750m² of native vegetation. - The wastewater system has been sited to avoid the need to clear or impact trees. - An additional of 2000m² will need to be partially cleared as required by the Bushfire Hazard Management Plan
Threatened flora	<ul style="list-style-type: none"> - Not Applicable – no threatened flora values identified
Threatened fauna	<ul style="list-style-type: none"> - No threatened fauna species have been recorded on the property - Because limited vegetation clearance is proposed, the development will have a minor impact on threatened species habitat values. <ul style="list-style-type: none"> o Chaostola skipper – no significant impact on habitat extent o Eastern quoll – negligible impact on foraging habitat o Swift parrot – no impact on nesting or foraging trees o Masked owl – no impact on nesting trees or foraging habitat
Habitat trees	<ul style="list-style-type: none"> - All mature habitat trees will be retained. - Widening, extending and upgrading the access road will require the removal of three non-habitat trees. - An additional eight trees adjacent to the road will be assessed at time of construction and retained unless necessary to meet the requirements of the Bushfire Hazard Management Plan.

Introduced species

No declared weeds were observed on the property during the survey. Monitoring to ensure the prevention of weed establishment should be a priority, with special attention paid to Spanish heath (*Erica lusitanica*) and gorse (*Ulex europaeus*), which are widespread in the area and can be introduced to a property via windblown seed, vehicles, machinery and foot traffic.

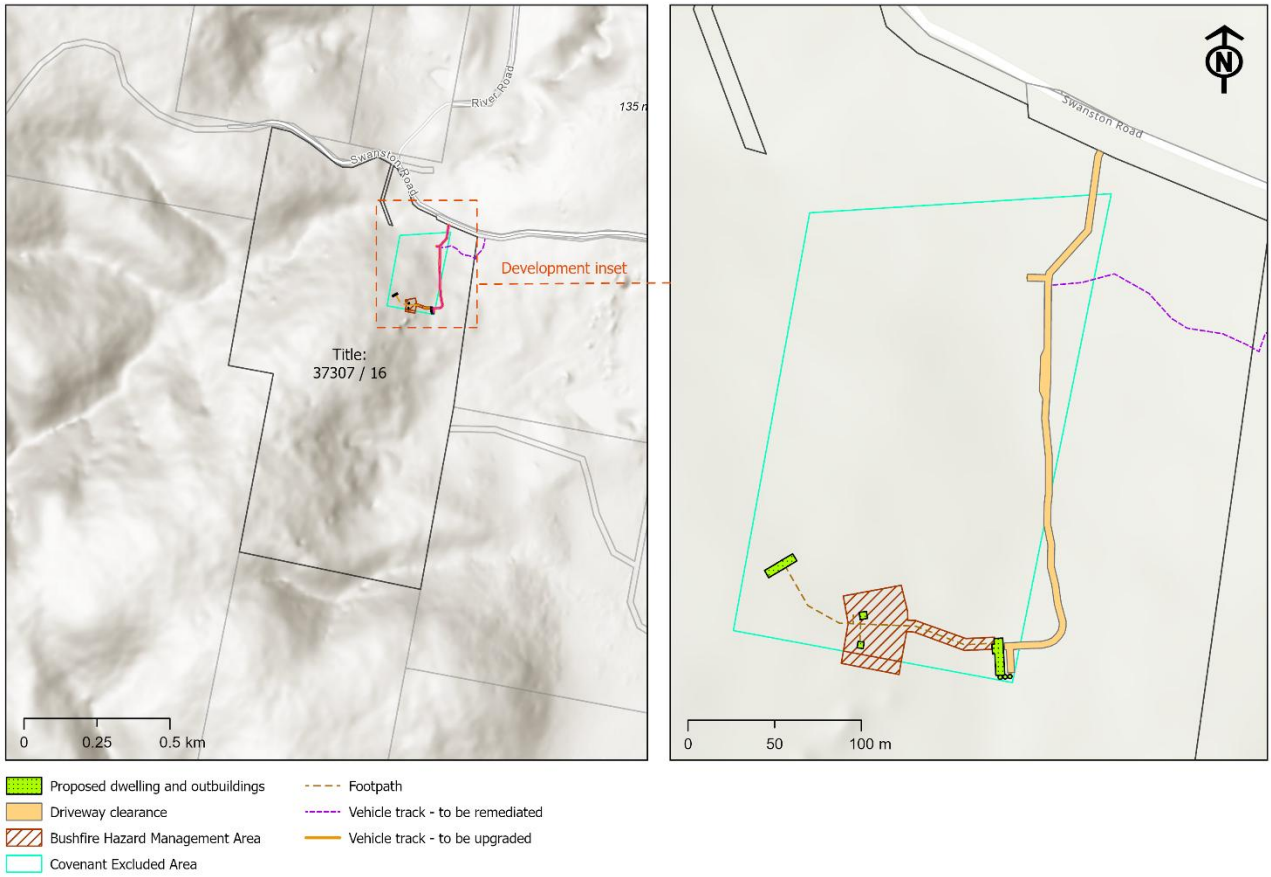


Figure 3. Development footprint



MITIGATION OF IMPACTS ON NATURAL VALUES

Mitigation measures

To ensure compliance with planning provisions and minimize ecological impacts, mitigation measures are proposed to address key environmental considerations. By adopting these mitigation measures, the proposed development can minimize impacts on natural values, align with the requirements of the Tasmanian Planning Scheme, and balance the needs for development with environmental sustainability.

1. Preservation of Native Vegetation

- Minimize clearing of native vegetation within the Bushfire Hazard Management Area, while still mitigating bushfire risk, in accordance with the Bushfire Hazard Management Plan and Tree Plan (if applicable) for the property.
- Retain existing native vegetation outside the Bushfire Hazard Management Area, particularly old-growth trees (habitat for a wide range of species) and blue gum and black gum (*E. globulus*, *E. ovata*), which provide foraging habitat for the critically endangered swift parrot (*Lathamus discolor*).

2. Tree Retention

- Retain mature habitat trees, especially blue gum (*E. globulus*) and black gum (*E. ovata*)
- Site roads, tracks and structures to minimise the requirement for tree clearance.
- Assess trees in proximity to roads at time of construction and remove only those trees required for the requirements of the Bushfire Hazard Management Plan.
- Preserve Chaostola skipper habitat. Approximately 5 ha of habitat occurs on the property.

3. Habitat Protection

- Preserve habitats for native fauna outside the Hazard Management Area, including those reliant on old-growth trees, and specialist species such as swift parrot, which required specific foraging species (blue gum and black gum)
- Preserve Chaostola skipper habitat. Approximately 5 ha of habitat occurs on the property.

4. Erosion and Sediment Control

- Implement effective erosion and sediment control measures during construction to prevent runoff of sediment into areas of native vegetation and adjacent lands.

5. Weed and Pest Control

- Actively monitor weeds to prevent establishment on the property. Special attention should be paid to tracks and the area around the residence.
- Avoid planting non-native species in garden areas that have the potential to spread into native vegetation. This can include non-Tasmanian, Australian native species such as wattles and melaleucas, which can become invasive in bushland settings.



SUMMARY AND RECOMMENDATIONS

The natural values assessment for the proposed residential development at Swanport Rd has evaluated the ecological characteristics, pressures and threats, and mitigation measures relevant to the property. The assessment confirms that:

- A total area of 0.2ha of native vegetation will be cleared for this development,
- The required clearing for the proposed development, including the Bushfire Hazard Management Area, avoids significant impacts on priority vegetation or critical habitat features.
- The house and associated infrastructure has been architecturally designed to minimise the footprint of the development. Clearing of native vegetation has been minimised (less than 0.5ha) to comply with the requirements of the Priority Vegetation Area Code.
- The property is predominantly covered by *Eucalyptus pulchella forest and woodland (DPU)*. Although this community is not listed as threatened, it nevertheless provides important habitat value for a range of native species, including threatened species.
- Clearance of forest understorey vegetation dominated by *Gahnia radula* is minimal (0.15%) and will have no significant impact on the Chaostola skipper.
- Despite a targeted survey, no threatened fauna or flora species were observed on the property during the survey. There is a high likelihood that threatened species such as eastern quoll and swift parrot occur on the property. However, the proposed development will have negligible impact on these or other species due to the small amount of habitat clearing required.

Through careful planning, adherence to the recommendations outlined in this report, and compliance with the relevant provisions of the Tasmanian Planning Scheme, the proposed development can proceed with negligible impact on the property's ecological values. Key measures, such as the retention of native vegetation, retention of mature habitat trees, minimisation of habitat disruption, and proactive monitoring and weed management, will ensure the long-term conservation of the site's natural values. By integrating these measures into the development process, this project demonstrates a commitment to sustainable land use that respects and preserves Tasmania's unique ecological heritage.



APPENDIX 1 – SITE PHOTOS



Eucalyptus pulchella woodland with old-growth trees.



Understorey dominated by *Gahnia radula*.



Prickly box (*Bursaria spinosa*) provides good foraging habitat for native birds and arboreal mammals.



Common heath (*Epacris impressa*) is an important nectar source for native honeyeaters.



Driveway providing access to building area.



