

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval under the Land Use Planning and Approvals Act 1993, for the following development(s):

NUMBER:	DA 70 / 2025
ADDRESS:	113 Sympathy Point Road, Taranna (CT 130670/3)
DESCRIPTION:	Residential – Construction of a Dwelling and Two (2) Outbuildings Visitor Accommodation – Construction of Two (2) Holiday Units

All plans and documents submitted with the application can be inspected at the Tasman Council Office, Monday to Friday from 8:30am to 4:30pm. In addition to the statutory requirements, some documents, relevant to the assessment of the application are available on the council website by following this link:

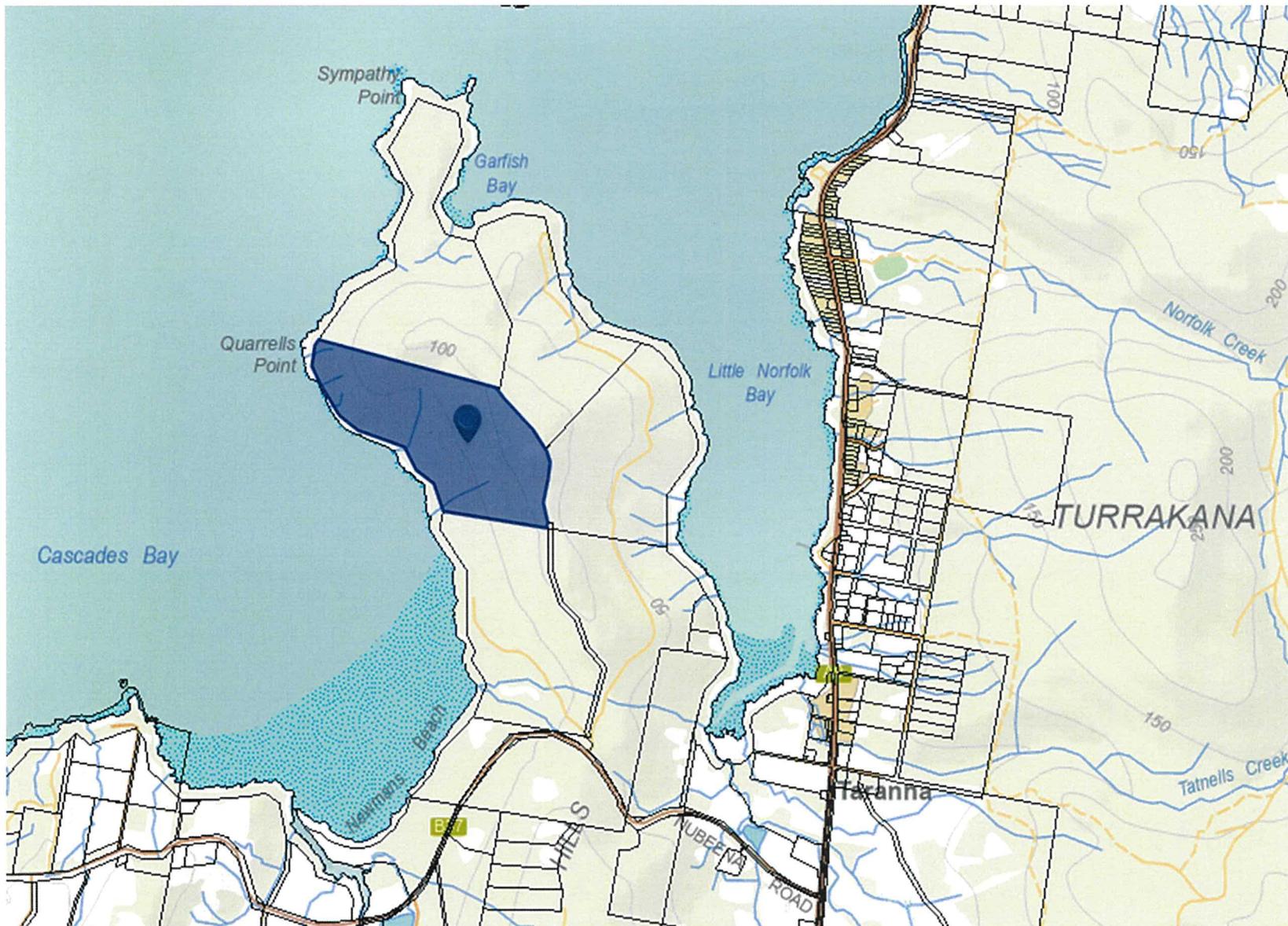
<https://tasman.tas.gov.au/advertised-applications/>, by using the QR Code below, or they are available in hard copy upon request by calling Council on (03) 6250 9200 or email tasman@tasman.tas.gov.au during the period for which representations may be made, until **25 February 2026**.

