



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 1, Malunna Road, Coles Bay - The Fisheries
CT 48967/1**

PROPOSAL: **New Visitor Accommodation**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the Chief Executive Officer.

Representations must be received before midnight on 24 June 2026.

APPLICANT: **Sam Roberts**

DATE: **27/04/2026**

APPLICATION NO: **DA 2026 / 068**

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)	<input type="checkbox"/> Yes / No <input type="checkbox"/>
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 48967	FOLIO 1
EDITION 7	DATE OF ISSUE 28-Aug-2020

SEARCH DATE : 25-Apr-2026

SEARCH TIME : 06.09 pm

DESCRIPTION OF LAND

Parish of FREYCINET PENINSULA, Land District of GLAMORGAN
 Lot 1 on Sealed Plan [48967](#)
 Derivation : Part of 20 Acres Gtd to C Meredith
 Prior CT [4777/92](#)

SCHEDULE 1

[M830860](#) TRANSFER to CLARE BRIDGETTE ROBERTS Registered
 28-Aug-2020 at noon

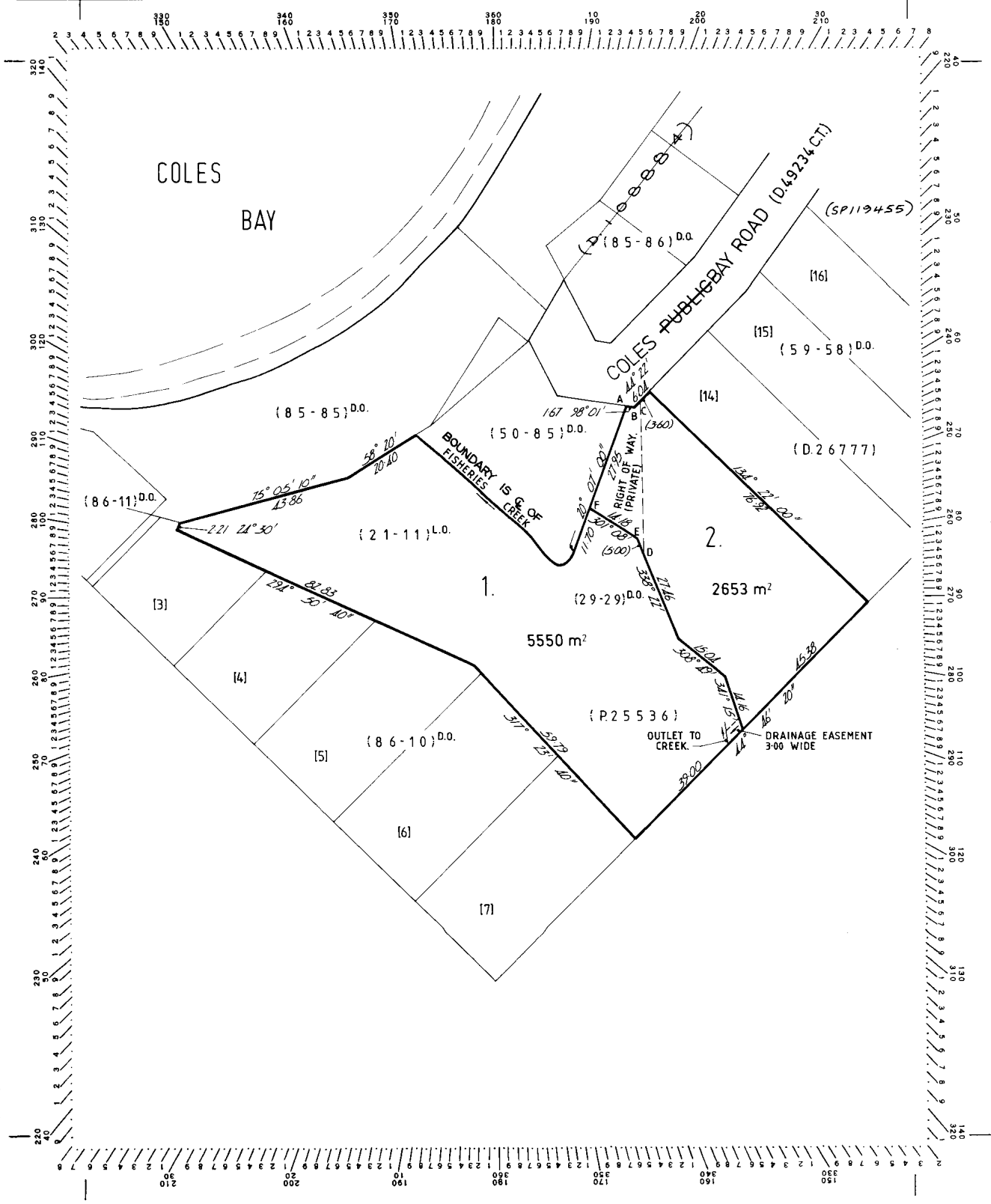
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP [48967](#) EASEMENTS in Schedule of Easements
 SP [48967](#) FENCING PROVISION in Schedule of Easements
[E232700](#) MORTGAGE to Commonwealth Bank of Australia
 Registered 28-Aug-2020 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: <i>Geoffray Richard Roberts and Kerry Roberts.</i>	PLAN OF SURVEY by Surveyor D.J. McCULLOCH - G.J. WALKEM & CO. P/L of land situated in the LAUNCESTON.	Registered Number: SP48967
Title Reference: <i>C.T. 4307-17.</i>	LAND DISTRICT OF GLAMORGAN PARISH OF FREYCINETS PENINSULA	
Grantee: <i>Part of 20 Acres Gtd. to Charles Maradith.</i>	SCALE 1:1000. MEASUREMENTS IN METRES	Approved <i>-4 JUN 1991</i> Effective from: Recorder of Titles



DEVELOPMENT APPLICATION

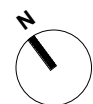
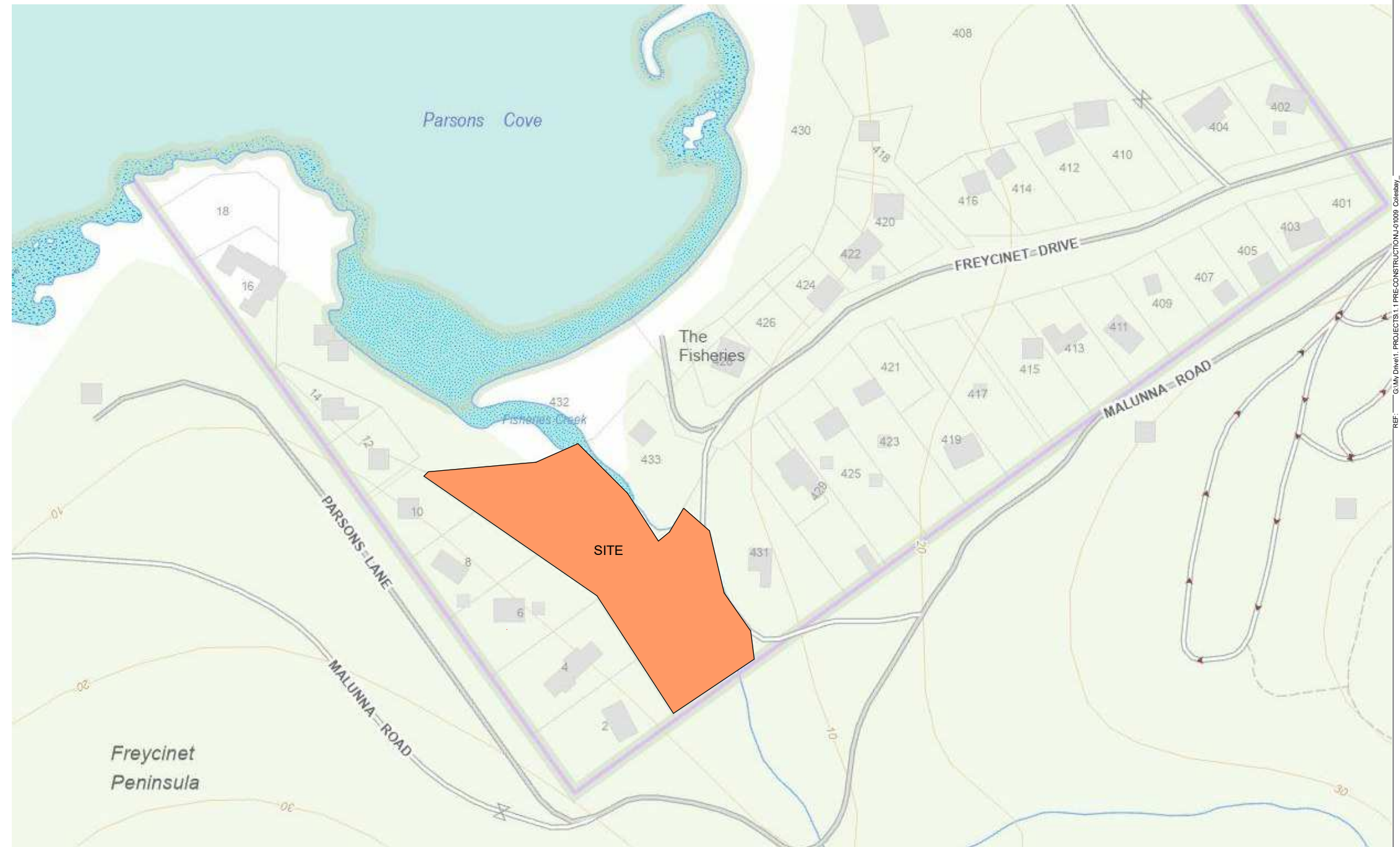
VISITOR ACCOMMODATION

THE ROBERTS FAMILY

LOT 1 MALUNNA ROAD, COLES BAY, TAS 7215

DRAWING SCHEDULE

DRAWING NO.	DRAWING NAME	REV
DA00	COVER	2
DA01	LOCATION PLAN	2
DA02	SITE PLAN	2
DA03	GROUND FLOOR PLAN	2
DA04	ELEVATIONS	2
DA06	MATERIALS+3D VIEWS	2
DA07	MAP OVERLAYS	2
DA08	FLOOD MAP OVERLAY	2



REV	DATE	DESCRIPTION
1	11.05.26	Development Application
2	03.06.26	Development Application Rev B

Designer

SR Projects



Sam Roberts
5 Redfern Place, Claremont
Tas, 7011
P: 0428 548 449
E: samrobertsprojects@gmail.com

Project Name
ROBERTS RESIDENCE, THE FISHERIES

Proj. No.

Drawings
THE ROBERTS FAMILY LOT 1 MALUNNA ROAD, COLES BAY, TAS 7215

Drawing No. Drawing Title
DA00 COVER

Scale Rev
1 : 100 2

SITE COVERAGE: P6.6.1

SITE AREA: 5549 m2
 PROPOSED FLOOR AREA: 86 m2
 PROPOSED OUTDOOR: 55 m2
TOTAL BUILT AREA: 141 m2
 DRIVEWAY WIDENING + TURNING CIRCLE: 171m2
TOTAL DEVELOPMENT AREA: 312 m2

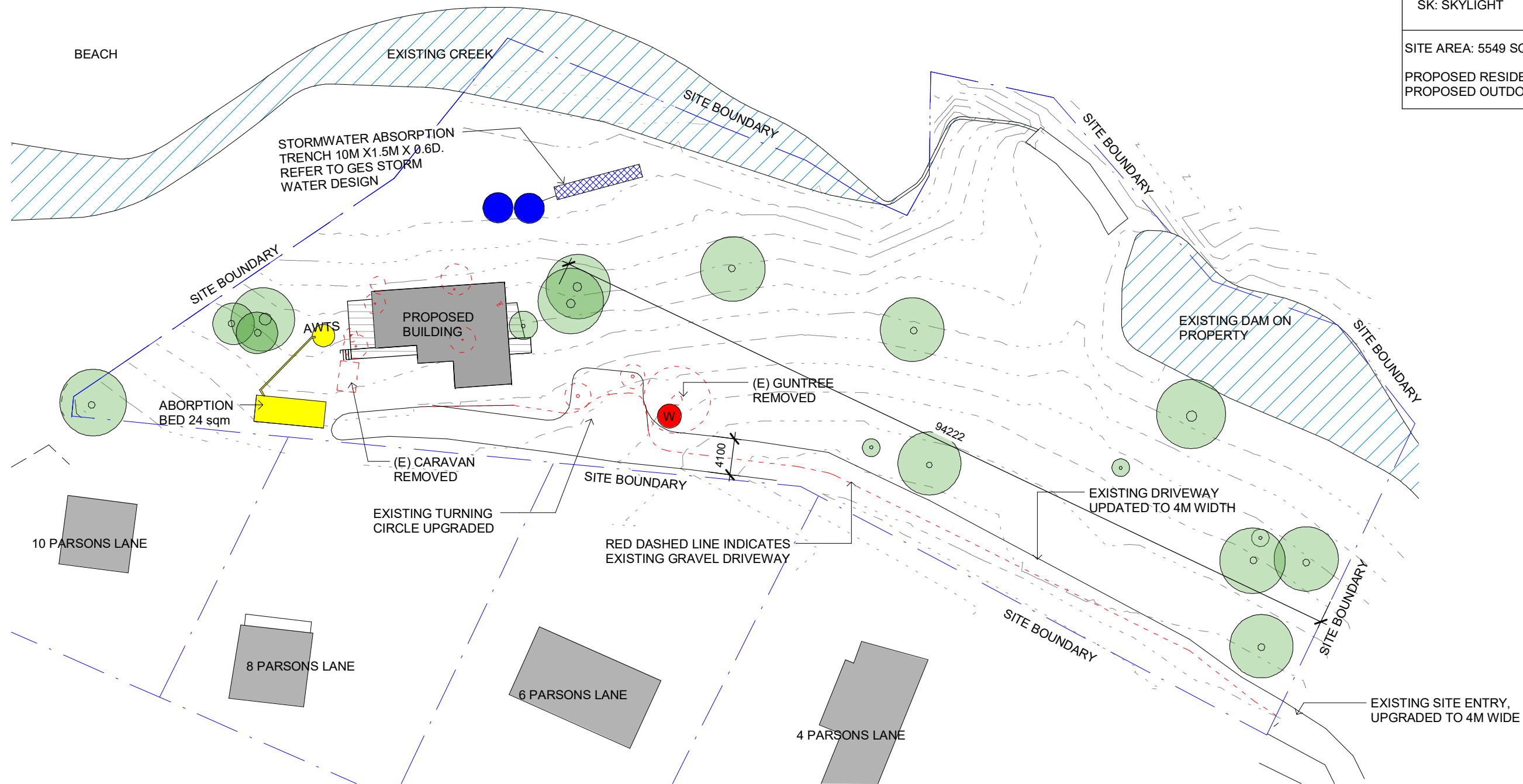
EXTERNAL LIGHTING: P6.5.2

External lighting must comply with all of the following:
 (a) be turned off between 10:00pm and 6:00am, except for security lighting; and
 (b) security lighting must be baffled to ensure that direct light does not extend beyond the property boundary.