Building area in location with low-density vegetation



APPENDIX 2 – SPECIES LIST

PLANTS	BIRDS	MAMMALS
<p><u>Canopy Trees</u> <i>Eucalyptus pulchella</i> <i>Eucalyptus globulus</i> <i>Eucalyptus ovata</i></p> <p><u>Sub-Canopy Trees</u> <i>Acacia melanoxylon</i> <i>Acacia mucronata</i> <i>Exocarpos cupressiformis</i></p> <p><u>Shrubs</u> <i>Astroloma humifusum</i> <i>Banksia marginata</i> <i>Beyeria viscosa</i> <i>Bursaria spinosa</i> <i>Epacris impressa</i> <i>Leptospermum scoparium</i> <i>Pomaderris elliptica</i> <i>Pultenaea daphnoides</i> <i>Pultenaea juniperina</i></p> <p><u>Grasses and sedges</u> <i>Dianella tasmanica</i> <i>Poa labillardierei</i> <i>Gahnia radula</i> <i>Lomandra longifolia</i> <i>Themeda triandra</i> <i>Austrostipa stipoides</i> <i>Austrodanthonia spp.</i></p> <p><u>Herbs</u> <i>Acaena novaehollandiae</i> <i>Dichondra repens</i> <i>Drosera peltata</i> <i>Leptorhynchus squamatus</i> <i>Oxalis perennans</i> <i>Ranunculus sepilifolius</i> <i>Viola hederaceae</i></p> <p><u>Ferns</u> <i>Pteridium esculentum</i></p>	<p>Black currawong (<i>Strepera fuliginosa</i>) Black-headed honeyeater (<i>Melithreptus affinis</i>) Brown thornbill (<i>Acanthiza pusilla</i>) Dusky robin (<i>Melanodryas vittata</i>) Eastern spinebill (<i>Acanthorhynchus tenuirostris</i>) Fantail cuckoo (<i>Cacomantis flabelliformis</i>) Flame robin (<i>Petroica boodang</i>) Forest raven (<i>Corvus tasmanicus</i>) Golden whistler (<i>Pachycephala pectoralis</i>) Green rosella (<i>Platycercus caledonicus</i>) Grey fantail (<i>Rhipidura albiscapa</i>) Grey shrike-thrush (<i>Colluricincla harmonica</i>) Pallid cuckoo (<i>Cacomantis pallidus</i>) Scarlet robin (<i>Petroica multicolor</i>) Silvereye (<i>Zosterops lateralis</i>) Strong-billed honeyeater (<i>Melithreptus validirostris</i>) Superb fairy wren (<i>Malurus cyaneus</i>) Tasmanian thornbill (<i>Acanthiza ewingii</i>) Yellow-throated honeyeater (<i>Lichenostomus flavicollis</i>)</p>	<p>Long-nosed potoroo (<i>Potorous tridactylus</i>) Tasmanian pademelon (<i>Thylogale billardierii</i>) Bennett's wallaby (<i>Macropus rufrogriseus</i>) Short-beaked echidna (<i>Tachyglossus aculeatus</i>) Brushtail possum (<i>Trichosurus vulpecula</i>)</p> <p>AMPHIBIANS</p> <p>Brown treefrog (<i>Litoria ewingii</i>)</p> <p>WEEDS</p> <p>None</p>



APPENDIX 3 – NATURAL VALUES REPORT (NVA)

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference: Savage - Little Swanport

Requested For: Matthew Taylor

Report Type: Summary Report

Timestamp: 05:32:48 PM Sunday 08 March 2026

Threatened Flora: buffers Min: 1000m Max: 5000m

Threatened Fauna: buffers Min: 1000m Max: 5000m

Raptors: buffers Min: 1000m Max: 5000m

Tasmanian Weed Management Act Weeds: buffers Min: 1000m Max: 5000m

Priority Weeds: buffers Min: 1000m Max: 5000m

Geoconservation: buffer 1000m

Acid Sulfate Soils: buffer 1000m

TASVEG: buffer 1000m

Threatened Communities: buffer 1000m

Fire History: buffer 1000m

Tasmanian Reserve Estate: buffer 1000m

Biosecurity Risks: buffer 1000m

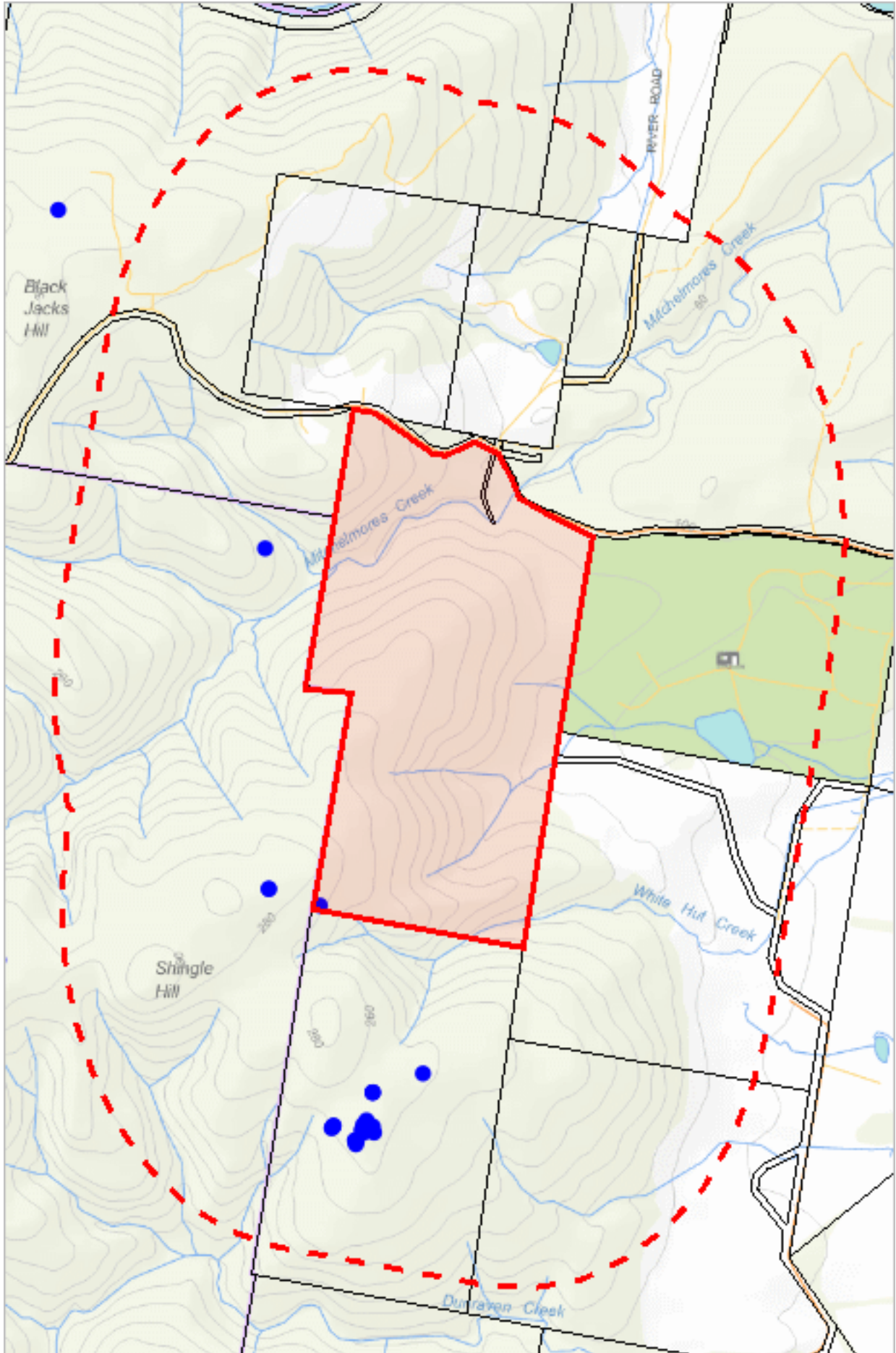


The centroid for this query GDA94: 573331.0, 5310577.0 falls within:

Property: 9542636

Threatened flora within 1000 metres

574687, 5312597



572016, 5308591

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

Threatened flora within 1000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified

□ Polygon Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Threatened flora within 1000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Eucalyptus barberi</i>	barbers gum	r		e	29	28-Jun-2013

Unverified Records

No unverified records were found!