Any person may make a representation relating to the application. Representations are to be made in writing addressed to the General Manager, Tasman Council, 1713 Main Road, Nubeena TAS 7184 or by email to tasman@tasman.tas.gov.au and will be received no later than **25 February 2026**. Late representations will not be considered.



Blake Repine
General Manager
Date: 12 February 2026

DA 70 / 2025, 113 Sympathy Point Road, Taranna (CT 130670/3) – The relevant plans and documents can be inspected at the Council Offices at 1713 Main Road, Nubeena during normal office hours, or the plans may be viewed on Council’s website at www.tasman.tas.gov.au until the date representations close 25 February 2026. The below imagine was sourced from The List: <https://maps.thelist.tas.gov.au/listmap/app/list/map>



Application for Planning Permit

The personal information requested on this form is being collected by council for purpose set out in the title of the form. The personal information will be used solely by council for the primary purpose or directly related purposes. The applicant understands that personal information is provided for the above mentioned function and that he/she may apply to council for access to and/or amendment of the information. If an application is made under Section 57 of the Land Use Planning and Approvals Act 1993, a copy of the lodgement documents must be made available for any person to inspect during public notification.

Please note that any information, reports and plans submitted with an application are treated as public documents and may be reproduced for representors, referral authorities and any other persons/bodies interested in the proposal.

Requests for access or correction should be made to Tasman Council's Customer Service Officer.

APPLICANT DETAILS*

FULL NAME	e3planning obo Jemma Holt & Felix Paterson		
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE:	
EMAIL			

NOTE: All Council correspondence will be emailed to the applicant unless otherwise specified.

OWNERS DETAILS (IF DIFFERENT TO APPLICANT DETAILS)*

ENSURE OWNER DETAILS MATCH THE CURRENT CERTIFICATE OF TITLE

FULL NAME			
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE	

DESCRIPTION OF PROPOSED DEVELOPMENT*

<input checked="" type="checkbox"/> New Dwelling	<input type="checkbox"/> Extension/ Addition	
<input checked="" type="checkbox"/> New Shed/ Outbuilding	<input type="checkbox"/> Demolition	
<input type="checkbox"/> Subdivision	<input checked="" type="checkbox"/> Visitor Accommodation	
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Other (please specify – right)	
<input type="checkbox"/> Commercial/ Industrial Building		

Are any of the components in this application seeking retrospective approval? E.g. Use and/or development that has commenced without a planning permit. (If yes, please specify the relevant components)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
_____ _____ _____	

PRESENT USE OF LAND/ BUILDING(S)
Vacant.
_____ _____

LOCATION OF PROPOSED DEVELOPMENT*

ADDRESS	113 Sympathy Point Road Taranna		
CERTIFICATE OF TITLE	130670	LOT NUMBER	3
FLOOR AREA			
Existing floor area (square metres):	0	Proposed floor area (square metres):	148
CAR PARKING			
Number existing	0	Number proposed	4

SITE CONTAMINATION*	
Have any potentially contaminating uses been undertaken on this site? (Refer to list provided on page 5)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
TASMANIAN HERITAGE OR ABORIGINAL HERITAGE REGISTER*	
Is this property on the Tasmanian Heritage or Aboriginal Heritage Register?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
VEGETATION REMOVAL*	
Does the proposal require any vegetation removal? If yes, provide details on the site plan.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
VALUE (mandatory field)	
Value of work (inc. GST)	\$ <u>1 million</u>