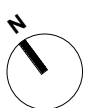
LEGEND

- WASTE WATER
 - STORM WATER
 - OYSTER BAY PINES FOUND ON PROPERTY
 - DEMOLISHED
 - W FIRE TANK
- DP: DOWNPIPES
 B/B: BOARD AND BATTEN
 TC: TIMBER CLADDING
 SK: SKYLIGHT

SITE AREA: 5549 SQM
 PROPOSED RESIDENCE: 86 SQM
 PROPOSED OUTDOOR: 55 SQM



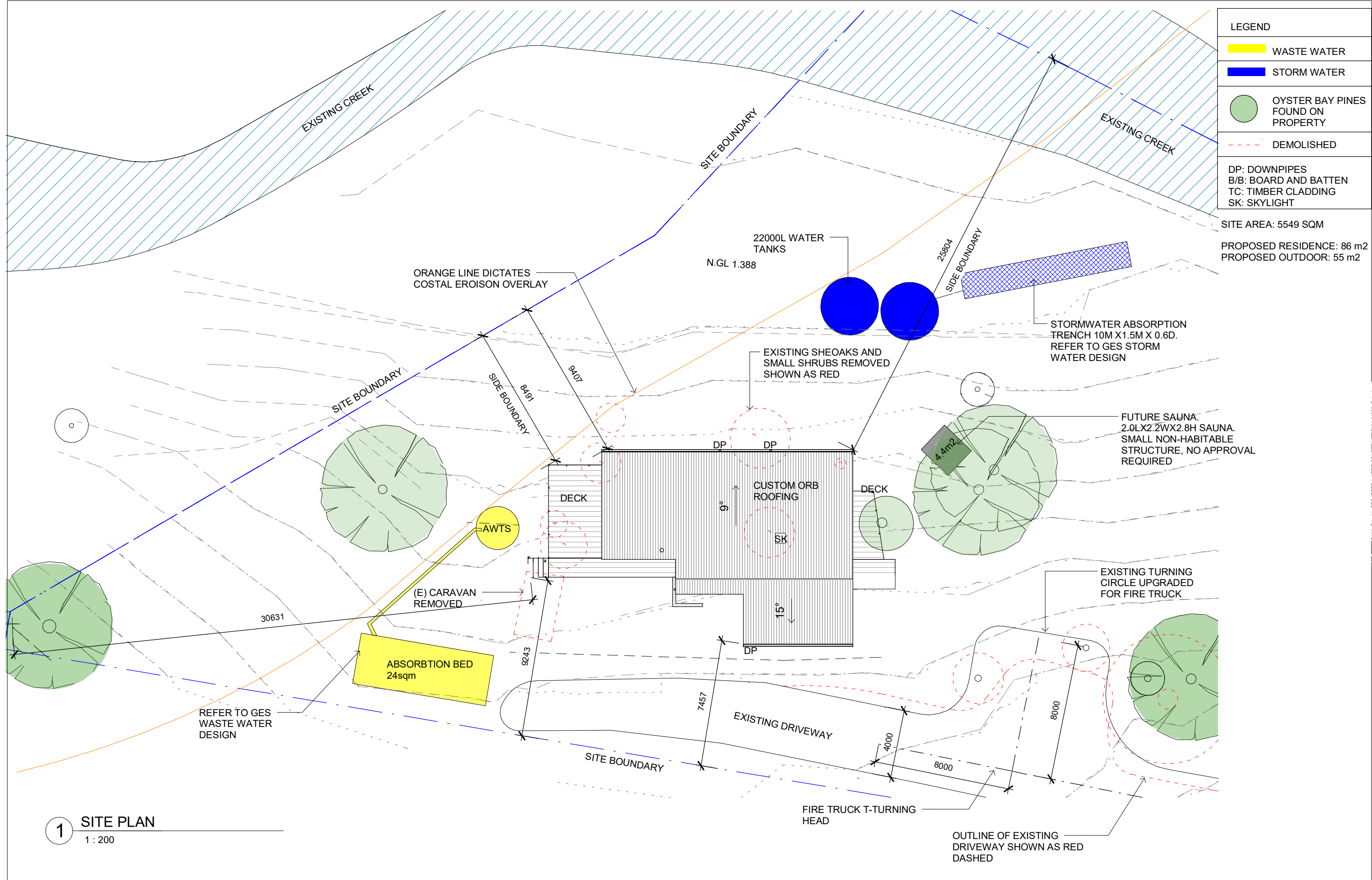
2 LOCATION PLAN
 1 : 500



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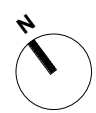
Project Name
ROBERTS RESIDENCE, THE FISHERIES
 Proj. No.
 Drawings
THE ROBERTS FAMILY LOT 1 MALUNNA ROAD, COLES BAY, TAS 7215
 Drawing No. Drawing Title
DA01 LOCATION PLAN
 Scale Rev
 As indicated²



LEGEND	
	WASTE WATER
	STORM WATER
	OYSTER BAY PINES FOUND ON PROPERTY
	DEMOLISHED
DP:	DOWNPIPES
B/B:	BOARD AND BATTEN
TC:	TIMBER CLADDING
SK:	SKYLIGHT

SITE AREA: 5549 SQM
 PROPOSED RESIDENCE: 86 m²
 PROPOSED OUTDOOR: 55 m²

1 SITE PLAN
 1 : 200

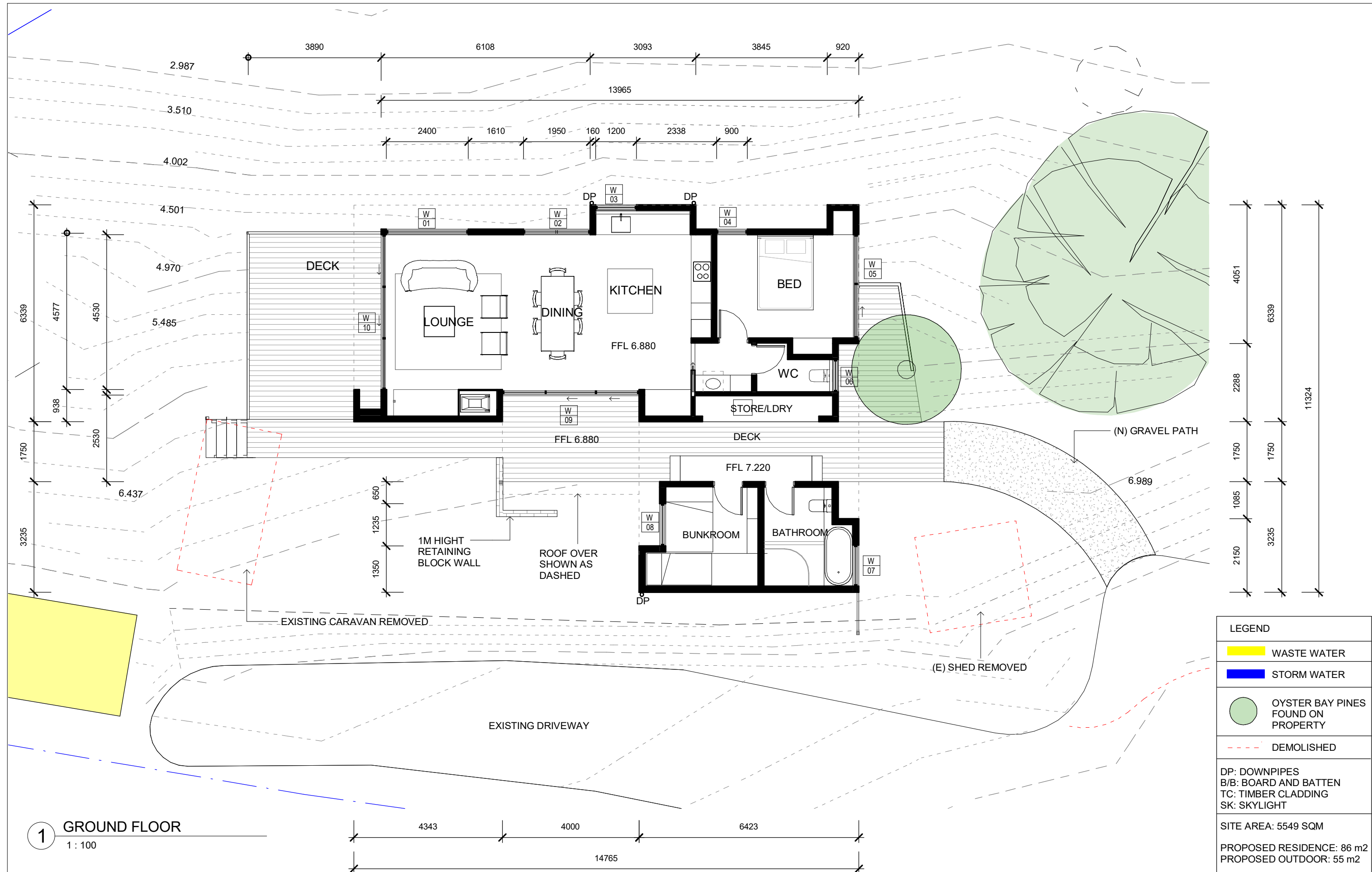


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 Drawings
THE ROBERTS FAMILY LOT 1 MALUNNA ROAD, COLES BAY, TAS 7215
 Drawing No. Drawing Title
DA02 SITE PLAN
 Proj. No.
 Scale Rev
 As indicated²

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1 GROUND FLOOR
1 : 100

LEGEND	
	WASTE WATER
	STORM WATER
	OYSTER BAY PINES FOUND ON PROPERTY
	DEMOLISHED
DP: DOWNPIPES B/B: BOARD AND BATTEN TC: TIMBER CLADDING SK: SKYLIGHT	
SITE AREA: 5549 SQM PROPOSED RESIDENCE: 86 m2 PROPOSED OUTDOOR: 55 m2	