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

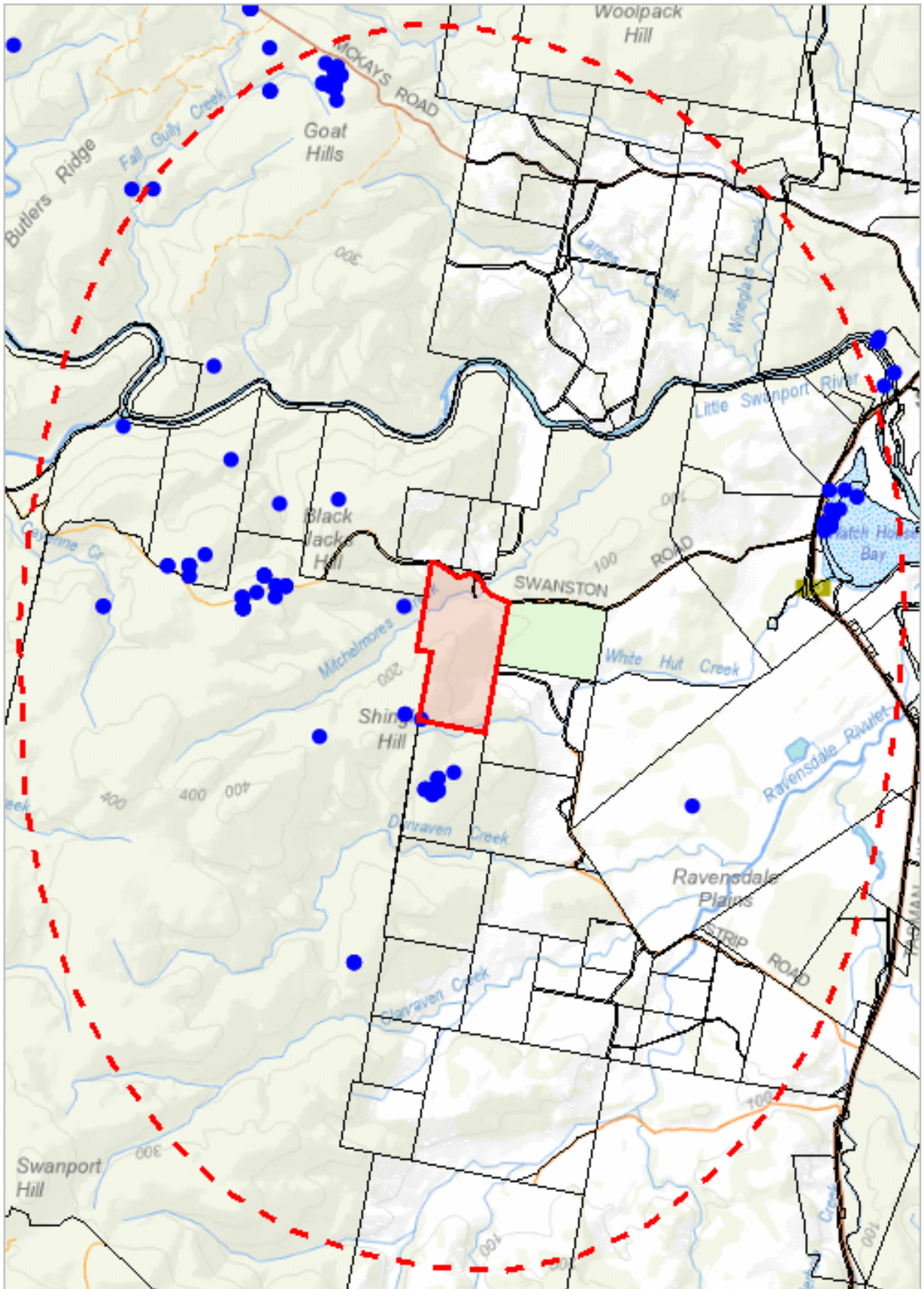
Telephone: 1300 368 550

Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

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

Threatened flora within 5000 metres

577698, 5316621



569014, 5304565

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
<i>Acacia ulicifolia</i>	juniper wattle	r		n	1	31-Dec-1877
<i>Althenia preissii</i>	slender watermat	r		n	2	19-Oct-2022
<i>Cyphanthera tasmanica</i>	tasmanian rayflower	r		e	2	06-Oct-2001
<i>Eucalyptus barberi</i>	barbers gum	r		e	83	28-Jun-2013
<i>Glycine latrobeana</i>	clover glycine	v	VU	n	1	01-Jun-2001
<i>Ozothamnus lycopodioides</i>	clubmoss everlastingbush	r		e	17	03-Aug-2022
<i>Pimelea curviflora</i>	curved riceflower	p		n	1	11-Feb-2001
<i>Pimelea curviflora</i> var. <i>gracilis</i>	slender curved riceflower	r		n	3	09-Oct-2022
<i>Pomaderris phyllicifolia</i> subsp. <i>phyllicifolia</i>	narrowleaf dogwood	r		n	2	22-Jul-1990
<i>Ruppia megacarpa</i>	largefruit seatassel	r		n	4	02-Feb-2021
<i>Ruppia tuberosa</i>	tuberous seatassel	r		n	13	19-Oct-2022
<i>Spyridium vexilliferum</i> var. <i>vexilliferum</i>	helicopter bush	r		n	1	11-Nov-1945
<i>Stuckenia pectinata</i>	fennel pondweed	r		n	2	12-Oct-2011
<i>Teucrium corymbosum</i>	forest germander	r		n	2	25-May-1999

Unverified Records

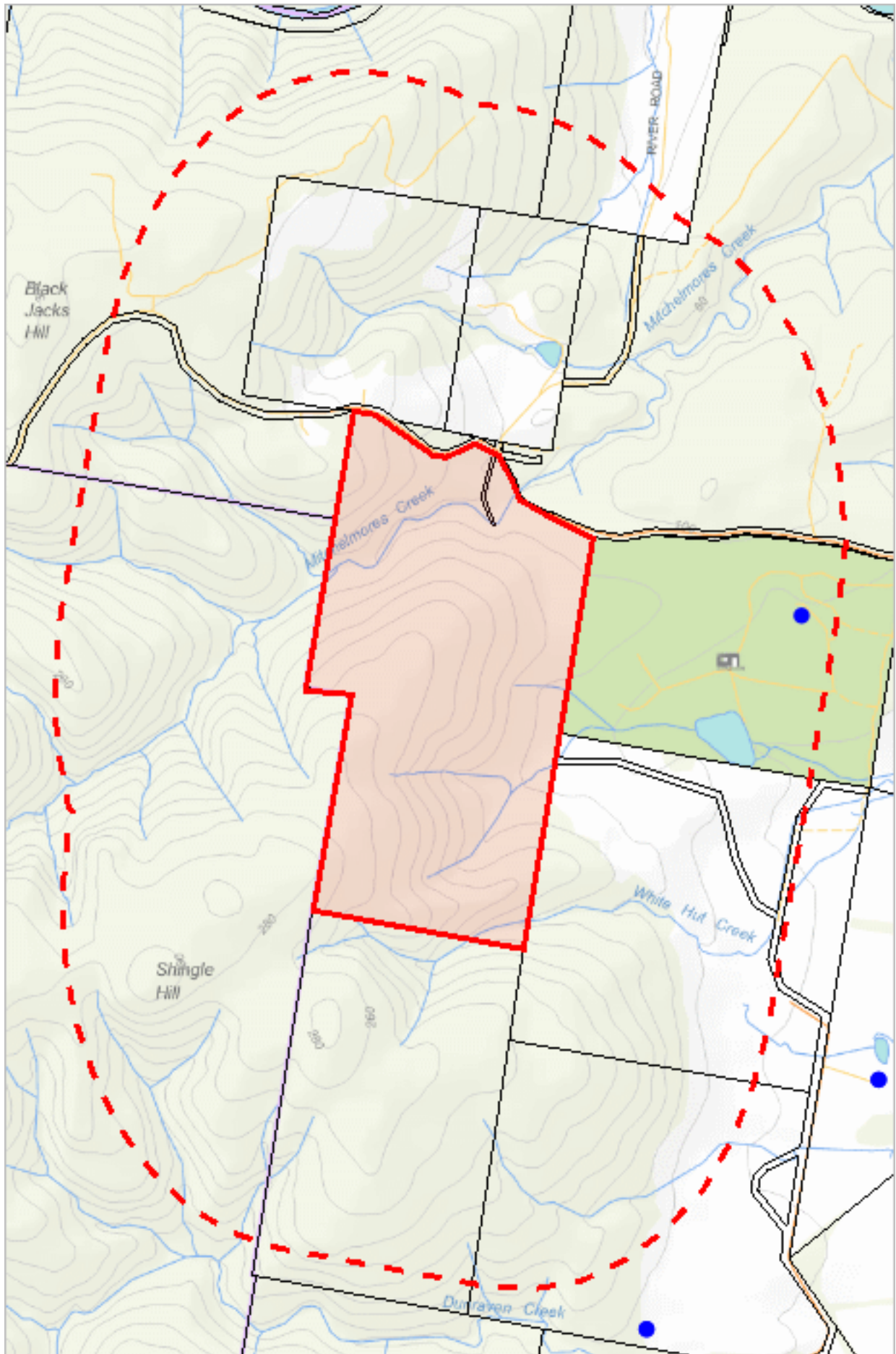
No unverified records were found!

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Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

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



572016, 5308591

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

Threatened fauna within 1000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified

□ Polygon Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Threatened fauna within 1000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Aquila audax</i>	wedge-tailed eagle	pe	PEN	n	1	16-Dec-2016

Unverified Records

No unverified records were found!

Threatened fauna within 1000 metres (based on Range Boundaries)

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

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

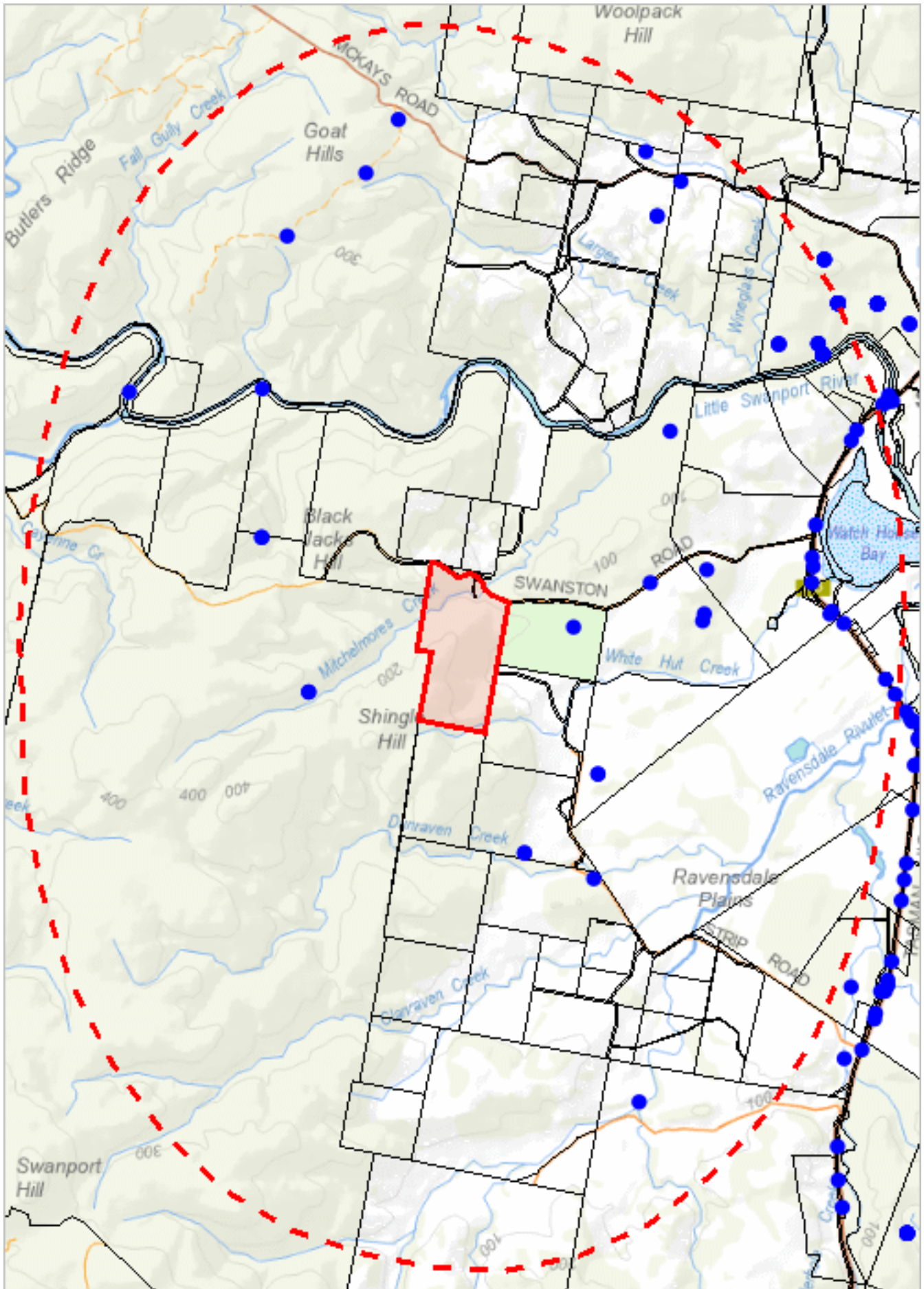
Telephone: 1300 368 550

Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

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

Threatened fauna within 5000 metres

577698, 5316621



569014, 5304565

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
<i>Antipodia chaostola</i> subsp. <i>leucophaea</i>	chaostola skipper	e	EN	e	1	25-Jun-2005
<i>Aquila audax</i>	wedge-tailed eagle	pe	PEN	n	4	12-Mar-2020
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	6	04-Nov-2022
<i>Dasyurus maculatus</i>	spotted-tailed quoll	r	VU	n	2	26-Oct-2019
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	4	01-Jun-1996
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	4	12-Feb-2023
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	11	20-Oct-2023
<i>Neophema chrysostoma</i>	blue-winged parrot	v	VU	n	1	26-Jul-2022
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	3	11-Dec-1969
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	01-Jun-2000
<i>Sarcophilus harrisi</i>	tasmanian devil	e	EN	e	105	27-Nov-2025
<i>Sterna albifrons</i> subsp. <i>sinensis</i>	little tern	pe			1	01-Jan-1900
<i>Sterna nereis</i> subsp. <i>nereis</i>	fairy tern	pv	PVU		1	01-Jan-1900
<i>Sternula nereis</i> subsp. <i>nereis</i>	fairy tern	v	VU	n	1	01-Jan-1900
<i>Thinornis rubricollis</i>	hooded plover		VU	n	1	01-Jan-1900
<i>Thylacinus cynocephalus</i>	thylacine	x	EX	ex	1	07-Oct-1900

Unverified Records

No unverified records were found!