DECLARATION BY APPLICANT*

<p>I/ we declare that the information given is a true and accurate representation of the proposed development; and I/ we am/ are liable for the payment of Council application processing fees, even in the event of the development not proceeding; and I/ we authorise Tasman Council to provide a copy of my documents relating to this application to any person for the purpose of assessment and public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.</p>	
SIGNATURE OF APPLICANT	
NAME OF APPLICANT (PLEASE PRINT)	Evan Boardman Director e3planning pty ltd
DATE	12 August 2025

DECLARATION IF APPLICANT IS NOT THE OWNER

<p>I hereby declare that I am the applicant for the development at the address detailed in this application for a planning permit, and that I have notified the owner/s of the land for which I am making this application, in accordance with Section 52(1a) of the <i>Land Use Planning and Approvals Act 1993</i>.</p>	
SIGNATURE OF APPLICANT	
NAME OF APPLICANT (PLEASE PRINT)	Evan Boardman Director e3planning pty ltd
DATE	12 August 2025
NAME/S OF OWNER/S NOTIFIED	Felix Paterson and Gemma Holt
DATE	1 July 2025

DECLARATION IF LAND IS COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Tasman Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Tasman Council, or their delegate (as specified in Subsections 52(1d-1g) of the <i>Land Use Planning and Approvals Act 1993</i>).	
DECLARATION	I, _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application.
SIGNATURE OF MINISTER/ GENERAL MANAGER	
DATE	

NON-RESIDENTIAL DEVELOPMENTS

Note: This section must be completed for all applications for non-residential uses, home occupations and domestic/ residential businesses or other managed/ commercial residential uses (e.g. hostel or motel).

HOURS OF BUSINESS			
CURRENT		PROPOSED	
Monday to Friday		Monday to Friday	
Saturday		Saturday	
Sunday		Sunday	
NUMBER OF EMPLOYEES			
CURRENT		PROPOSED	
Total Employees		Total Employees	
Employees on Site		Employees on Site	
PLANT/ MACHINERY			
Is there any large plant or machinery that would need to be installed or used on site such as refrigeration units and generators? (If yes, please list below the type of machinery and ensure location, dimensions etc are clearly marked on your plans.)			<input type="checkbox"/> Yes <input type="checkbox"/> No
OUTDOOR STORAGE/ SEATING/ NUMBER OF BEDS			
Is outdoor storage proposed? (If yes, please ensure that your plans show where the outdoor storage areas are and what type of goods are stored. This information will help us assess the impact of the proposal on the amenity.)			<input type="checkbox"/> Yes <input type="checkbox"/> No
If you are proposing a night club, café or the like, what is the number of seats proposed including the capacity at any bar area?		Please ensure that the arrangements are shown on your plans. This information enables us to assess the car parking arrangements.	
If you are proposing a hotel, motel, visitor accommodation, hostel or the like, what is the number of beds proposed?		Please ensure the beds are clearly indicated on your plans. This information enables us to assess the car parking arrangements.	
GOODS DELIVERIES			
Will there be any goods deliveries to and from the site? (If yes, please estimate the number and type of vehicles and how often they will make trips.)			<input type="checkbox"/> Yes <input type="checkbox"/> No
Type and Size of Vehicle		Number of Vehicles on Site	
Trip Frequency per Month			

PLANNING PERMIT – APPLICATION CHECKLIST

To ensure that we can process your application as quickly as possible, please read the following checklist carefully to ensure that you have provided the following at the time of lodging the application. If you are unclear on any aspect of your application, please phone **(03) 6250 9200** to discuss or arrange an appointment concerning your proposal. Note that, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, Council may require additional information.

Please complete the below checklist



Completed Application Form

- All sections and filled out correctly and owner details match those listed on the title documents
- Application form includes a detailed cost estimate of the proposal



Written Submission

- Description of the proposed development
- Justification addressing the Performance Criteria (if applicable)



Title Documents

- Current copy of the Certificate of Title (Folio Plan and Text Page)
- Copies of any restrictive covenants, easements, or other relevant documents.