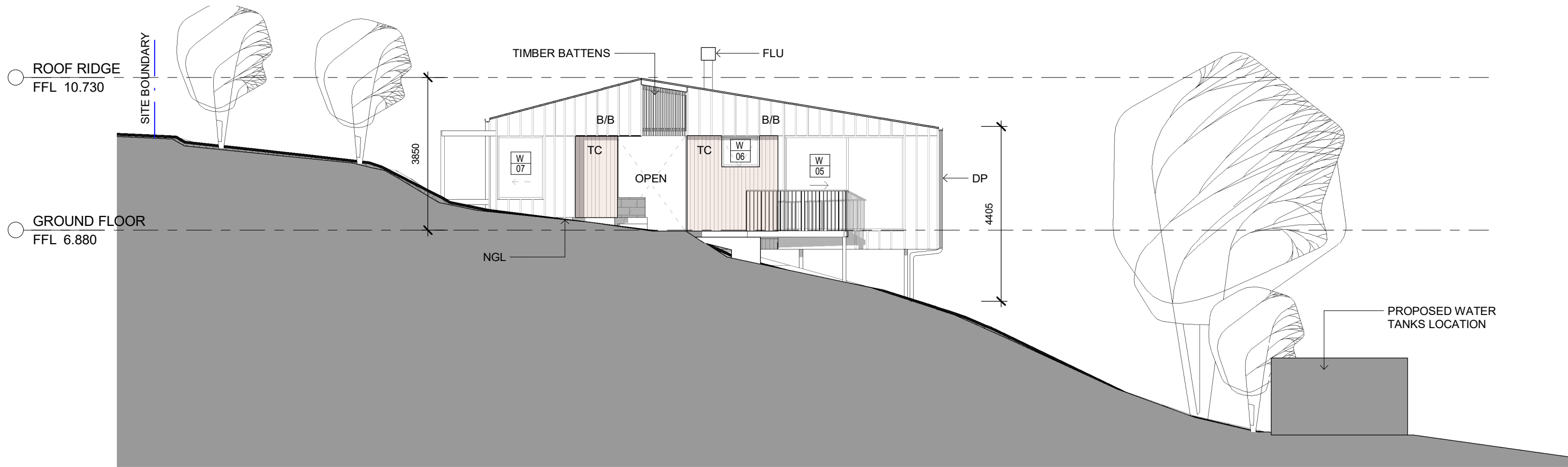
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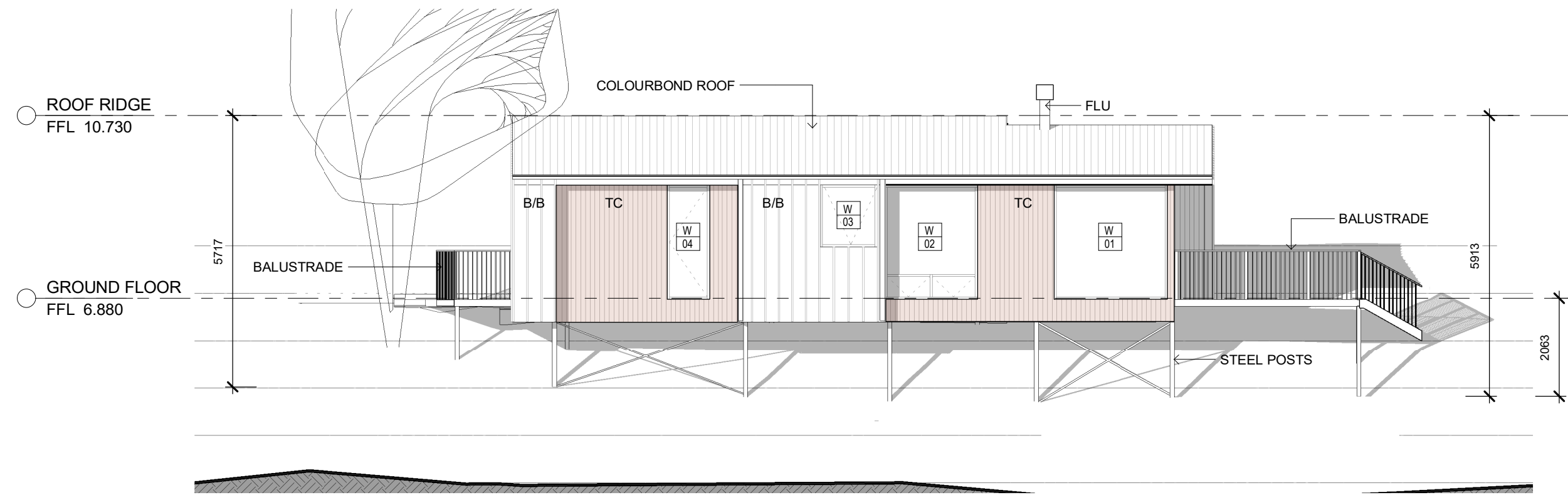
Project Name
ROBERTS RESIDENCE, THE FISHERIES
 Drawings
THE ROBERTS FAMILY LOT 1 MALUNNA ROAD, COLES BAY, TAS 7215
 Drawing No. Drawing Title
DA03 GROUND FLOOR PLAN
 Proj. No.
 Scale
1 : 100
 Rev
2

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REF: G:\My Drive\1 PROJECTS\1 PRECONSTRUCTION\01009 Colesbay - Roberts\14 PLANS\05 updated drawings current final exterior 2.rvt



1 EAST ELEVATION
1 : 100



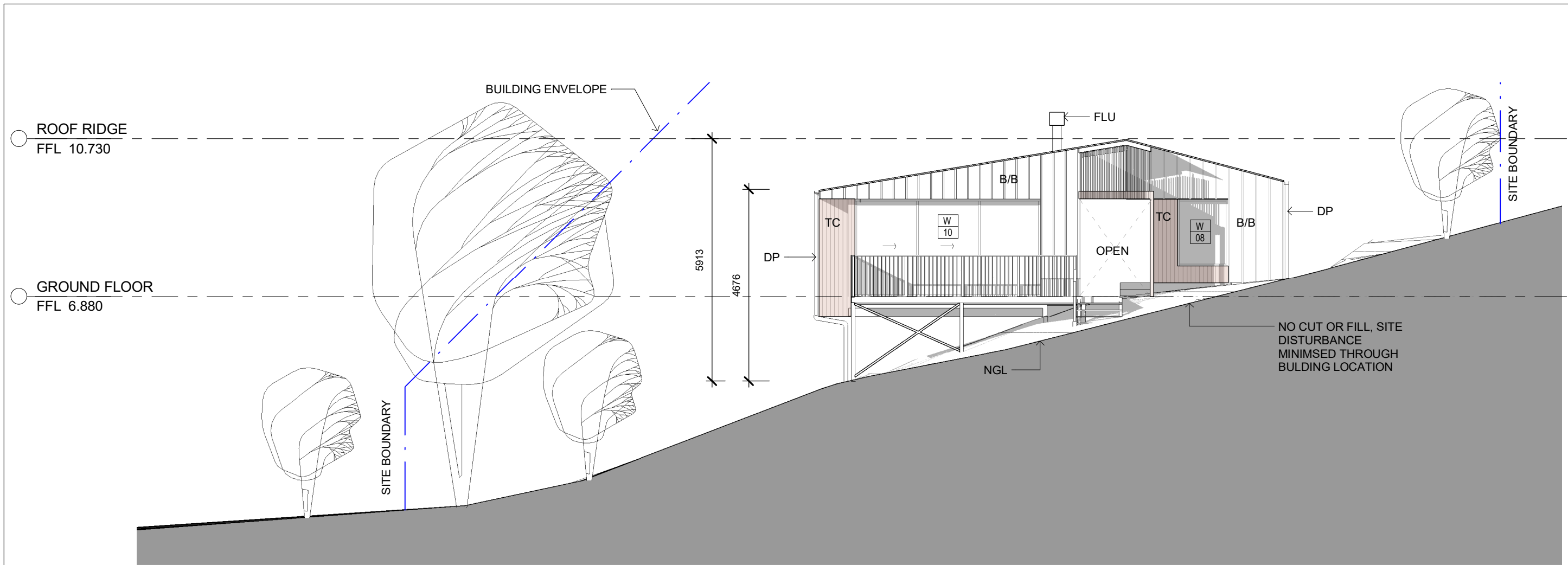
2 NORTH ELEVATION
1 : 100

LEGEND	
	WASTE WATER
	STORM WATER
	OYSTER BAY PINES FOUND ON PROPERTY
	DEMOLISHED
DP: DOWNPIPES B/B: BOARD AND BATTEN TC: TIMBER CLADDING SK: SKYLIGHT	
SITE AREA: 5549 SQM	
PROPOSED RESIDENCE: 86 m2 PROPOSED OUTDOOR: 55 m2	

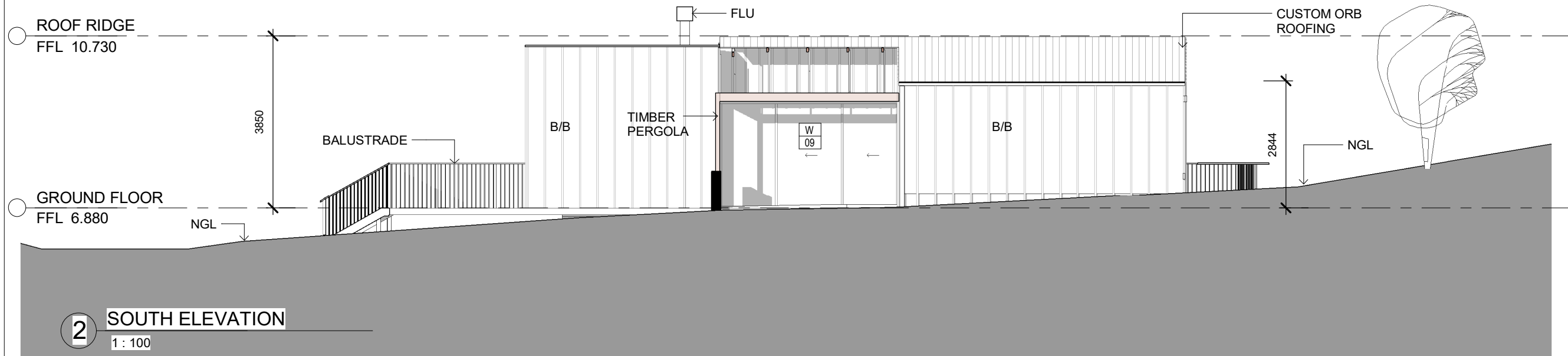
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 Drawing No. Drawing Title
DA04 ELEVATIONS
 Proj. No.
 Scale
1 : 100
 Rev
2



1 WEST ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100

LEGEND

- WASTE WATER
- STORM WATER
- OYSTER BAY PINES FOUND ON PROPERTY
- DEMOLISHED

DP: DOWNPIPES
B/B: BOARD AND BATTEN
TC: TIMBER CLADDING
SK: SKYLIGHT
NGL: NATURAL GROUND LEVEL

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Drawings
THE ROBERTS FAMILY LOT 1 MALUNNA ROAD, COLES BAY, TAS 7215
Drawing No. Drawing Title
DA05 ELEVATIONS
Scale
1 : 100
Rev
2



BUILDING HEIGHT, SITING AND EXTERIOR FINISHES: P6.6.2

PERFORMACE CRITERIA RESPONSE

From the Southern elevation, the proposed building is below the 5m height from natural ground level. The height from the northern elevation (which is not visible from walking trails or public roads) moderately exceeds the 5m height at 5.91m height from natural ground. This is a direct consequence of the site's topography rather than any increase in the visual bulk or scale of the building.




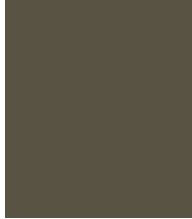
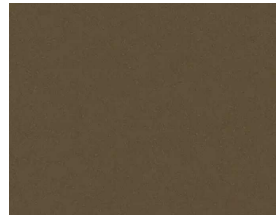
Adhering to a 5m height from natural ground across the entire building would require substantial cut and fill to level the site, causing greater environmental and landscape disturbance than the proposed outcome, which preserves the natural ground profile.

The modest height exceedance does not impede any protected views within the Impact Assessment Area, nor does it result in any overshadowing of surrounding building's private space or northern light.

The overall building remains single-storey in form and appearance when viewed and its bulk and scale are consistent with the character of residential development in the zone. It is notable that every single neighbouring property and the majority of all houses built in the area are built in the same manner: on stilts and well over 5m above the ground when viewed from the beach. The proposed building has a smaller footprint than many of these buildings and its design is consistent with those in the surrounding area.

The proposed building is designed to respond sensitively to the landscape character of the zone. Exterior finishes will comply with A5, incorporating dark natural tones with a light reflectance value not exceeding 10%, ensuring the building recedes into the landscape and does not draw attention. Existing vegetation on the site will be retained where possible, providing natural screening and maintaining the landscape character of the surrounding area.

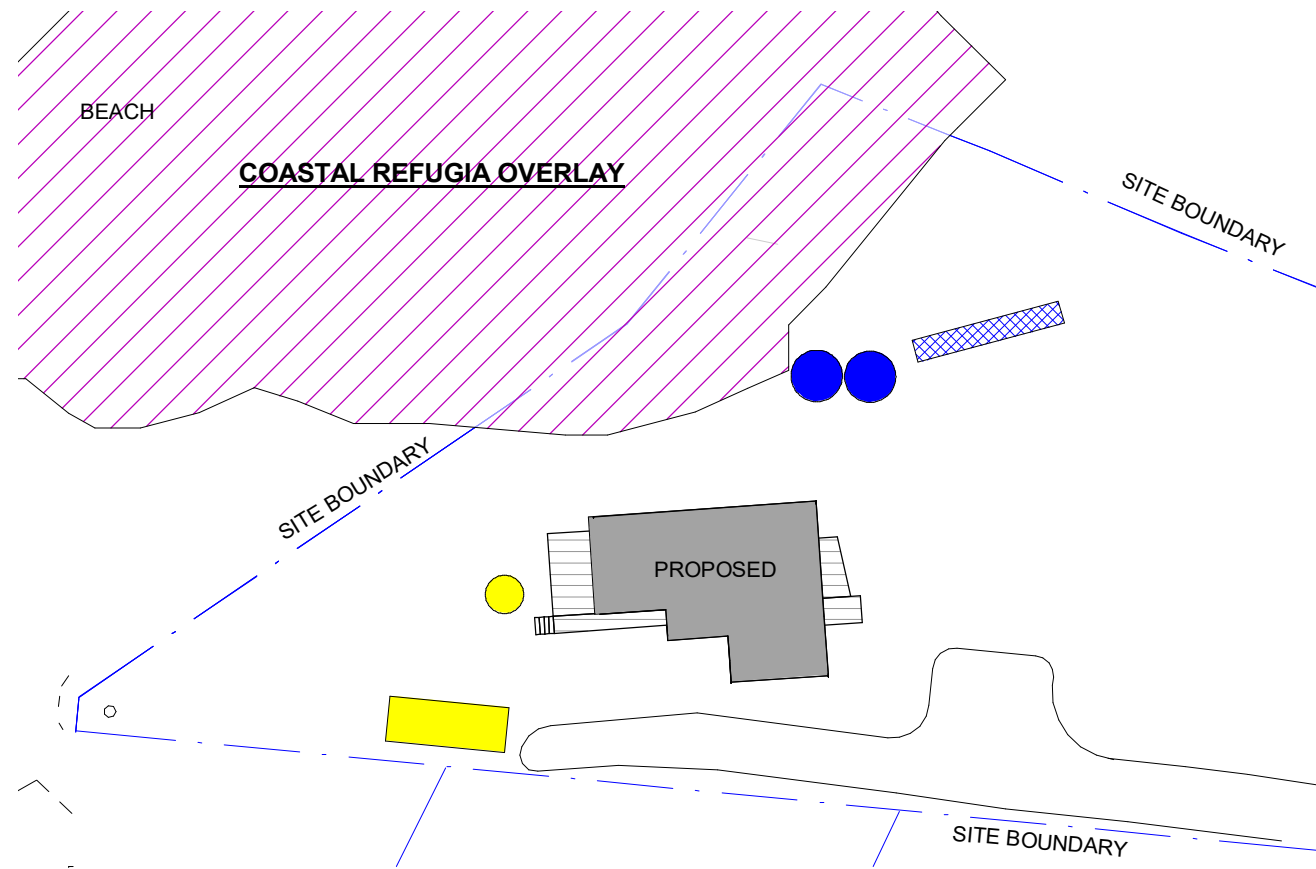


MATERIALS LEGEND/BOARD	
 <p>WALL CLADDING TC: TIMBER CLADDING SILVER TOP ASH</p>	 <p>ROOF COLOUR MONUMENT</p>
  <p>WALL CLADDING B/B: BOARD AND BATTEN, CEMENT SHEET. PAINTED COLOUR: MUDDLED BASIL LRV: 9%</p>	 <p>WINDOW COLOUR: BRONZE PEARL</p>