Threatened fauna within 5000 metres

(based on Range Boundaries)

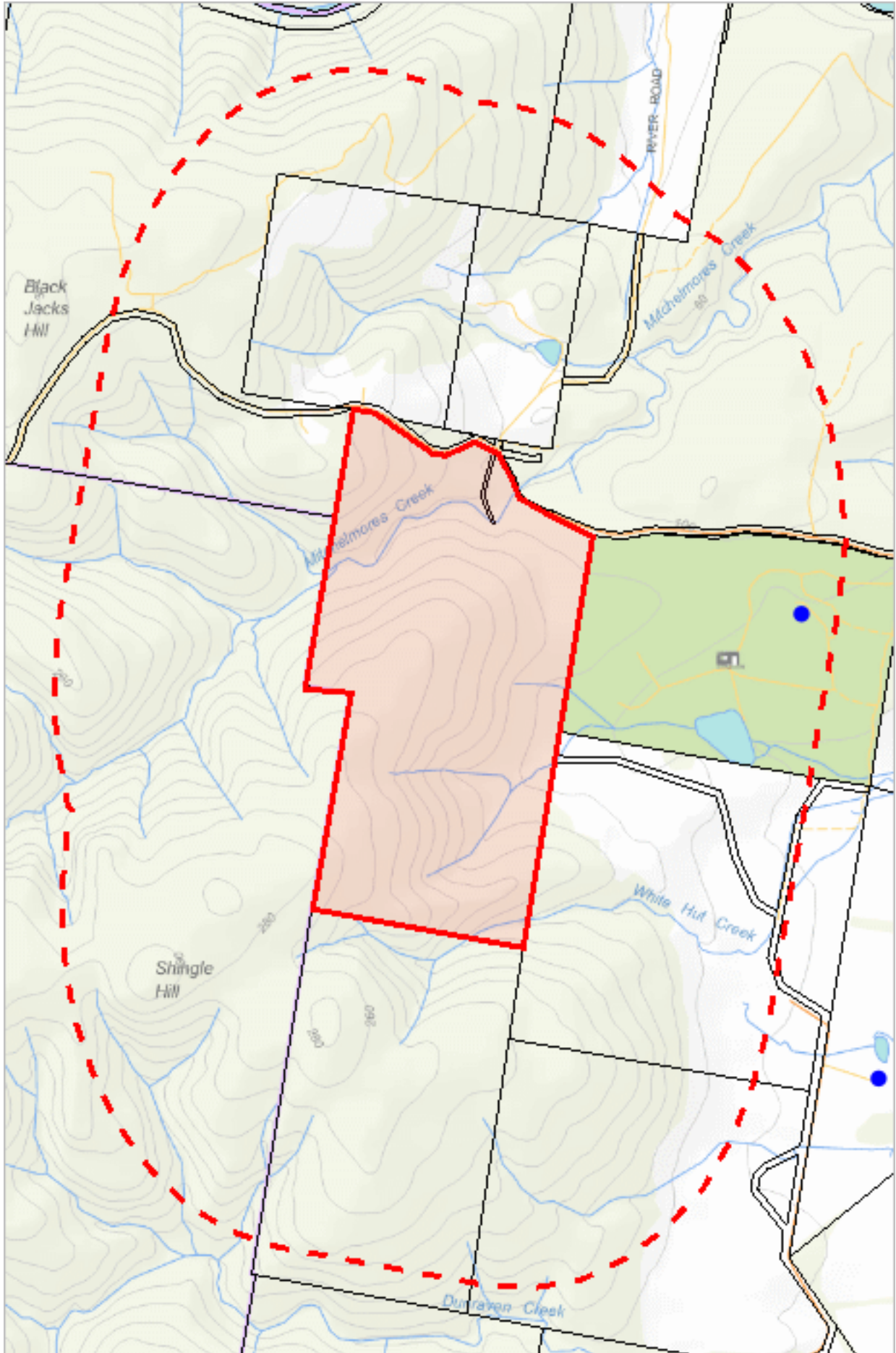
Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	1
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	10	0	0
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	4	0	1
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	Tasmanian masked owl	e	VU	e	1	0	1
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tailed quoll	r	VU	n	1	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	ae	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Sarcophilus harrisi</i>	tasmanian devil	e	EN	e	1	0	0
<i>Pardalotus quadragintus</i>	forty-spotted pardalote	e	EN	e	1	0	0
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	1
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Pseudomys novaehollandiae</i>	pookila or new holland mouse	e	VU	n	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1

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



572016, 5308591

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

Raptor nests and sightings within 1000 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 1000 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
	Aquila audax	wedge-tailed eagle	Not Recorded	1	16-Dec-2016

Unverified Records

No unverified records were found!

Raptor nests and sightings within 1000 metres (based on Range Boundaries)

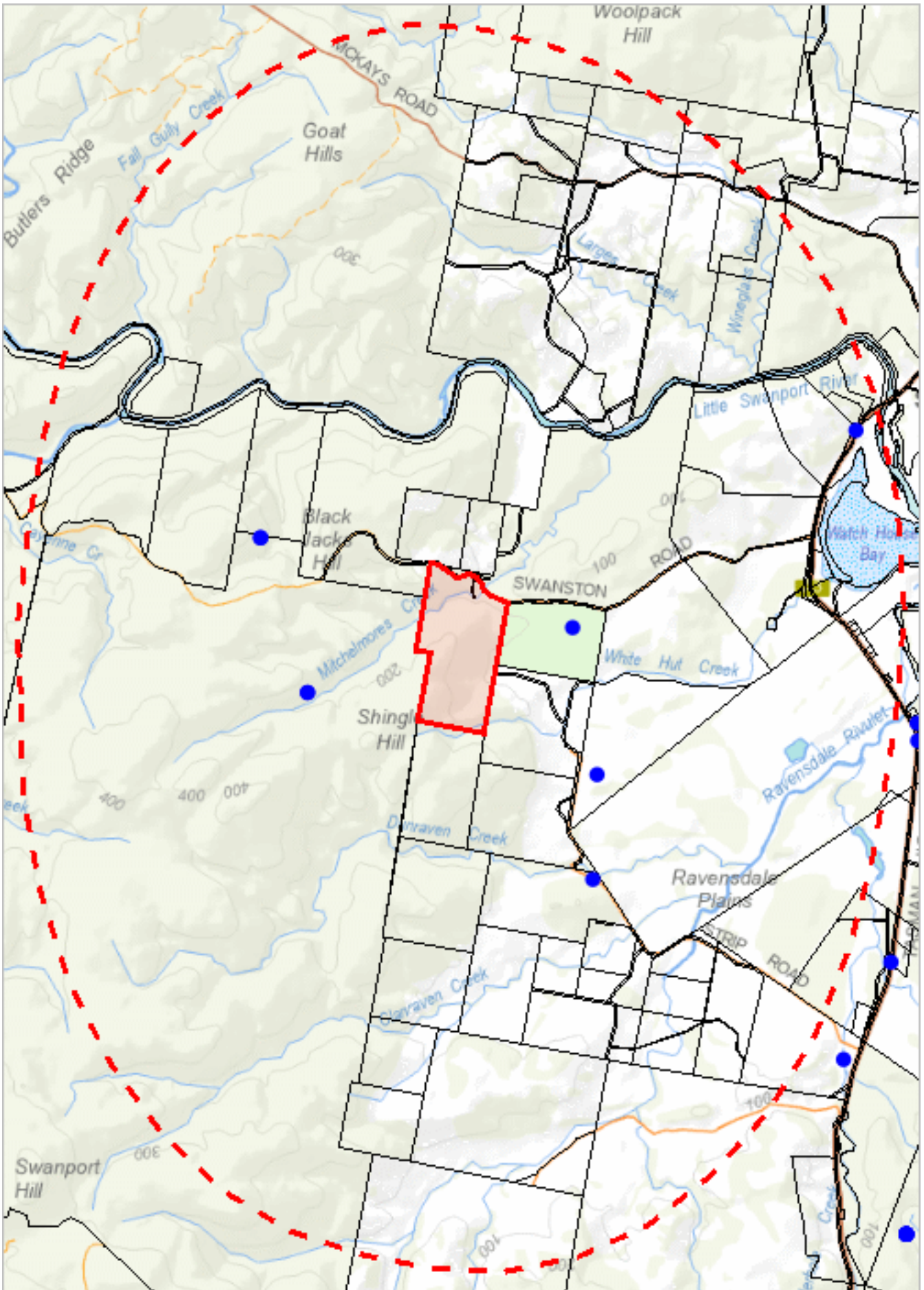
Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		2	0	0

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

Telephone: 1300 368 550

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



569014, 5304565

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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
2173	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	2	04-Nov-2022
2174	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	2	04-Nov-2022
488	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	2	04-Oct-2000
	Aquila audax	wedge-tailed eagle	Not Recorded	1	16-Dec-2016
	Aquila audax	wedge-tailed eagle	Sighting	3	12-Mar-2020
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	1	17-Mar-2016
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	4	12-Feb-2023

Unverified Records

No unverified records were found!