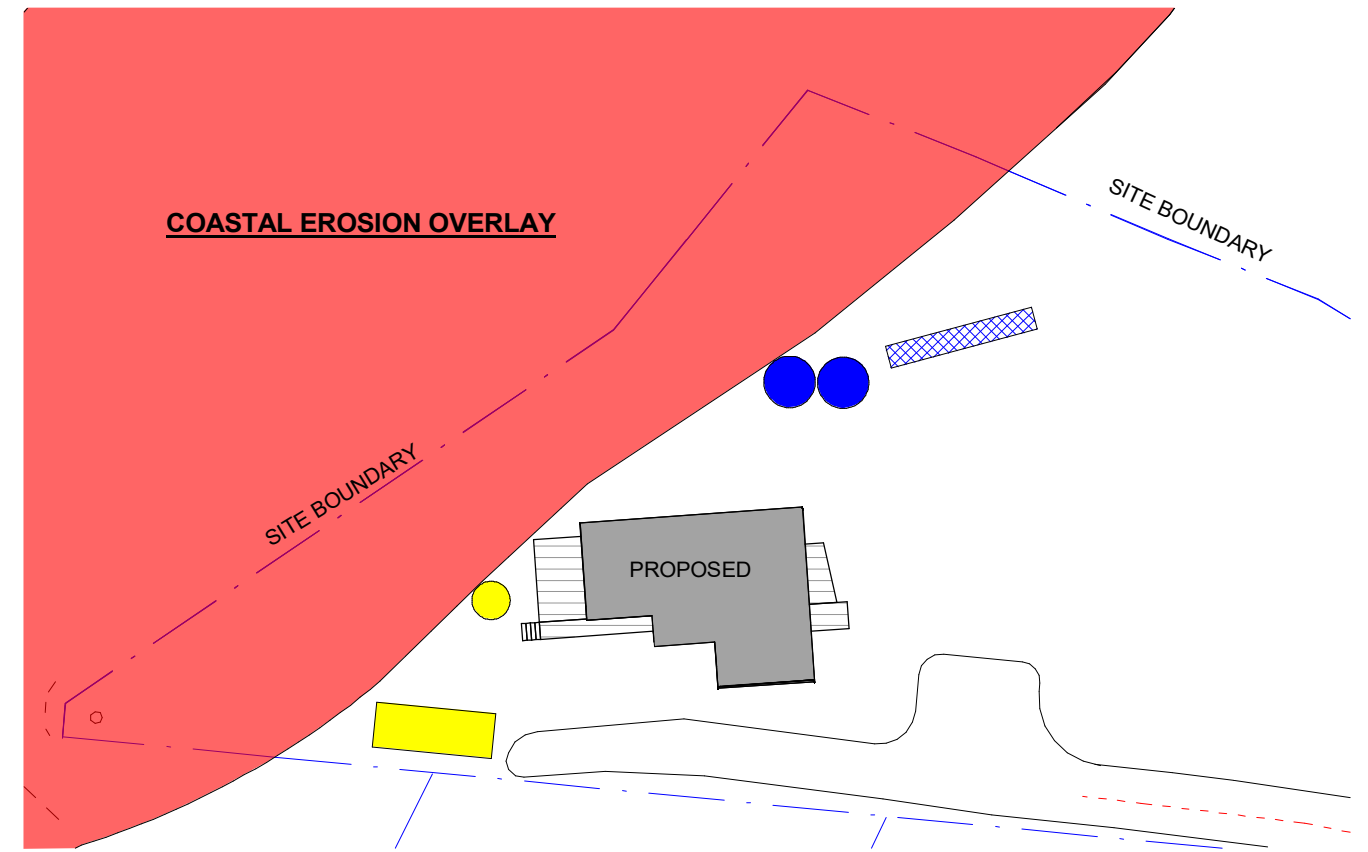
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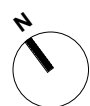
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ROBERTS RESIDENCE, THE FISHERIES
 Drawings
THE ROBERTS FAMILY LOT 1 MALUNNA ROAD, COLES BAY, TAS 7215
 Drawing No. Drawing Title
DA06 MATERIALS+3D VIEWS
 Proj. No.
 Scale
 Rev
 2



1 COASTAL REFUGIA AREA
1 : 500



2 COASTAL EROSION MAP
1 : 500



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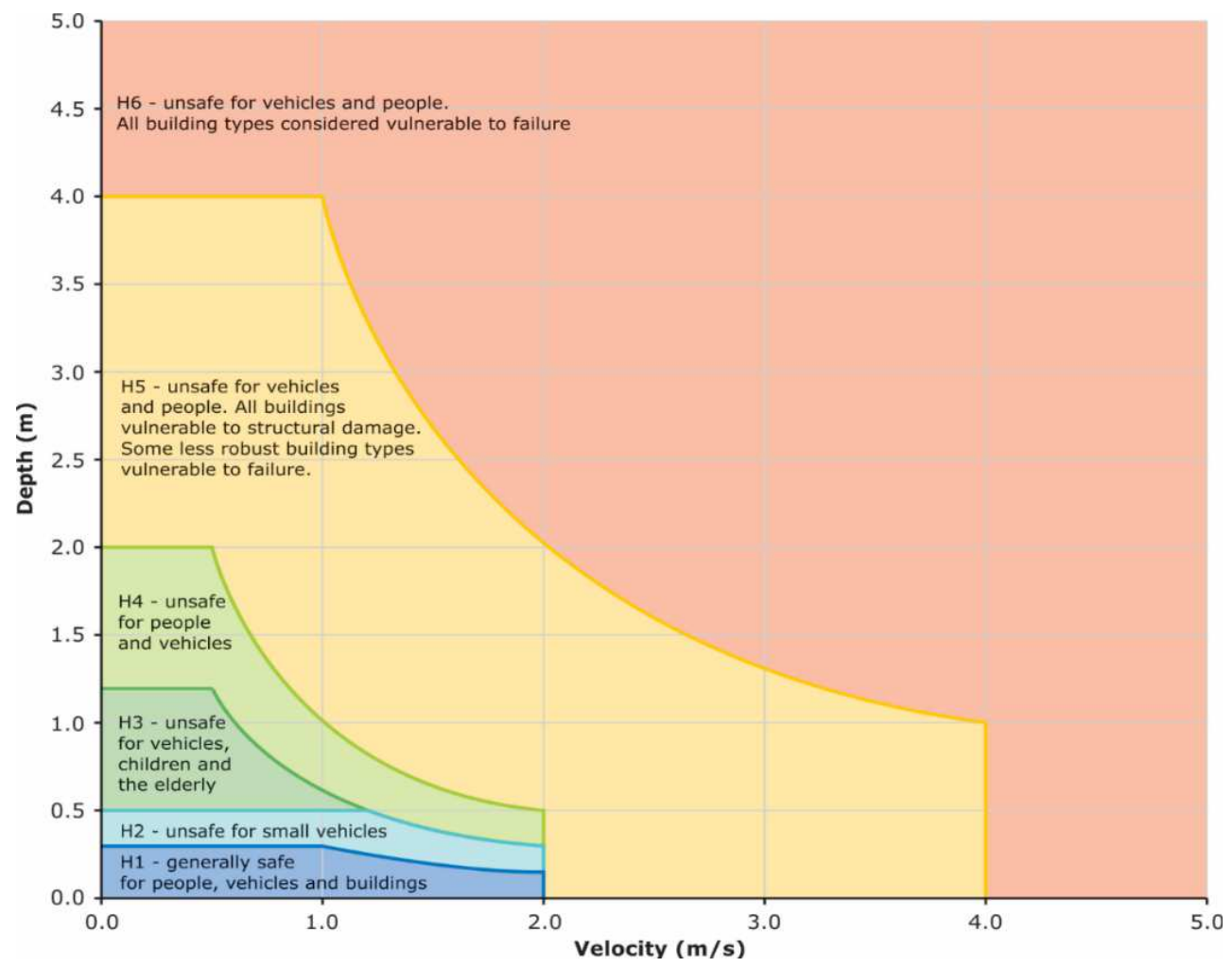
Proj. No.

Drawings
THE ROBERTS FAMILY LOT 1 MALUNNA ROAD, COLES BAY, TAS 7215

Drawing No. Drawing Title
DA07 MAP OVERLAYS

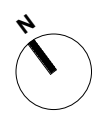
Scale Rev
1 : 500 2

BEACH



1 FLOOD MAP OVERLAY
1 : 500

NOTE: DRIVEWAY FALLS IN H1 ZONE, NO RISK AND SAFE FOR PEOPLE, VEHICLES AND BUILDINGS



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Project Name
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Drawings
THE ROBERTS FAMILY LOT 1 MALUNNA ROAD, COLES BAY, TAS 7215
Drawing No. Drawing Title
DA08 FLOOD MAP OVERLAY
Scale
1 : 500
Proj. No.
Rev
2



Bushfire Hazard Report



Location: Lot 1 Malunna Road, Coles Bay.

Applicant: S. Roberts

Date: January 2025

Certification number: BW003v1

Author: Mark Van den Berg – BFP-108

Contents

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Attachment 1 – Bushfire Hazard Management Plan	
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Disclaimer:

The measures contained in Australian Standard 3959-2009 cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather conditions. Reasonable steps have been taken to ensure that the information contained within this report is accurate and reflects the conditions on and around the proposal at the time of assessment. The assessment has been based on the information provided by you or your designer.

Authorship:

This report was prepared by Mark Van den Berg BSc. (Hons.) FPO (planning) of BushfireWise. Base data for mapping including digital and aerial photography: TasMap, LIST, GoogleEarth, Mark Van den Berg.

1.0 Purpose

This bushfire hazard report provides information relevant to the proposal in the context of the bushfire environment within which it is located and demonstrates compliance with the, *Directors Determination – Bushfire Hazard Areas. Version 1.2, 16 July 2024* (Determination). It includes a Certificate of Qualified Person (form 55), as required by the Director of Building Control for bushfire hazards and offers guidance for bushfire mitigation through a certified Bushfire Hazard Management Plan. This plan outlines approved measures for bushfire protection in accordance with the Chief Fire Officer of the Tasmania Fire Service.

2.0 Site Details

48967/1	48967/1
Address:	Lot 1 Malunna Road, Coles Bay.
Applicant:	S. Roberts
Municipality:	Glamorgan-Spring Bay
Planning Scheme:	Tasmanian Planning Scheme – Glamorgan-Spring Bay
Zoning:	Particular Purpose (The Fisheries)
Land size:	~0.56 Ha
Bushfire Attack Level:	BAL-29
Certificate of others (form 55):	Complete and attached
Bushfire Hazard Management Plan:	Certified & attached
Compliance pathway:	Deemed to Satisfy

3.0 Introduction

New building work is proposed within a bushfire-prone area which is defined by the Tasmanian Planning Scheme-Glamorgan-Spring Bay. This report will form part of supporting documentation for a building permit application for the construction of a new class 1a building. A site-specific bushfire hazard management plan which includes measures to reduce the impact of bushfire attack on the new building work is provided for practical application and compliance purposes.

4.0 Proposal

The construction of a new class 1a building is proposed, generally in accordance with the site plan located at appendix C. The specifications required by this report will achieve compliance with the Deemed to Satisfy requirements of the Determination if implemented in accordance with this report and the bushfire hazard management plan.

5.0 Site Description

The proposal is located at Lot 1 Malunna Road, Coles Bay, in the municipality of Glamorgan-Spring Bay and is zoned Particular Purpose under the Tasmanian Planning Scheme - Glamorgan-Spring Bay. The site is ~0.56 Ha, is irregular in shape and is located approximately 1.44km north-west of Mount Amos, adjacent to Parsons Cove (Figure 1). The lot is serviced by a public, gravel, dead end road but is not provided with access to a reticulated water system. Access to the site from Malunna Road is achieved via an existing gravel crossover. The proposal involves the development of a new dwelling and upgrades to the existing property access.

The lot is effectively undeveloped and carries modified native vegetation which extends beyond the lot boundaries to south-west of the site, this vegetation has linkages with landscape scale bushfire-prone vegetation units (figure 2). Adjacent lands are zoned Particular Purpose and Environmental Management and carry a mosaic of low threat, woodland and forest vegetation. The lot has gentle to moderate slopes, with multiple aspects, which in this circumstance may afford some benefit to the site in terms of the intensity of bushfire attack.