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

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

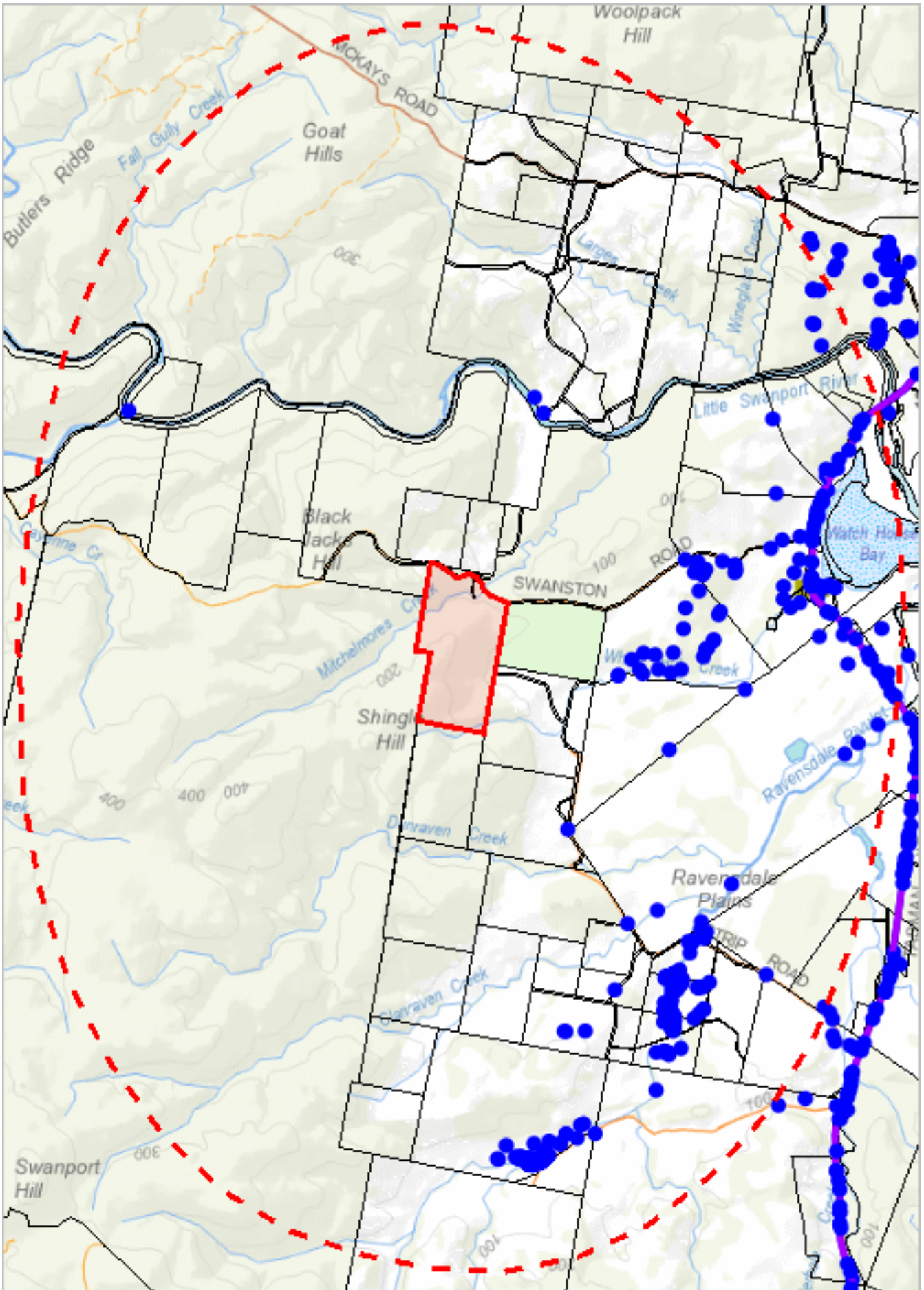
For more information about raptor nests, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

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

*** No Tas Management Act Weeds found within 1000 metres ***



569014, 5304565

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

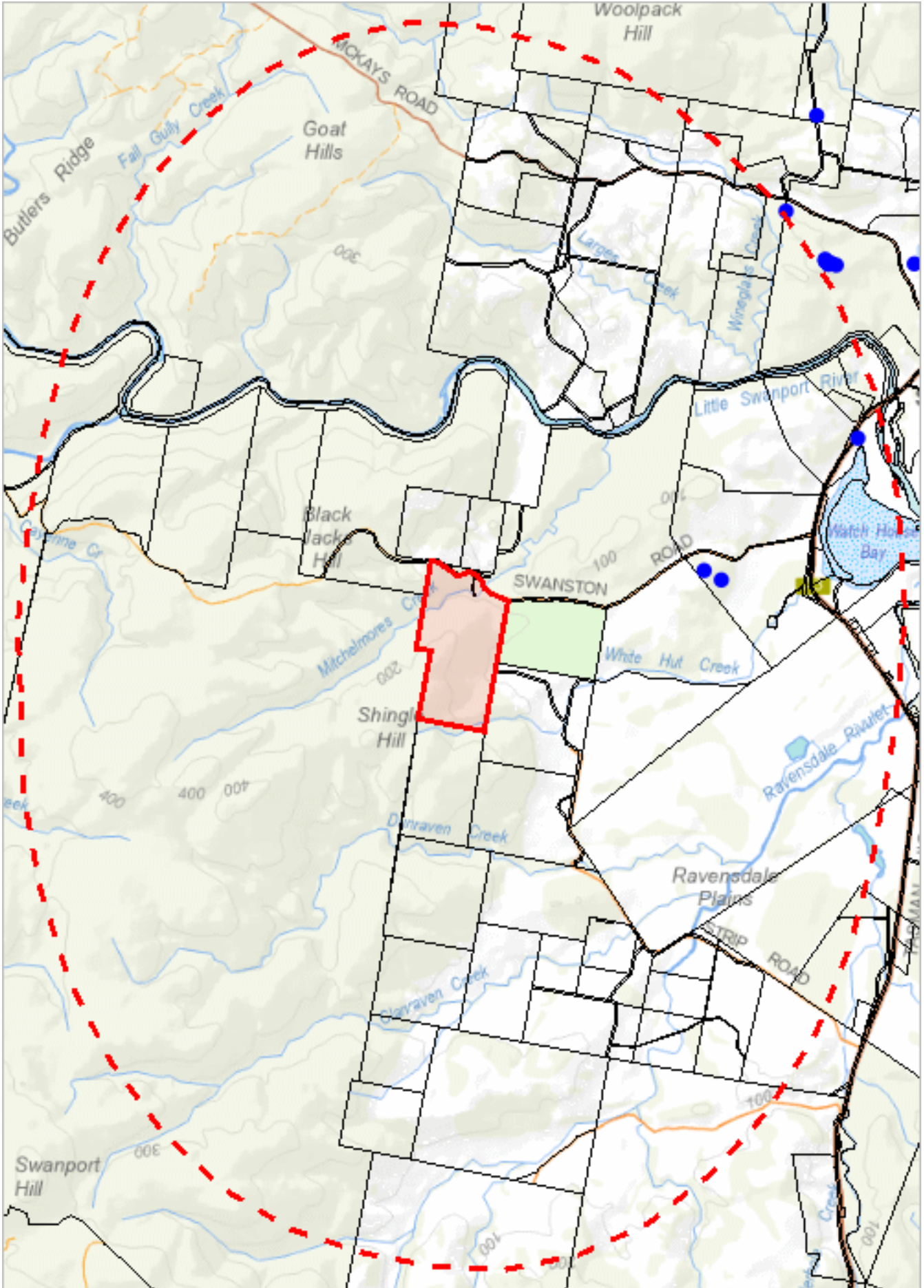
Species	Common Name	Observation Count	Last Recorded
<i>Carduus tenuiflorus</i>	winged thistle	1	01-Nov-1984
<i>Cirsium arvense</i> var. <i>arvense</i>	creeping thistle	3	04-Jan-2025
<i>Cytisus scoparius</i>	english broom	1	27-Apr-2012
<i>Eragrostis curvula</i>	african lovegrass	5	04-May-2022
<i>Erica lusitanica</i>	spanish heath	31	16-Apr-2024
<i>Genista monspessulana</i>	montpellier broom or canary broom	1	06-Jun-2023
<i>Lycium ferocissimum</i>	african boxthorn	2	01-Jan-2018
<i>Marrubium vulgare</i>	white horehound	1	02-Aug-2006
<i>Nassella trichotoma</i>	serrated tussock	308	29-Oct-2024
<i>Rubus fruticosus</i>	blackberry	24	06-Nov-2024
<i>Ulex europaeus</i>	gorse	270	06-Nov-2024

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 1000 metres ***



569014, 5304565

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
Dipsacus fullonum	wild teasel	2	02-Aug-2006
Reseda luteola	weld	1	04-Nov-2024
Verbascum thapsus	great mullein	11	29-Aug-2023

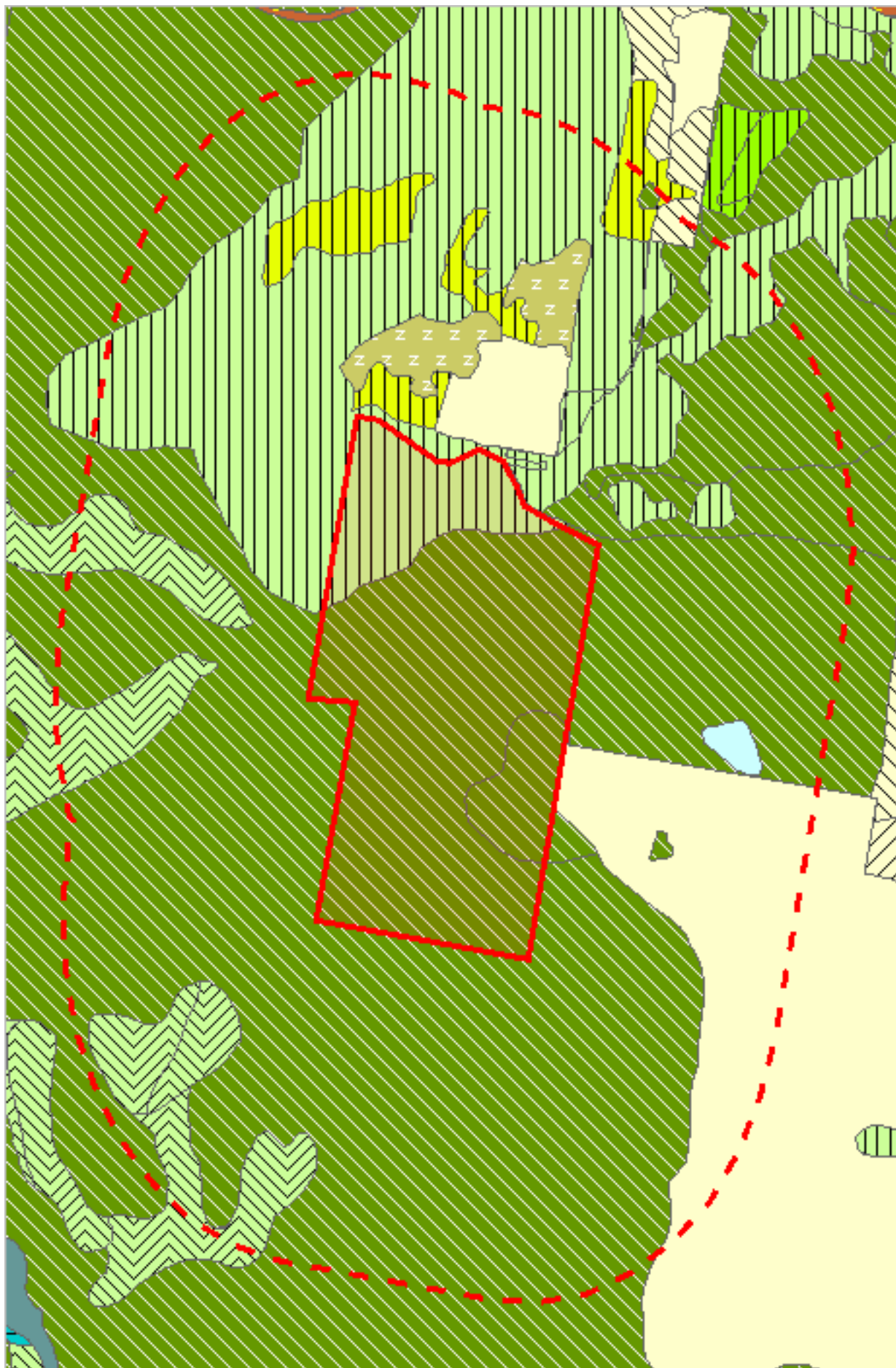
Unverified Records

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 Geoconservation sites found within 1000 metres. ***

*** No Acid Sulfate Soils found within 1000 metres ***






























































572016, 5308591






























































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

TASVEG 5.0 Communities within 1000 metres






































Legend: TASVEG 5.0

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

TASVEG 5.0 Communities within 1000 metres

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

TASVEG 5.0 Communities within 1000 metres

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

Legend: Cadastral Parcels



TASVEG 5.0 Communities within 1000 metres

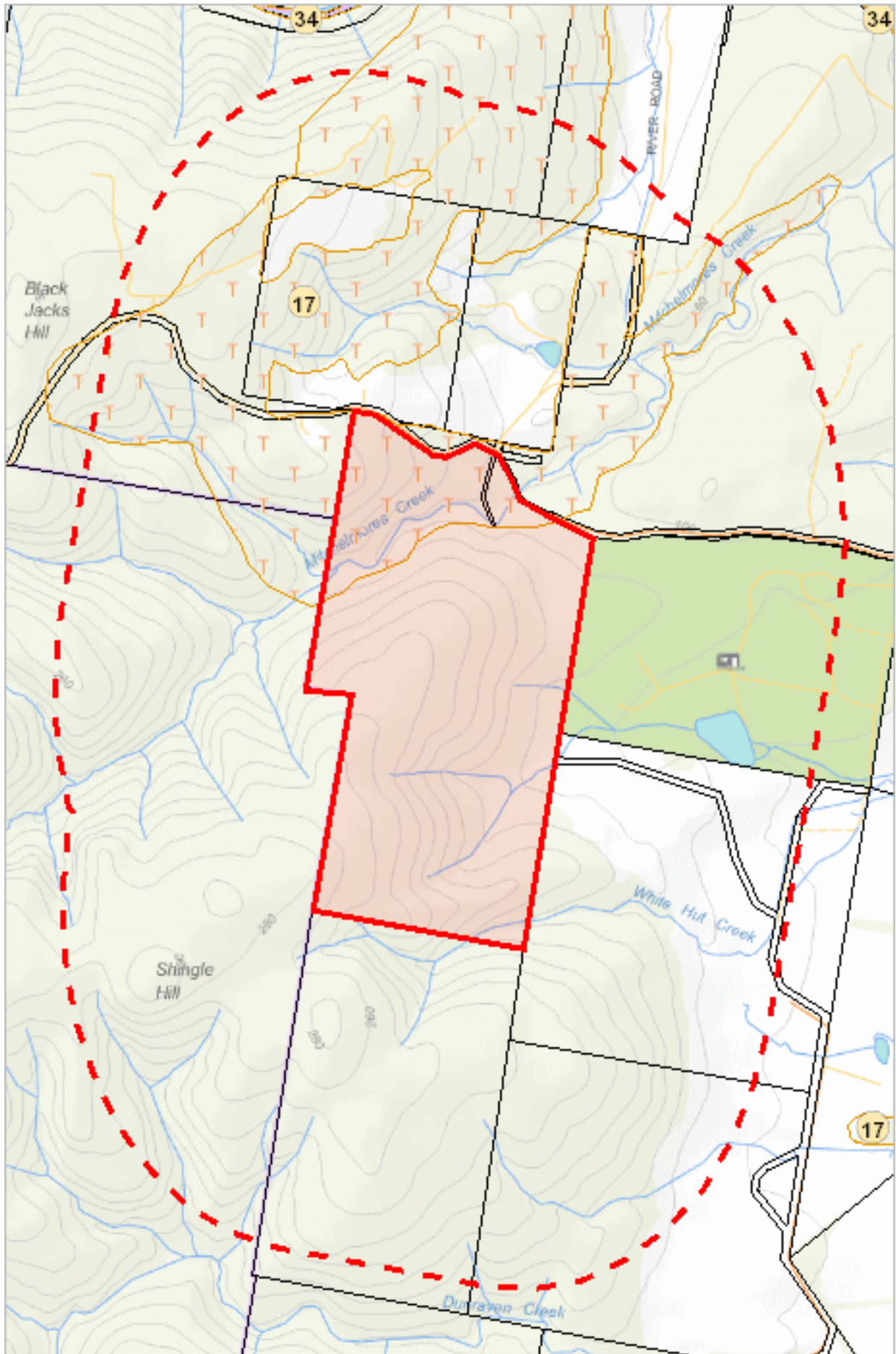
Code	Community	Notable Tree
DGL	(DGL) Eucalyptus globulus dry forest and woodland	
DOB	(DOB) Eucalyptus obliqua dry forest	
DPU	(DPU) Eucalyptus pulchella forest and woodland	
FAL	(FAL) Agricultural land	
FRG	(FRG) Regenerating cleared land	
GCL	(GCL) Lowland grassland complex	(EM) E. pulchella
GCL	(GCL) Lowland grassland complex	
NBA	(NBA) Bursaria - Acacia woodland	
OAQ	(OAQ) Water, sea	

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



572016, 5308591

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 sedge land
- 29 - Highland Poa grassland
- 30 - Melaleuca ericifolia swamp forest
- 31 - Melaleuca pustulata scrub
- 32 - Notelaea - Pomaderris - Beyeria forest
- 33 - Rainforest fernland
- 34 - Riparian scrub
- 35 - Seabird rookery complex
- 36 - Sphagnum peatland
- 36A - Spray zone coastal complex
- 37 - Subalpine Diplarrena latifolia rushland
- 38 - Subalpine Leptospermum nitidum woodland
- 39 - Wetlands

Legend: Cadastral Parcels



Threatened Communities (TNVC 2020) within 1000 metres

Scheduled Community Id	Scheduled Community Name
17	Eucalyptus globulus dry forest and woodland