Vegetation within and adjacent to the site was assessed in accordance with the vegetation classification system of AS3959-2018 and was classified as low threat, woodland and forest vegetation. The classified vegetation with the potential to cause the greatest impact on the site occurs to the south-west of the site.

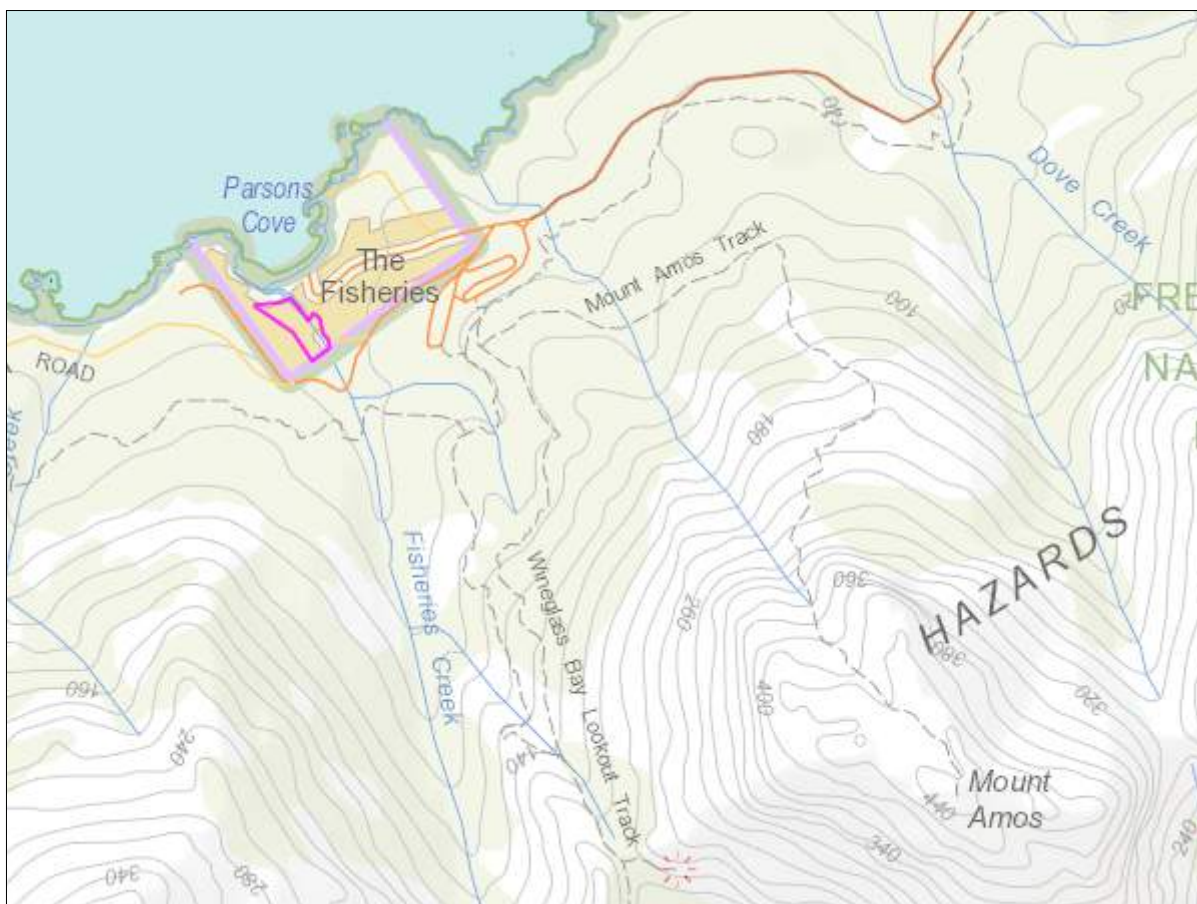


Figure 1. The location of the lot in a topographical context, the lot is outlined in pink.



Figure 2. Aerial image of the lot (pink line) showing forest, woodland and low threat vegetation within and adjacent to the lot.

6.0 Bushfire Attack Level assessment

The Bushfire Attack Level (BAL) has been assessed in accordance with Section 2 of AS 3959-2018 using the '*Simplified Procedure*'. Vegetation has been classified using a combination of on-site observations and remotely sensed data, ensuring consistency with Table 2.3 of AS 3959-2018. Slope and distance measurements have been obtained through field surveys and/or the analysis of remotely sensed data, including aerial and satellite imagery and other publicly available data sources and processed using proprietary software. Where applicable the vegetation assessment has taken into account edge effects and the potential for changes in vegetation classification through natural processes. A detailed bushfire attack level assessment is located at appendix A. The bushfire attack level for the site has been determined as BAL-29.

7.0 Bushfire Protection Measures

The bushfire attack level for the new dwelling has been determined as BAL-29. Structures exposed to bushfire attack can expect high levels of radiant heat exposure up to 29kW/m². Flame contact may be possible if bushfire fuels are not managed appropriately around the building, wind-driven embers may enter openings in buildings or accumulate in corners, gutters, and decks, causing potential spot fires. Smoke will reduce air quality and visibility under all conditions. Following, are requirements that will not

only achieve administrative compliance if implemented, but also provide practical measures which will enhance the survivability of buildings, structures and occupants in the event of bushfire attack.

7.1 Construction Standards

In accordance with the National Construction Code the proposal is to be constructed in accordance with AS3959 specifications for BAL-29.

7.2 Property Access

There is existing access to the site, however, to achieve compliance with the determination and enhance the safety of the existing access the access will require remedial works. The upgraded property access will be required to comply with all of the following specifications:

- a) all-weather construction;
- b) load capacity of at least 20 tonnes, including for bridges and culverts;
- c) minimum carriageway width of 4 metres;
- d) minimum vertical clearance of 4 metres;
- e) minimum horizontal clearance of 0.5 metres from the edge of the carriageway, excluding gate posts;
- f) cross falls of less than 3 degrees (1:20 or 5%);
- g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- h) curves with a minimum inner radius of 10 metres;
- i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- j) terminate with a turning area for fire appliances provided by one of the following:
 - (i) a turning circle with a minimum outer radius of 10 metres;
 - (ii) a property access encircling the building; or
 - (iii) a hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

7.3 Firefighting Water Supplies

The proposed new dwelling requires access to a firefighting water supply. The site is not provided with a reticulated water supply which includes fire hydrants. A static waters supply dedicated for firefighting will need to be provided to achieve compliance and enable defence of the building in the event of bushfire attack. The new firefighting water supply will be compliant with table 1 below.

Table 1. Specifications for static firefighting water supplies.

Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 90 metres of the firefighting water point of a static water supply; and (b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: (a) May have a remotely located offtake connected to the static water supply;

Element		Requirement
		<p>(b) May be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times;</p> <p>(c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including firefighting sprinkler or spray systems;</p> <p>(d) Must be metal, concrete or lagged by non-combustible materials if above ground; and</p> <p>(e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959:2018, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:</p> <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework & Accessories (including stands & tank supports)	<p>Fittings and pipework associated with a firefighting water point for a static water supply must:</p> <ul style="list-style-type: none"> (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm; (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) Visible; (ii) Accessible to allow connection by firefighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles.
D.	Signage for static water connections	<p>The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:</p> <ul style="list-style-type: none"> (a) comply with water tank signage requirements within AS 2304:2019; or (b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> (a) No more than three metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and, (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

7.4 Hazard Management Areas

The size and management of the Hazard Management Area (HMA) directly influences the Bushfire Attack Level (BAL). The dimensions of the HMA are shown on the Bushfire Hazard Management Plan associated with this report to ensure appropriate protection. By reducing flammable material around a building, the HMA enhances the ability to defend the building, protects occupants, and supports firefighters. Combined with construction standards, firefighting water supplies and safe property access, the HMA forms part of an integrated approach to reducing the bushfire risk.

A hazard management area will need to be established and maintained for the life of the development and is shown on the BHMP. Guidance for the establishment and maintenance of the hazard management area is given below and on the BHMP.

An effective hazard management area can be achieved through, but is not limited to the following general strategies;

- Remove fallen limbs, sticks, leaf and bark litter;
- Modify and maintain shrubs and bushes (understorey plants) to provide horizontal and vertical separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access;
- Use low-flammability plant species for landscaping purposes;
- Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.

Site specific recommendations for establishment of the hazard management area.

- All gum trees and native pines may be safely retained within the HMA;
- All limbs of gum trees, native pines and She Oaks less than 2 metres from the ground to be removed;
- Thin She Oaks strategically to maintain amenity, remove 50% of stems from the HMA;
- Manage ground covers (sags, ferns and grasses) to create a mosaic pattern throughout the HMA where they occur, particularly under trees;
- Remove accumulated debris (fallen limbs and trees) and redundant structures and artifacts from the HMA.

8.0 Compliance

The bushfire hazard management plan associated with this report demonstrates how the proposal will comply with the Determination. The following table also shows how compliance with the Determination is achieved and provides the administrative pathway. The proposal is for the construction of a new class 1a building.

Table 3. Compliance with the Directors Determination – Bushfire Hazard Areas. 16th July, 2024. Version 1.2. A Deemed-to-Satisfy solution which complies with the following Deemed-to-Satisfy provisions is deemed to achieve compliance with the Performance Requirements in the Determination.

Requirements	Relevant Compliance Pathway
2.3.1 Design and Construction	<p>(1) Building work in a bushfire-prone area is to be designed and constructed in accordance with the Deemed-to-Satisfy provisions of NCC Volume 2, Part H7 for Class 1 buildings.</p> <p>(a) The proposal does <u>not</u> involve a class 2, 3 or class 9 building.</p> <p>(b) The proposal is to be designed and constructed in accordance with the specifications of BAL-29 of AS3959.</p> <p>(2) There are no variations for design and construction proposed.</p> <p>(3) The proposed building is not subject to BAL-40 or BAL-FZ.</p>
2.3.2 Property Access	<p>(1) The following building work must be provided with property access to the building and the firefighting water point, accessible by a carriageway designed and constructed as specified in subclause (4) below:</p> <p>(a) a new habitable building; or</p> <p>(b) applicable to Class 10 buildings.</p> <p>(2) applicable to alterations and additions.</p> <p>(3) applicable to alterations and additions.</p> <p>(4) Vehicular access from the public road to the building must:</p> <p>(a) Comply with the property access specifications of Table 2. If designed and constructed in accordance with s7.2 proposed property access will comply.</p> <p>(b) include access from a public road to a hardstand within 90 metres of the furthest part of the building as measured by a hose lay; proposed property access complies.</p> <p>(c) include access to the hardstand area for the firefighting water point; proposed property access complies.</p> <p>(5) The proposal does not involve class 9 buildings.</p>
2.3.3 Water Supply for Firefighting	<p>(1) The following building work must be provided with a water supply dedicated for firefighting purposes which complies with the requirements specified in Table 3A or Table 3B:</p> <p>(a) a new habitable building; or</p> <p>(b) applicable to Class 10 buildings.</p>

	<p>(2) applicable to alterations and additions.</p> <p>(3) applicable to certain class 9 buildings.</p> <p>If the firefighting water supply is provided in accordance with the specifications of table 1 of this report, firefighting water supplies will comply with the determination.</p>
2.3.4 Hazard Management Areas	<p>(1) The following building work must be provided with a hazard management area of sufficient dimensions, and which provides an area around the building which separates the building from the bushfire hazard and complies with subclauses (2), (3), (4) and (5):</p> <ul style="list-style-type: none"> (a) a new habitable building; (b) an existing building in the case of an addition or alteration to a building; or (c) a new Class 10a Building to which this Determination applies unless fire separation is provided in accordance with clause 3.2.3 of AS3959. <p>(2) The hazard management area must comply with the requirements specified in Table 4. Complies, element B, HMA not smaller than that required for BAL-29, HMA to be established in accordance with the bushfire hazard management plan. Elements A and C to G have no application in this circumstance</p> <p>(3) The hazard management area for a particular BAL must have the minimum dimensions required for the separation distances specified for that BAL in Table 2.6 of AS 3959 (Method 1). Complies min 16 metres required, 16 metres provided.</p> <p>(4) The hazard management area must be established and maintained such that fuels are reduced sufficiently, and other hazards are removed such that the fuels and other hazards do not significantly contribute to the bushfire attack. To be established in accordance with the bushfire hazard management plan.</p> <p>(5) applicable to certain class 9 buildings.</p>
2.3.5 Bushfire Emergency Plan	<p>(1) In a bushfire prone area, a bushfire emergency plan must be prepared for:</p> <ul style="list-style-type: none"> (a) a new building; (b) an existing building in the case of an addition or alteration to a building; (c) an existing building in the case of a change of building class; (d) a building associated with the use, handling, generation or storage of a hazardous chemical or explosive. <p>(i) clause (1) does not apply to following:</p> <ul style="list-style-type: none"> (a) Class 1a Buildings; (b) Class 10a Buildings; or (c) decks associated with another class of building. <p>(2) A bushfire emergency plan must comply with the requirements specified in Table 5. Not applicable.</p>

9.0 References

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

Building Amendment (Bushfire-Prone Areas) Regulations 2016

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

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

The Bushfire Planning Group 2005, Guidelines for development in bushfire prone areas of Tasmania – Living with fire in Tasmania, Tasmania Fire Service, Hobart, Tasmania.