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

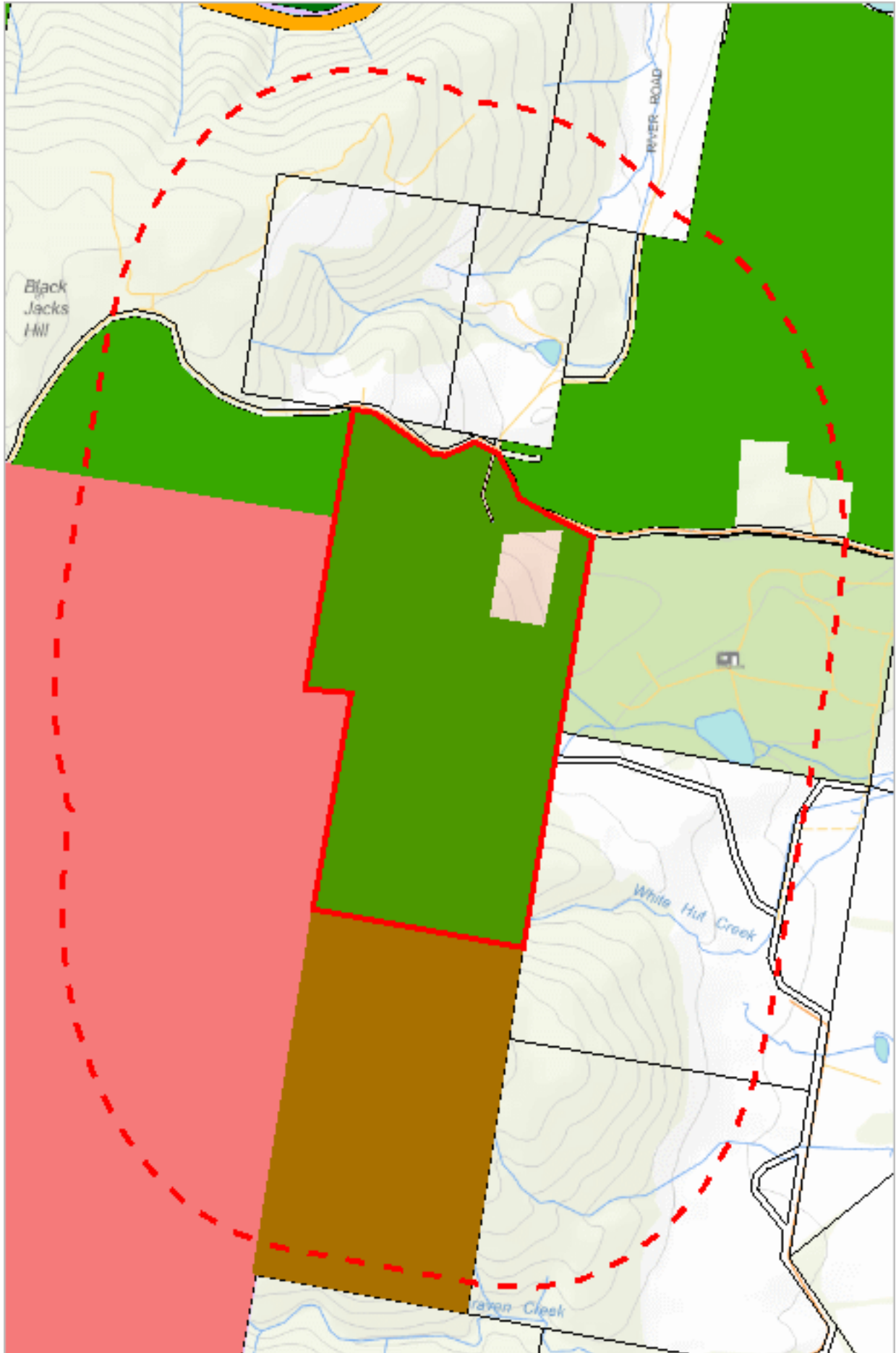
Telephone: (03) 6165 4320

Email: TVMMPsupport@nre.tas.gov.au

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

*** No Fire History (All) found within 1000 metres ***

*** No Fire History (Last Burnt) found within 1000 metres ***



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

Reserves within 1000 metres

Legend: Tasmanian Reserve Estate

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

Legend: Cadastral Parcels



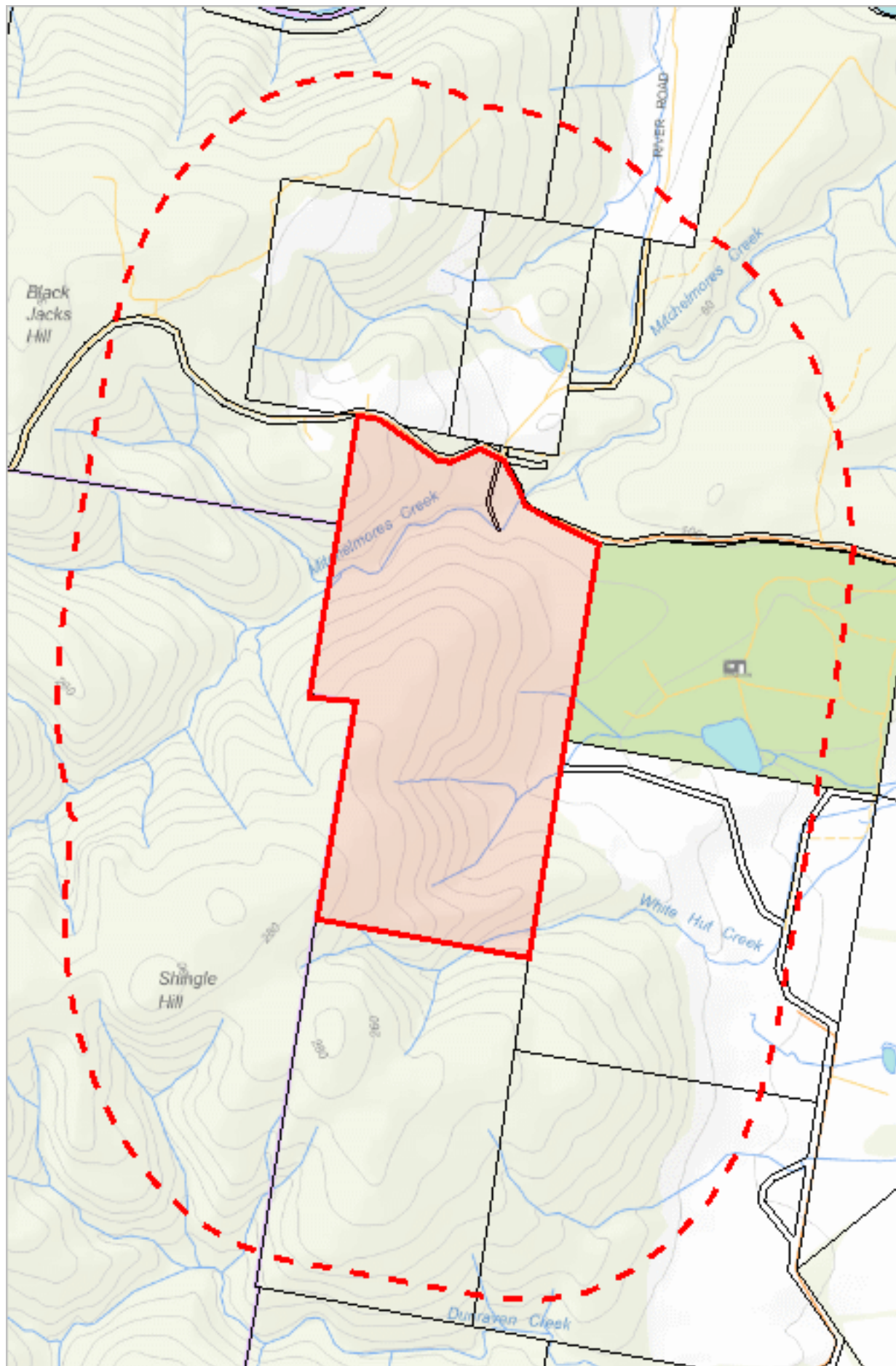
Reserves within 1000 metres

Name	Classification	Status	Area (HA)
Shingle Hill Conservation Area	Conservation Area	Other Formal Reserve	69.40206173
	Conservation Covenant (NCA)	Private Reserve (Perpetual)	31.70501321
	Conservation Covenant (NCA)	Private Reserve (Perpetual)	90.65235004
	Conservation Covenant (NCA)	Private Reserve (Perpetual)	226.2293344 1
	Future Potential Production Forest	Informal Reserve	7375.925255 61

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

Email: LandManagement.Enquiries@nre.tas.gov.au

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



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

Known biosecurity risks within 1000 meters

Legend: Biosecurity Risk Species

● Point Verified

▬ Line Unverified

● Point Unverified

▭ Polygon Verified

▬ Line Verified

▭ Polygon Unverified

Legend: Hygiene infrastructure

● Location Point Verified

▬ Location Line Verified

▭ Location Polygon Verified

● Location Point Unverified

▬ Location Line Unverified

▭ Location Polygon Unverified

Legend: Cadastral Parcels



Known biosecurity risks within 1000 meters

Verified Species of biosecurity risk

No verified species of biosecurity risk found within 1000 metres

Unverified Species of biosecurity risk

No unverified species of biosecurity risk found within 1000 metres

Generic Biosecurity Guidelines

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

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

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

Apply controls relevant to the area / activity:

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

Hygiene Infrastructure

No known hygiene infrastructure found within 1000 metres

Glamorgan Spring Bay Council - Planning

9 Melbourne Street
Triabunna, TAS, 7190

19 December 2025

Dear Planning Officer,

Please find attached, supporting information for the Development Application at

219 Swanston Road, Little Swanport, TAS 7190

(C.T.: 37307/16, Property Identification Number 9542636)

The following report outlines the approach to the provisions of the *Tasmanian Planning Scheme (TPS)*.

1.0 DESIGN STATEMENT

This proposal consists of a series of small scale structures of differing program, which enable habitation akin to bushwalking cabins or camping. Proposed for the site are a cabin, small bathing pavilion with composting wc, store/laundry and studio space, all carefully sited in order to minimise changes to the ground, and in order to reduce the removal of vegetation for bushfire management. The proposal is intended to be seasonally occupied.

Having separated structures for living and bathing fosters a connection to the ecology of the site and reduces the consolidated footprint of a more singular building. This approach allows the footprint of the buildings to be reduced and for circulation areas to be external, remaining consistent with the ecology of the site.

The store/laundry building serves as an arrival structure, which allows services to be consolidated near the existing track access. All access beyond this point is by foot, which reduces the pressure of infrastructure that vehicles bear on the site. As a consequence, civil works are consolidated to the 'arrival' location. This minimises the area impacted by requirements for water storage infrastructure and construction of the gravel road and turning head, necessitated by bushfire requirements. Rainwater will be harvested from the store roof to service the laundry, kitchen and ablutions.

The custodian of the land is a highly committed environmentalist, and is seeking to minimise impacts as much as possible, while also increasing the ecological health of the property. Most primary openings are solid, or shuttered with no glazing. Where glass is required, Guardian Glass UV filters are proposed. All glazing apertures have shutters, so that when the building is not being inhabited, the glazing is concealed.

The materials used in the proposal will be based on a natural material colour palette, of high density hardwoods, with galvanised cladding being used in cases stipulated by BAL requirements for habitable structures.

Construction is proposed to be compartmentalised and prefabricated off site, to minimise construction impacts and timelines on the site.

2.0 EXISTING SITE

The site is a sloping 951,100m² lot with bushland scrub coverage at 219 Swanston Road, Little Swanport.

There is an existing track on the site. A land surveyor was engaged and found that part of the existing track that grants access to the site from the main road, is outside of the subject site's Title Boundary.

3.0 USE OF PROPOSED DEVELOPMENT

The proposed development is for a new dwelling and accompanying outbuildings.

4.0 ZONING

Under the TPS, the proposed development is located on land in the Rural Zone (20.0) and 4 overlays have been identified on the title, including:

- Landslide Hazard Area (Low)
- Waterway and Coastal Protections Areas
- Bushfire Prone Area
- Priority Vegetation Area

The following lists relevant criteria of the TPS, and describes the design response of the proposed development.

20.0 Rural Zone

The relevant use and development standards are assessed below.

The intended use, *Residential*, is classified as discretionary under this zone. Responses below are based on this.

20.3 Use Standards for Dwellings

20.3.1 Discretionary Use

Standard	Response
<p>A1</p> <p>A use listed as Discretionary, excluding Residential, is for an alteration or extension to an existing use, if:</p> <p>a) The gross floor area does not increase by more than 30% from that existing at the effective date; and</p> <p>b) The development area does not increase by more than 30% from that existing at the effective date.</p>	<p>A1</p> <p>a) Not applicable</p> <p>b) Not applicable</p>

<p>P2</p> <p>A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to:</p> <ul style="list-style-type: none"> a.) The location of the proposed use; b.) The nature, scale and intensity of the use; c.) The likelihood and nature of any adverse impacts on adjoining uses; d.) Whether the proposed use is required to support a use for security or operational reasons; and e.) Any off-site impacts from adjoining areas. 	<p>P2</p> <ul style="list-style-type: none"> a) The location of the proposed buildings do not confine or restrain existing use on adjoining properties. b) The proposed use of the development is a single dwelling and associated outbuildings. It is of a small scale. The intensity of usage will be low, due to this intended use. c) There will be no adverse impacts on adjoining uses as the proposed use of the site is a private dwelling. d) The proposed use, being a dwelling, is not required to support the use of security or of operational services. e) There will be no off-site impacts from adjoining areas to adjoining properties
<p>P3</p> <p>A use listed as Discretionary, located on agricultural land, must minimize conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to:</p> <ul style="list-style-type: none"> a) The nature, scale and intensity of the use; b) The local or regional significance of the agricultural land; and c) Whether agricultural use on adjoining properties will be confined or restrained. 	<p>P3</p> <p>Not Applicable.</p> <p>The subject site is not currently agricultural land.</p> <p>The proposed residential use will not impact any agricultural use in the surrounding precinct.</p>
<p>P4</p> <p>A use listed as Discretionary, excluding Residential, must be appropriate for a rural location, having regard to:</p> <ul style="list-style-type: none"> a) The nature, scale and intensity of the proposed use; b) Whether the use will compromise or distort the activity center hierarchy; c) Whether the use could reasonably be located on land zoned for that purpose; d) The capacity of the local road network to accommodate the traffic generated by the use; and e) Whether the use requires a rural location to 	<p>P4</p> <p>Not Applicable.</p>

<p>minimize impacts from the use, such as noise, dust and lighting.</p>	
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20.4.1 Building Height

Standard	Response
<p>P1</p> <p>Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties having regard to:</p> <ul style="list-style-type: none"> a) The proposed height of the building; b) The bulk and form of the building; c) The separation from existing uses on adjoining properties; and d) Any buffers created by natural or other features. 	<p>P1</p> <ul style="list-style-type: none"> a) The proposed building height of the cabin tower is 13 metres, at its highest point above the ground, and will not have unreasonable impact on adjoining properties due to the large set back from the title boundary. The natural tree vegetation present on the site largely exceeds the height of the proposed cabin. This is the only proposed structure that is more than 1 storey. b) The bulk and form of the building will not have an unreasonable impact on adjoining properties as it has a compact footprint and does not overshadow existing buildings on adjoining properties. c) The proposed dwelling will not have an unreasonable impact on adjoining properties as it has a large degree of separation, and is not visible by buildings on adjoining properties. d) The proposed height of the dwelling will not have an unreasonable impact on natural or other features on adjoining properties.

20.4.2 Setbacks

Standard	Response
<p>A1</p> <p>Buildings must have a setback from all boundaries of:</p> <ul style="list-style-type: none"> a) Not less than 5m; or b) If the setback of an existing building is within 5m, not less than the existing building. 	<p>A1</p> <ul style="list-style-type: none"> a) The proposal's closest point to the title boundary is 114 meters. b) Not applicable.

<p>P2</p> <p>Buildings for sensitive use must be sited so as not to conflict or interfere with an agricultural use within the Agriculture zone, having regard to:</p> <ul style="list-style-type: none"> a) The size, shape and topography of the site; b) The prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; c) The location of existing buildings on the site; d) The existing and potential use of adjoining properties; e) Any proposed attenuation measures; and f) Any buffers created by natural or other features. 	<p>P2</p> <ul style="list-style-type: none"> a) The subject site, 219 Swanston Road, is covenanted by an existing Conservation Covenant. Accordingly, the proposed building and associated outbuildings are located within the approved area for development. The closest of the proposed structures is offset 114 meters from the nearest neighboring boundary (eastern). The proposal will not interfere with agricultural use. b) The existing use of adjoining properties will not be impacted by the proposal. c) There are no existing buildings on the site. Adjacent agricultural uses will not be interfered with or conflicted by the proposal. d) The existing use of adjoining properties will not be impacted by the proposal. e) There are no attenuation measures proposed for the site, so surrounding agricultural use will not be interfered with or conflicted. f) The Subject Site is densely vegetated and provides a natural buffer between adjacent properties and the proposed buildings.
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20.4.3 Access for new dwellings

Standard	Response
<p>P1</p> <p>New Dwellings must have legal access, by right of carriageway, to a road maintained by a road authority that is appropriate, having regard to:</p> <ul style="list-style-type: none"> a) The number of users of the access; b) The length of the access; c) The suitability of the access for use by the occupants of the dwelling; d) the suitability of the access for emergency services vehicles; e) the topography of the site; f) the construction and maintenance of the access; g) the construction, maintenance and usage of the 	<p>P1</p> <p>The subject site has an existing access track. Recent survey by registered Land Surveyors (<i>Rogerson & Birch</i>) has found that this is, in-part located, outside of the title boundary. As a result, a new section of road is proposed to be constructed to provide access within the title boundary.</p> <ul style="list-style-type: none"> a) The proposed road will be suitable for the number of users. b) The length of access from the road maintained by a road authority is 347 metres with 1 passing bay. c) The proposed access is appropriate to the domestic use of the proposal. d) The proposed access road will be constructed to comply with TFS requirements that are suitable for Emergency Service vehicles.

<p>road; and</p> <p>h) any advice from a road authority</p>	<p>e) The proposed access road is appropriate to the existing topography of the site.</p> <p>f) The construction and maintenance of the access road will comply with relevant Australian building standards and TFS requirements.</p> <p>g) The construction, maintenance and usage of the access road will comply with relevant Australian building standards and TFS requirements.</p> <p>h) The proposed road will comply with TFS requirements in accordance with Bushfire Engineer's report.</p>
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4.0 CODES

The site is subject to the following Overlays of the TPS:

C13.0 Bushfire-Prone Area Code

A Bushfire Engineer has been engaged to produce a Bushfire Management Plan. Initial assessment has endorsed construction of the proposed dwelling with a BAL-29 rating, in response to "Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas." The siting of the dwelling, access and water storage have been undertaken with guidance from the Bushfire Engineer, which ensures that the proposal meets the objectives of the code.

C15.0 Landslip hazard Zone

The location of the proposed buildings sits in an 'low' landslip hazard band which under C15.4.1, is exempt from this code.

5.0 COVENANTS

The site has a Conservation Covenant for the purposes of protecting the natural values of the privately owned land.

General Objectives

Below are the general objectives of the Conservation Covenant:

- *Protection and conservation of the natural systems and features in the Land, including the diversity of species, habitats and communities;*
- *Protection of significant vegetation communities and populations of threatened and/or priority plant and animal species; and*
- *Protection of the Land from damage by introduced plants and animals, disease and inappropriate management regimes.*

Design Response to Conservation Covenant:

- A Site and Water Management Plan will be established by the contractor to mitigate impacts on the subject

site.

- o This includes:
 - Checking materials, before being brought onto the site, for traces of introduced plants and diseases.
 - During and after the construction process, areas of the soil that have been disturbed will need to be closely monitored for weeds to stop the spread of any introduced species
- o It is noted that the BHMP includes an area beyond the covenant boundary for Fire Management purposes. This relies on the functions of clause 6.7 (iv) in the Nature Conservation Plan. The siting of the pavilions has been deduced from areas that entirely avoids the removal of any trees and minimized habitat loss within or outside the covenanted area.

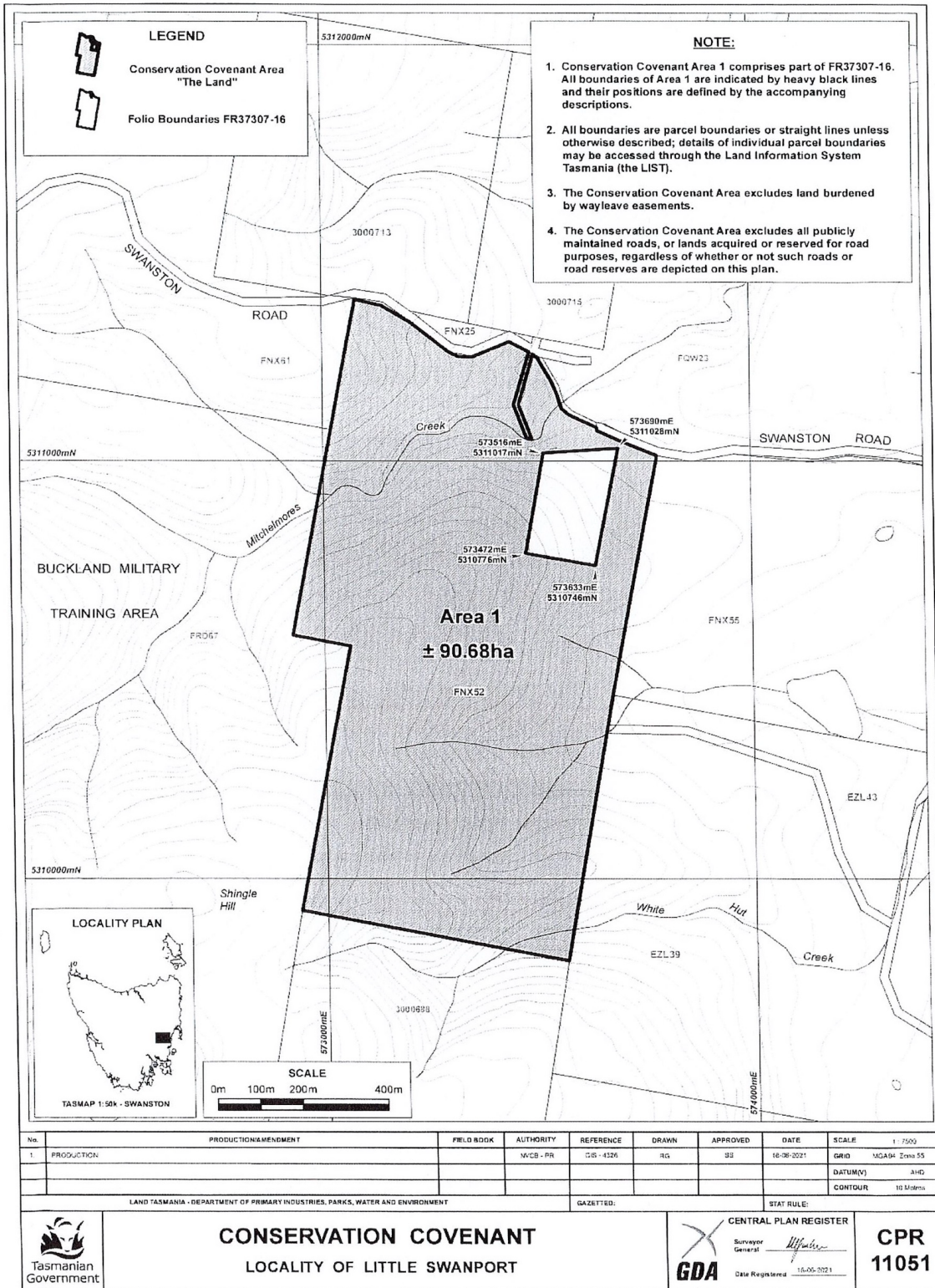


Figure 1: Tas Land Conservancy – Mitchelmores – Covenant

I trust the above addresses the relevant clauses of the Planning Scheme.
Please be in touch if you require any further information.

Yours Truly,



MAT HINDS | PRINCIPAL, TAYLOR & HINDS ARCHITECT