Directors Determination – Bushfire Hazard Areas (Transitional). 16th July, 2024. Version 2.3. Consumer, Building and Occupational Services, Hobart, Tasmania 2024,

Appendix A – bushfire attack level assessment

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire-prone vegetation	Hazard management area width	Bushfire Attack Level
North-east	Woodland [^]	flat 0°	0 to 60 metres	10 metres	BAL-29
	Exclusion 2.2.3.2 (e, f) ^{^^}	flat 0°	60 to 100 metres		
	--	--	--		
	--	--	--		
South-east	Forest [^]	flat 0°	0 to 100 metres	16 metres	BAL-29
	--	--	--		
	--	--	--		
	--	--	--		
South-west	Exclusion 2.2.3.2 (e, f) ^{^^}	upslope	0 to 60 metres	Lot boundary	BAL-12.5
	Forest [^]	flat 0°	60 to 100 metres		
	--	--	--		
	--	--	--		
North-west	Woodland [^]	flat 0°	0 to 100 metres	10 metres	BAL-29
	--	--	--		
	--	--	--		
	--	--	--		

[^] Vegetation classification as per AS3959-2018 amendment 3, Table 2.3 and Figures 2.4(A) to 2.4 (G).

^{^^} Exclusions as per AS3959.

Appendix B – site images

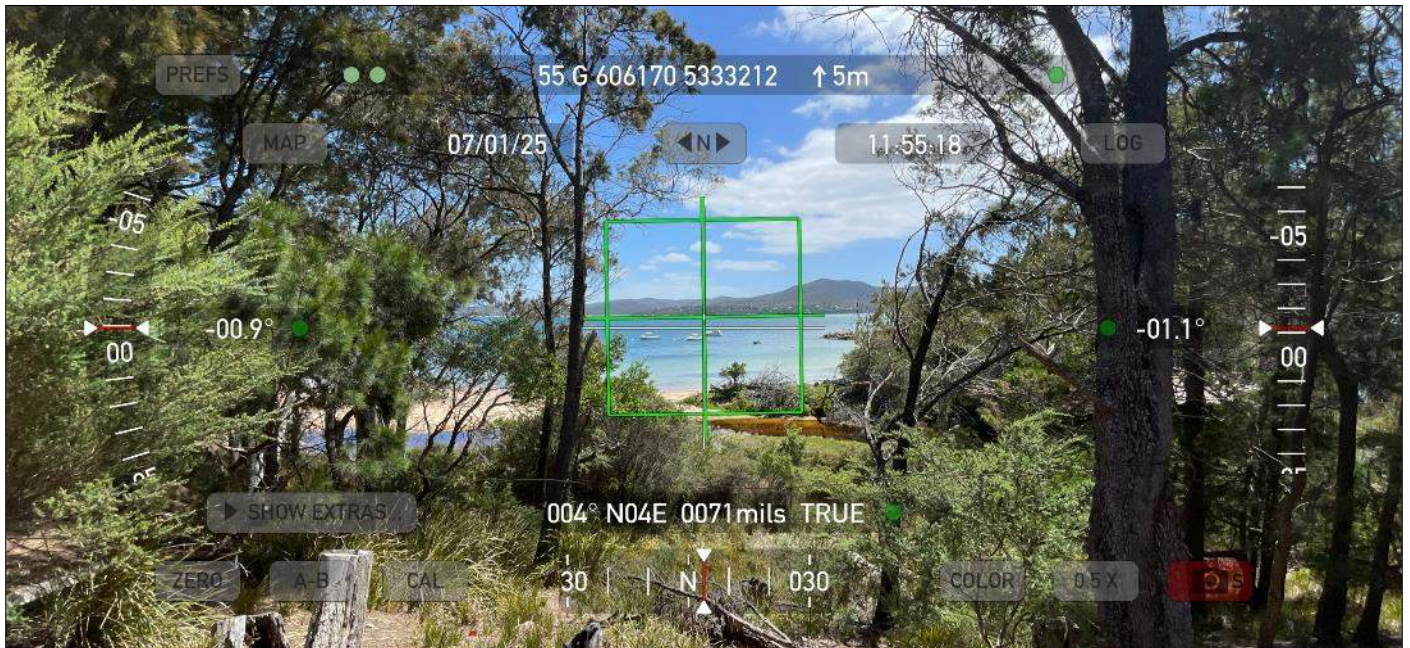


Figure 1. Woodland vegetation to the north of the site.

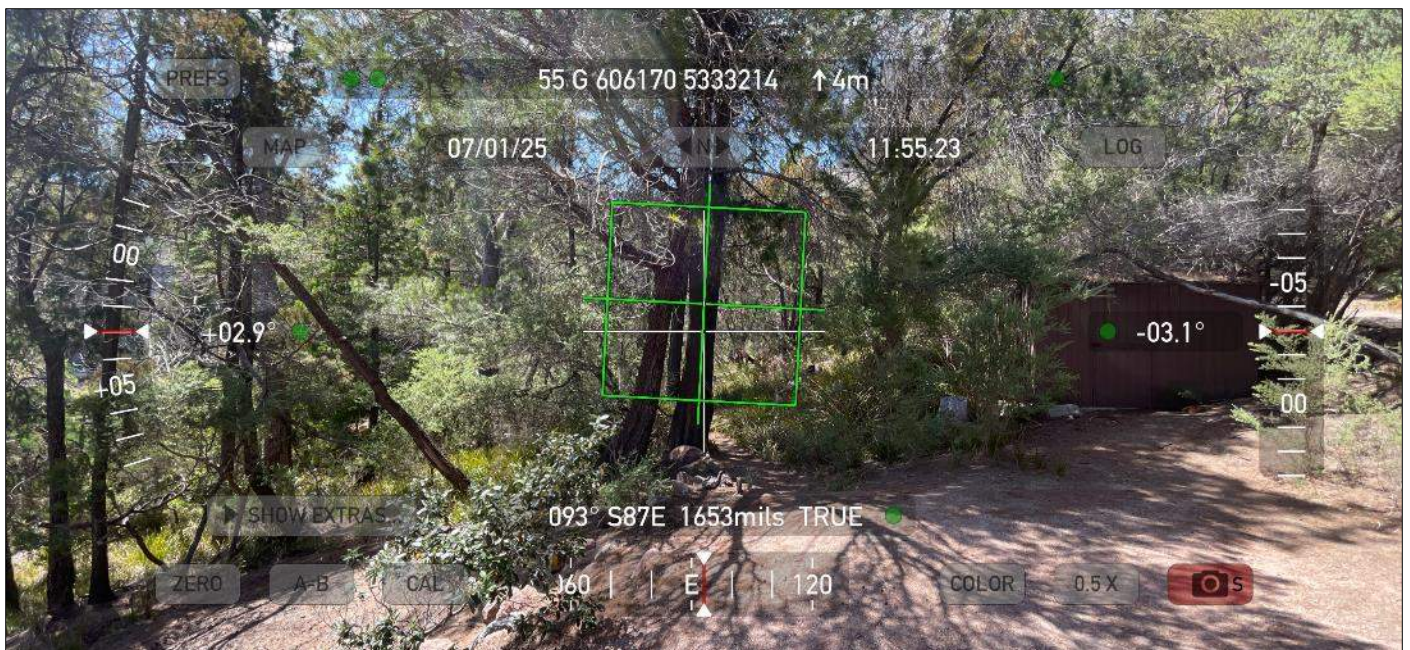


Figure 2. Forest vegetation to the east of the site.

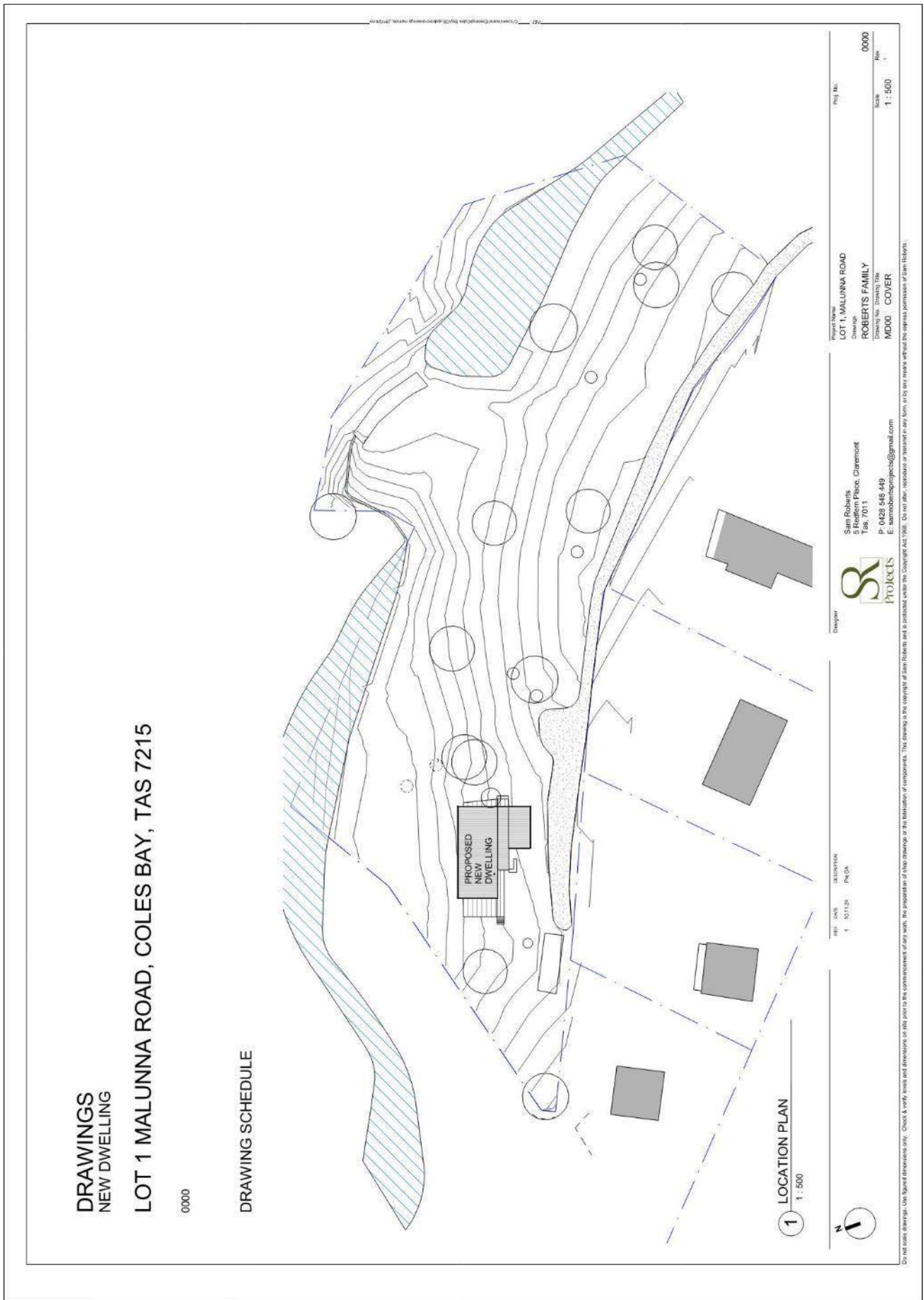


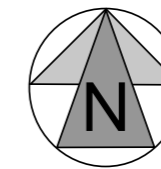
Figure 3. Low threat vegetation to the south of the site.



Figure 4. Woodland vegetation to the west of the site.

Appendix C – proposal plans





Mark Van den Berg BFP-108 0407 294 240
mark@bushfirewise.com.au

Compliance Requirements

Property Access

The following design and construction requirements apply to property access:

- Property access must have an all-weather surface, support a 20-tonne load (including bridges and culverts), and provide a minimum 4 m carriageway width, 4 m vertical clearance, and 0.5 m horizontal clearance (excluding gate posts).
- Cross falls must be less than 3°, dips less than 7°, and curves must have a 10 m inner radius. Maximum gradients are 15° for sealed roads and 10° for unsealed roads.
- The access must terminate with a turning area for fire appliances provided by one of the following: a 10 m outer-radius turning circle, a property access encircling the building, or a 4 m x 8 m hammerhead “T” or “Y” turning head.

Water Supplies for Firefighting

The site is not serviced by a reticulated water supply, therefore a dedicated, static firefighting water supply will be provided in accordance with the following:

- The building area must be within a 90 m hose lay of a static water supply’s firefighting water connection point. This supply may include a remote offtake and serve multiple uses, provided 10,000 L per building area is always reserved for firefighting (excluding sprinklers/spray systems). Aboveground tanks must be metal, concrete, or lagged with non-combustible materials; if shielded per AS 3959:2018, they may be any material, provided the lowest 400 mm is protected by metal, non-combustible material, or 6 mm fibre-cement.
- Fittings and pipework must have a 50 mm nominal diameter (including the valve) and be metal or lagged above ground, or buried at least 300 mm. They must include a DIN/NEN standard forged Storz 65 mm coupling with suction washer, blank cap, and a 220 mm chain. Underground tanks need an opening ≥250 mm or a compliant coupling; any remote offtake must be visible, placed 450–600 mm above ground, and protected from damage.
- A permanent sign must identify the firefighting water point in line with AS 2304:2019 or Tasmania Fire Service guidelines.
- A hardstand must be within 3 m (hose lay) of the water connection point, at least 6 m from the building area, at least 3 m wide and constructed to the same standard as the carriageway to which it is connected.

Hazard Management Area

A hazard management area is required to be established and maintained for the life of the building and is shown on this BHMP. Guidance for the establishment and maintenance of the hazard management area is also provided.

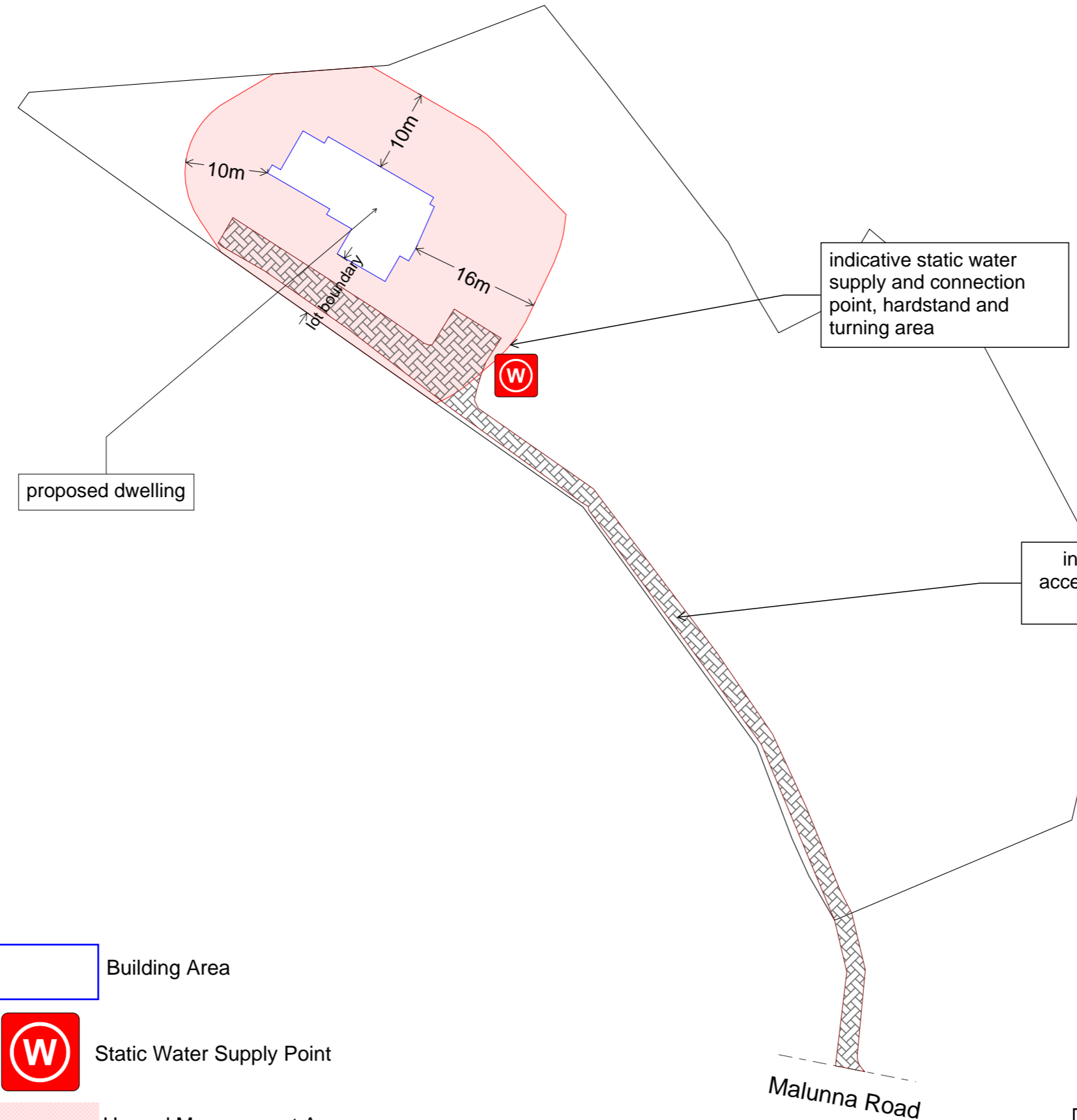
A hazard management area is the area, between a habitable building or building area and the bushfire prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. This can be achieved through, but is not limited to the following actions;

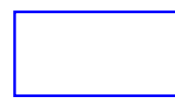
- Remove fallen limbs, sticks, leaf and bark litter;
- Modify and maintain shrubs and bushes (understorey plants) to provide horizontal and vertical separation between fuels;
- Prune low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers;
- Minimise the storage of flammable materials such as firewood;
- Maintain vegetation clearance around vehicular access;
- Use low-flammability plant species for landscaping purposes;
- Clear out any accumulated leaf and other debris from roof gutters and other debris accumulation points.


Site specific recommendations for establishment of the hazard management area.


- All gum trees and native pines may be safely retained within the HMA;
- All limbs of gum trees, native pines and she oaks less than 2 metres from the ground to be removed;
- Thin she oaks strategically to maintain amenity, remove 50% of stems from the HMA;
- Manage ground covers (sags, ferns and grasses) to create a mosaic pattern throughout the HMA where they occur, particularly under trees;
- Remove accumulated debris (fallen limbs and trees) and redundant structures and artefacts from the HMA.

It is not necessary to remove all vegetation from the hazard management area, trees may provide protection from wind borne embers and radiant heat under some circumstances.



 Building Area

 Static Water Supply Point

 Hazard Management Area

This BHMP is to be read in conjunction with:
Bushfire Hazard Report Lot 1 Malunna Road,
Coles Bay. January 2025. BW003.v1.

Do not scale from this drawing, use dimensions only. Written specifications to take precedence over drawn representations.	Date : 14/01/2025	S. Roberts Lot 1 Malunna Road, Coles Bay, Tas., 7215	Bushfire Hazard Management Plan		Building Specifications to BAL-29 of AS3959-2018	Certification No. BW003 Mark Van den Berg Acc. No. BFP-108 Scope 1, 2, 3A, 3B, 3C.
	CT: 48967/1		Lot 1 Malunna Road, Coles Bay. January 2025. BW003.v1. Tasmanian Planning Scheme - Glamorgan-Spring Bay			

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Owner /Agent
 Address
 Suburb/postcode

Form **55**

Qualified person details:

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

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

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

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: *(description of the assessable item being certified)*
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: *(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)*

This certificate is in relation to the above assessable items, at any stage, as part of – (tick one)

building work, plumbing work or plumbing installation or demolition work

OR

a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:

Bushfire Hazard Management Plan Lot 1 Malunna Road, Coles Bay.
January 2025. BW003.v1.

Bushfire Hazard Report Lot 1 Malunna Road, Coles Bay. January 2025.
BW003.v1.

Relevant
calculations:

AS 3959:2018 - Method 1 BAL assessment.

References:

AS 3959:2018.

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

1. The proposed building work – if designed and constructed in accordance with the bushfire hazard management plan referred to in this certificate – will comply with the applicable Deemed-to-Satisfy requirements of the Director’s Determination – Bushfire Hazard Areas v1.2
2. The applicable Bushfire Attack Level (BAL) determined using AS 3959:2018 for design and construction is BAL-29


Scope and/or Limitations

1. The scope of this certification is limited to compliance with the requirements of the Director’s Determination – Bushfire Hazard Areas (transitional) v2.3.
2. The effectiveness of the measures prescribed in the bushfire hazard management plan and supporting report are dependent on their correct implementation and maintenance for the life of the development.
3. No guarantee can be provided that the building work will survive every bushfire event.

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

BW003

Date:

15/01/2025



AUTHORITY FOR ACTS OR OMISSIONS ON RESERVED LAND

Granted in relation to: Freycinet National Park

Granted to: Roberts' Family Trust ('the proponent') and any such affiliated person undertaking works in relation to or for the purposes of private driveway access widening ('the project') at the project site within the named reserve.

Authority or approval valid: from Midnight 20 February 2026 – to midnight on 18 February 2027

This authority may be cancelled by notice in writing from the Director of National Parks and Wildlife in accordance with Regulation 30 of the National Parks and Reserves Management Regulations 2019.

Details of authority

Pursuant to Regulation 28 of the National Parks and Reserves Management Regulations 2019 ('the Regulations') and subject to the conditions listed below, an authority is granted for each of the following acts or omissions that would otherwise constitute an offence under the specified provisions of the Regulations.

- R 5(2)(a) – A person must not, on any reserved land – take a growing or standing plant
- R 5(2)(c) – A person must not, on any reserved land – interfere with, dig up, cut up, collect or remove any sand, gravel, clay, rock or mineral or any timber, firewood, humus or other natural substance
- R 5(6)(b) – A person must not, on any reserved land, make or mark out any track or route

Disclaimer

Persons entering or conducting activities on reserved land pursuant to this authority do so entirely at their own risk. Liability is not accepted by the State of Tasmania or the Department of Natural Resources & Environment Tasmania for any injury, loss or damage suffered by any such person, whether resulting from negligence or any other cause.

Conditions

1. All persons undertaking works at this site must be provided with a copy of this Authority. A copy must be available on site and produced by the proponent (or representative), as required by an authorised officer.
2. A daily register must be maintained by the proponent of all persons working at the project site and in respect of the works they are undertaking. A copy of the register is to be produced by the proponent to an authorised officer as required.
3. The Parks and Wildlife Service (PWS) Ranger in Charge (RIC) must be notified at least 5 business days prior to the commencement of works at the project site, and 5 business days post completion of the works:

Freycinet Field Centre RIC - Alena.Hrasky@parks.tas.gov.au, ph 6214 8100

4. The proponent must report any breaches of this authority conditions, as soon as practicable and no later than 24 hours of becoming aware of the breach, to the relevant PWS Ranger in Charge. The report may be initially verbal; however, written notification must be provided within 48 hours of becoming aware of the breach.

The written notification must provide details including, but not limited, to:

- a) breach of condition

- b) date, time;
 - c) cause of breach;
 - d) likely environmental harm caused; and
 - e) Action taken or to be taken, compliant with relevant legislation, to minimise environmental impact or breach of conditions
5. All workers to be briefed on any advice received from Aboriginal Heritage Tasmania and follow any advice and requirements listed within the Unanticipated Discovery Plan.

Acts otherwise prohibited under the *National Parks and Reserves Management Regulations 2019*:

Regulation 5(2)(a) and 5(2)(c) and 5(6)(b)

6. The taking of any growing or standing plant is only permitted where reasonably associated with the required driveway widening shown in “Access Plan, DA 03, Rev 1, 22/01/26”, subject to the following requirements:
- a) No trees identified within the plan are to be removed, damaged or otherwise impacted by the works.
7. The disturbance of any soil, rock or other natural substance as part of the works is only permitted where reasonably associated with the required driveway widening shown in “Access Plan, DA 03, Rev 1, 22/01/26”.
- a) No heavy machinery is permitted to be used during driveway widening.
 - b) No material is to be removed from the reserve.
8. Prior to entering PWS Reserve, all equipment must be cleaned in accordance with the relevant hygiene protocols contained within the [Keeping it Clean Manual](#).



Signed by Jayne Cooper being the Regional Operations Manager – [North] Region pursuant to an Instrument of Delegation executed by the Director of National Parks and Wildlife in accordance with section 89 of the National Parks and Reserves Management Act 2002 and dated 21 December 2019.

Date 20/02/2026



AUTHORITY FOR ACTS OR OMISSIONS ON RESERVED LAND

Granted in relation to: Freycinet National Park

Granted to: Roberts' Family Trust of 356 Liverpool Street, Hobart TAS 7000 ('the proponent')

Granted for: Lot 1 Malunna Road, Coles Bay, PID: 7748708 ('the subject property')

Authority or approval valid: from Midnight 20 February 2026 – to midnight on 18 February 2036

This authority may be cancelled by notice in writing from the Director of National Parks and Wildlife in accordance with Regulation 30 of the National Parks and Reserves Management Regulations 2019.

Details of authority

Pursuant to Regulation 28 of the *National Parks and Reserves Management Regulations 2019* ('the Regulations') and subject to the conditions listed below, an authority is granted for each of the following acts or omissions that would otherwise constitute an offence under the specified provisions of the Regulations:

- R 19(3) – A person must not drive a vehicle on any reserved land except (a) on a public road on the reserved land; or (b) in a designated vehicle area

Disclaimer

Persons entering or conducting activities on reserved land pursuant to this authority do so entirely at their own risk. Liability is not accepted by the State of Tasmania or the Department of Natural Resources & Environment Tasmania for any injury, loss or damage suffered by any such person, whether resulting from negligence or any other cause.

Conditions

1. This Authority only relates to the permission of vehicle access within the identified PWS Reserve to the subject property, limited solely to the location shown within Figure 1.
2. This Authority is not transferable and is only issued to the persons specified above. Should the Land be sold or transferred, the title extinguished, or the Authority Holder cease to be the registered proprietor of the Land, this Authority will become void.
3. The Authority Holder is responsible for all maintenance of the identified access route and must ensure that any maintenance works do not cause a hazard to the public.
 - a) Any proposed maintenance work requires prior approval from the Parks and Wildlife Service (PWS), following the submission of a proposal (detailing the works proposed) to the Ranger in Charge (RIC) of the relevant Field Centre.

Freycinet Field Centre RIC - Alena.Hrasky@parks.tas.gov.au, ph 6214 8100
 - b) Any impacts to the reserve, outside the scope of this Authority, must be reported immediately to the Ranger in Charge of the Freycinet Field Centre and remediated to the satisfaction of the PWS.
4. Persons authorised under this Authority are not to:

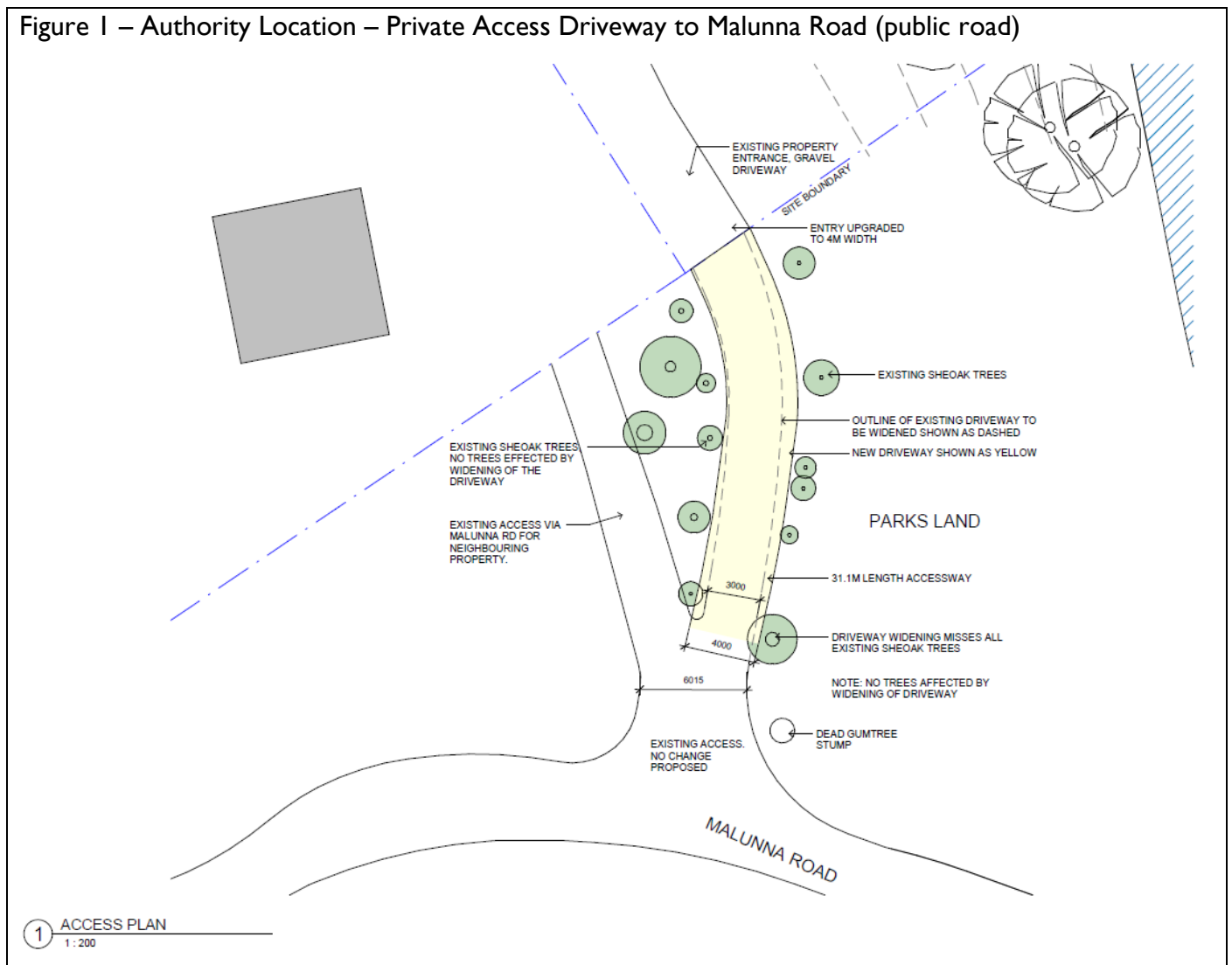
- a) Obstruct or deny access or erect or place any signs, bollards, gates or obstacles over the access route;
 - b) Import any vegetation, soils or gravels onto reserve Land, without the prior written approval of the PWS;
 - c) Remove any vegetation or debris from reserve land, except for the purpose of reasonable minor maintenance for branch encroachment, weed removal or clearing of debris as necessary to maintain the vehicle access to the site.
5. A copy of this Authority must be produced if requested by an authorised person under the *National Parks and Reserves Management Act 2002*.

Jayne Cooper

Signed by Jayne Cooper being the Regional Operations Manager – North Region pursuant to an Instrument of Delegation executed by the Director of National Parks and Wildlife in accordance with section 89 of the National Parks and Reserves Management Act 2002 and dated 21 December 2019.

Date 20/02/2026

Figure I – Authority Location – Private Access Driveway to Malunna Road (public road)



GEO-Environmental Solutions
 29 Kirksway Place, Battery Point
 Tasmania 7004
 Phone: 03 62231839



28 January 2026

Natural Values Assessment – Waterway and Coastal Protection Area

Project area – Lot 1 Malunna Rd Coles Bay TAS 7215

PID: 7748708

C/T: 48967/1

The following report is intended to demonstrate compliance with Code C7.0 (Waterways and Coastal Protection Area) of the Tasmania Planning Scheme – Glamorgan Spring Bay.

The proposal is for the construction of a residential dwelling at the above address. The site is located in close proximity to Fisheries Creek and the shoreline of Parsons Cove, a small, sheltered coastal cove within Coles Bay on the east coast of Tasmania, situated inside Freycinet National Park. Due to the site’s coastal location, the development triggers Code C7.0 (Coastal Hazards) of the Tasmania Planning Scheme – Glamorgan–Spring Bay. Accordingly, the proposal is required to demonstrate compliance with the standards outlined in Clause C7.6.1 Buildings and Works.

Table 1. Extract of Tasmania planning scheme C7.6.1 Buildings and Works

P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:	
Performance Criteria	Comment / Compliance
(a) impacts caused by erosion, siltation, sedimentation and runoff;	The proposed development should only be approved with an appropriate, site specific soil and water management plan to reduce the risk of environmental harm and erosion. The site should regularly maintain and progressively stabilised through vegetation and landscaping to reduce the potential for erosion.
(b) impacts on riparian or littoral vegetation;	No riparian or littoral vegetation is present on the site
(c) maintaining natural streambank and streambed condition, where it exists;	No works proposed in stream or nearby.

(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;	The in-stream natural habitat will not be disturbed under the current proposal.
(e) the need to avoid significantly impeding natural flow and drainage;	The watercourse is well defined, the proposed works area is located well away from the watercourse
(f) the need to maintain fish passage, where known to exist;	The watercourse is well defined, the proposed works area is located well away from the watercourse
(g) the need to avoid land filling of wetlands;	No wetlands are located at the project area.
(h) the need to group new facilities with existing facilities, where reasonably practical;	The project area is a vacant land lot which doesn't have any existing facilities on site.
(i) minimising cut and fill;	The proposed development should utilise only minimal cut and fill, limited to what is necessary to achieve a stable building platform and safe access. Earthworks should be designed to follow the natural landform as much as practicable, thereby reducing disturbance to the site, maintaining natural drainage patterns, and minimising potential impacts on surrounding land and vegetation.
(j) building design that responds to the particular size, shape, contours or slope of the land;	The proposed dwelling is designed to follow the natural contours of the land through a stepped floor layout, minimising the need for cut and fill and reducing disturbance to the existing slope.
(k) minimising impacts on coastal processes, including sand movement and wave action;	n/a
(l) minimising the need for future works for the protection of natural assets, infrastructure and property;	No further works required other than regular maintenance.
(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and	All works should be undertaken in compliance with the 'Wetlands and Waterways Works Manual' (DPIWE, 2003).
(n) the guidelines in the Tasmanian Coastal Works Manual.	All proposed works should be following the guidelines of the Tasmania Coastal Works Manual.

A2.

Acceptable Solutions	Comment / Compliance
Building and works within a Future Coastal Refugia Area must be within a building area on a plan of subdivision approved under this planning scheme.	The site is not located within a Future Coastal Refugia Area.

P3.

Performance Solutions	Comment / Compliance
Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to: (a) the need to minimise impacts on water quality; and (b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.	Stormwater generated by the development will be harvested and stored in two 20,000-litre rainwater tanks. This system significantly reduces runoff volumes and frequency of discharge events. Only overflow during high rainfall events will be conveyed to Fisheries River.

A4.

Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area	
Acceptable Solutions	Comment / Compliance
Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.	There is no proposed dredging or reclamation on the site.

A5.

Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	
Acceptable Solutions	Comment / Compliance
Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	No coastal protection works, or waterway erosion or inundation protection works are proposed within the Waterway and Coastal Protection Area or a future coastal refugia area. If such activities are to be undertaken, then they must be designed by a suitably qualified person to minimise adverse impacts on natural coastal processes.

The attachment in Appendix 2 shows the proposed works and the WCP overlay of the project area. The assessment has been completed based on the site location. The Integrated Conservation Value for the waterway has been identified as LOW (NVA report run on the 24/11/2025). Table 1 associated figures and plan demonstrate compliance with the performance criteria of section C7.6.1 of Tasmanian Planning Scheme – Glamorgan–Spring Bay.

In considering the objectives of the Code 7 it is anticipated that there will be no unnecessary or unacceptable impacts on natural values as a result of the proposed development and that any future development that is facilitated by the proposed development is unlikely to lead to unnecessary or unacceptable impacts on natural values.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Environmental and Engineering Soil Scientist

Appendix 1. Natural Value Report

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference: 48967/1

Requested For: Lot 1 Malunna Road Coles Bay

Report Type: Summary Report

Timestamp: 11:18:37 PM Monday 24 November 2025

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

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

Raptors: buffers Min: 500m Max: 5000m

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

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

Geoconservation: buffer 1000m

Acid Sulfate Soils: buffer 1000m

TASVEG: buffer 1000m

Threatened Communities: buffer 1000m

Fire History: buffer 1000m

Tasmanian Reserve Estate: buffer 1000m

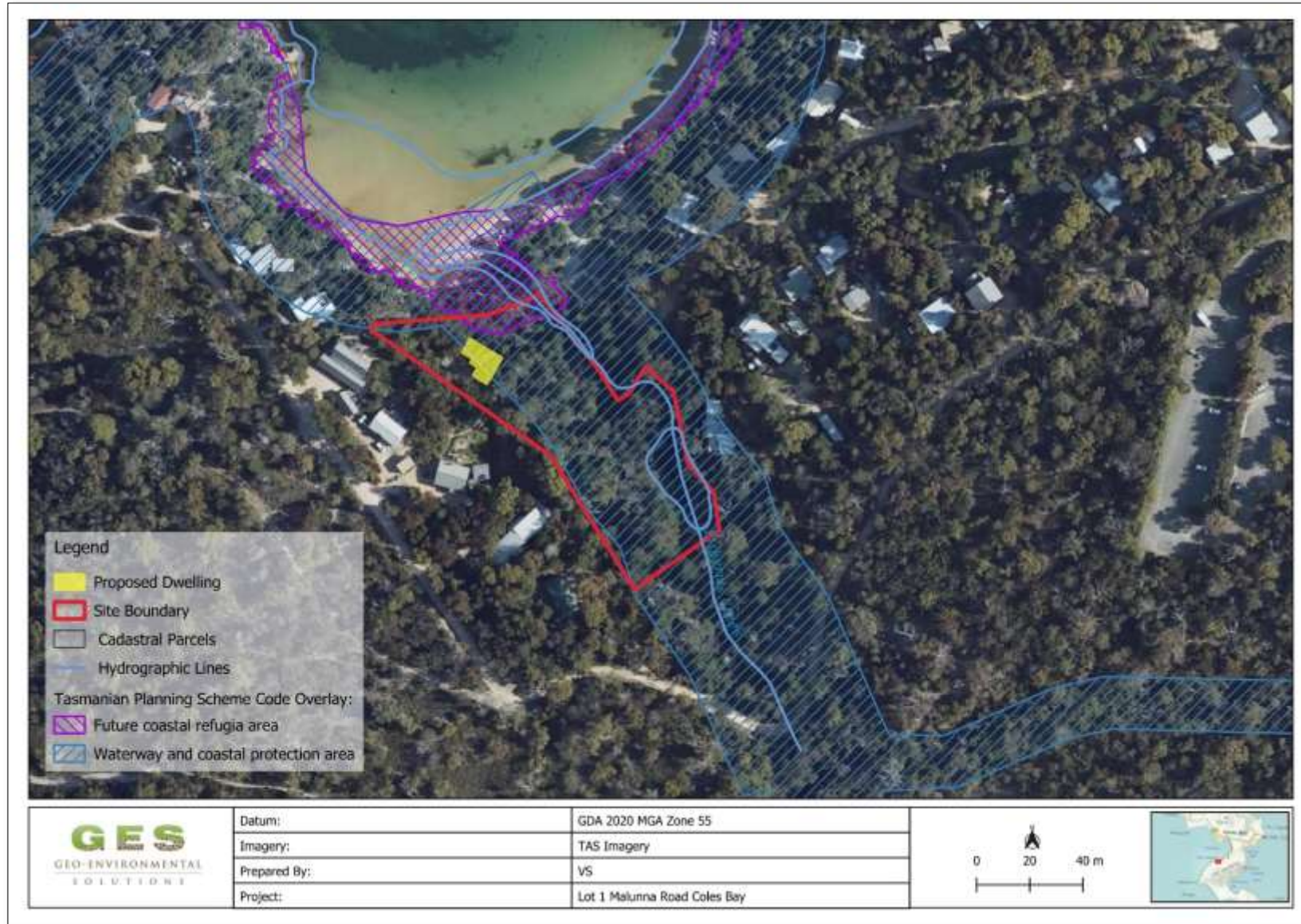
Biosecurity Risks: buffer 1000m



The centroid for this query GDA94: **606208.0, 5333195.0** falls within:

Property: 7748708

Appendix 2. Tasmanian Planning Scheme Overlays



Appendix 3. Site Plan