Site Plan

- Drawn to scale
- Shows the location of the proposed development
- Includes existing structures, property boundaries, access points and any natural features (vegetation and waterways)



Floor Plan and Elevations

- Detailed floor plans of the proposed development
- Elevations showing the height and external appearance



Stormwater and Servicing Plan

- Details on how stormwater will be managed on-site
- Information about connections to utilities (water, sewer, electricity)
- Elevations showing the height and external appearance



Landscaping Plan (if applicable)

- Details of existing vegetation to be retained or removed



Supporting Reports and Assessments (if applicable)

- Bushfire Hazard Management Plan and Report
- Traffic Impact Assessment
- Natural Values Assessment
- Onsite Wastewater Assessment

Dated:

18 August 2025

Signed:



Please note that application fees will be invoiced upon initial assessment.
Planning application assessment fees excluding subdivision assessment:

POTENTIALLY CONTAMINATING ACTIVITIES	
Agricultural Fertiliser Manufacture	Metal Founders
Asbestos Production and Manufacture	Metal Sprayers
Battery Manufacture and Recycling	Metal Treatments and Picklers
Chemical Manufacture or Formation	Mining and Extractive Industries
Defence Establishments and Training Areas	Pest Controllers (being areas where pest control chemicals are stored or vehicles and tanks used in connection with pest control are washed.)
Drum Reconditioning Wastes	Petroleum and Petrochemical Industries
Dry Cleaning Establishments	Pharmaceutical Manufacture or Formation
Electroplating	Printers
Explosives Production and Storage	Railway Yards
Fuel Depots and Storage Areas	Sanitary and Refining
Galvanisers	Scrap Yards
Gas Works	Service Stations
Gun, Pistol and Rifle Clubs	Smelting and Refining
Hazardous Waste Landfills	Tannery or Fellmongery or Hide Curing Works
Industrial Cleaners	Wood Treatment and Preservation Sites
Lime Burners	

SEARCH OF TORRENS TITLE

VOLUME 130670	FOLIO 3
EDITION 6	DATE OF ISSUE 05-Oct-2024

SEARCH DATE : 12-Aug-2025

SEARCH TIME : 10.31 AM

DESCRIPTION OF LAND

Parish of TARANNA, Land District of PEMBROKE
 Lot 3 on Sealed Plan [130670](#)
 Derivation : Lots 22731 and 29139 Gtd. to C.H. Quarrell, and
 D.S. Quarrell and Ors respectively., part of Lot 37333 Gtd. to
 K.D. Heyward
 Prior CT [119830/2](#)

SCHEDULE 1

[N216506](#) TRANSFER to Registered
 05-Oct-2024 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP [130670](#) EASEMENTS in Schedule of Easements
 SP [130670](#) FENCING PROVISION in Schedule of Easements
 SP [119830](#) FENCING PROVISION in Schedule of Easements
[E392139](#) MORTGAGE to Westpac Banking Corporation Registered
 05-Oct-2024 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

COUNCIL APPROVAL

Registered Number

SP130670

{Insert any qualification to the permit under section 83(5), section 109 or section 111
of the Local Government (Building & Miscellaneous Provisions) Act 1993 }

The subdivision shown in this plan is approved

In witness whereof the common seal of *The Tasman Council*
has been affixed, pursuant to a resolution of the Council of the said municipality
passed the *14th* day of *September* 19*98*, in the presence of us

Member
Member
General Manager

Council Reference *SA 18/95*

NOMINATIONS

For the purpose of section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993
the owner has nominated

..... **ROBERT FAY** Solicitor to act for the owner
..... **TONY WOOLFORD** Surveyor to act for the owner

TO BE COMPLETED WHEN ADDITIONAL PLAN OF SURVEY SHEETS ARE ANNEXED

Detailed drawings of the lots shown in this plan are contained in the additional sheet(s) annexed and
signed by us

..... Surveyor
..... General Manager

OFFICE EXAMINATION:

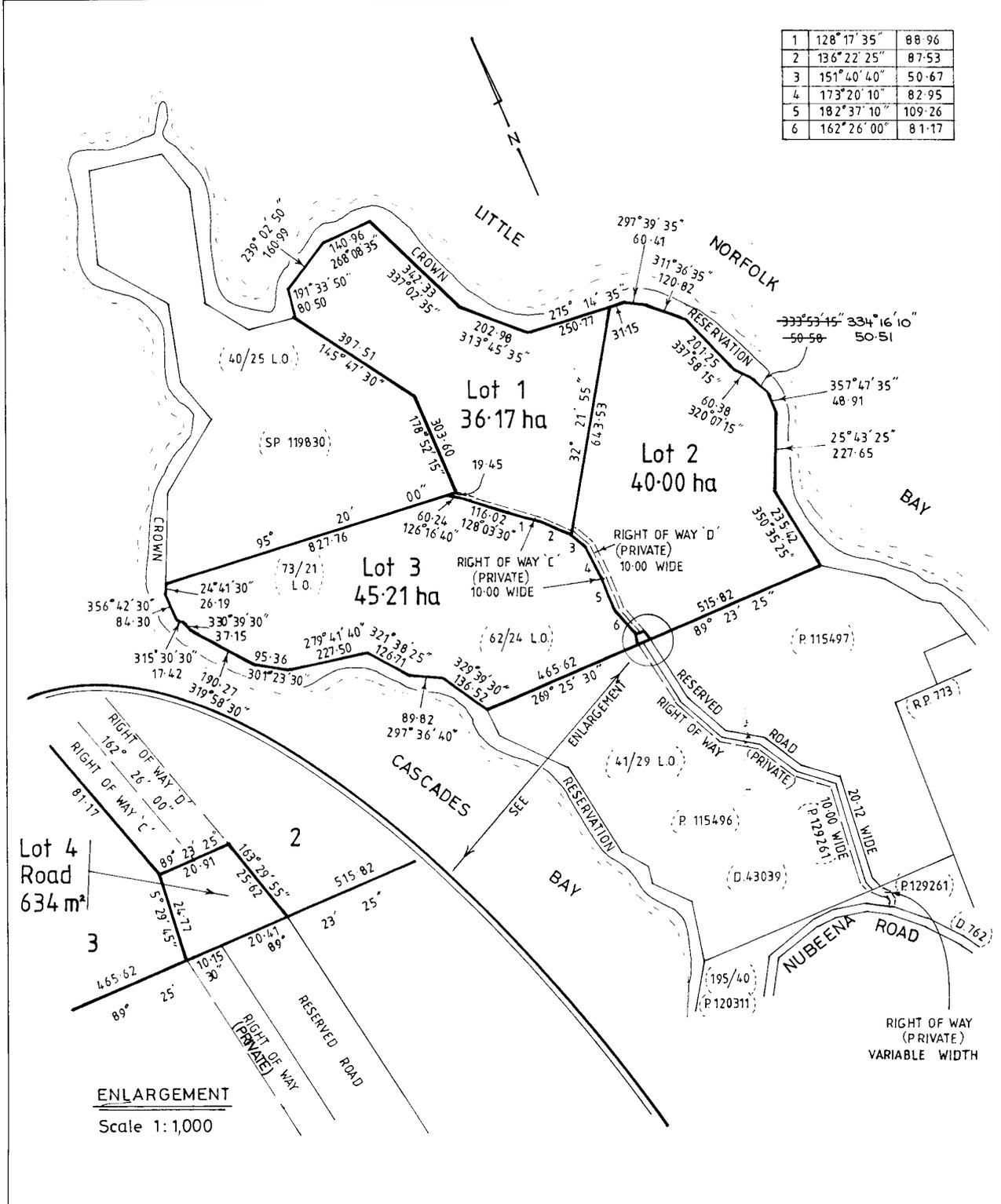
Indexed

Computed *16.9.98*

Examined *31.5.99*

OWNER KEITH DOUGLAS HEYWARD & PEGGY IRENE HEYWARD FOLIO REFERENCE C.T. 119830-2 C.T. 115496-1, C.T. 120311-1		PLAN OF SURVEY		REGISTERED NUMBER SP130670
GRANTEE WHOLE LOT 29139, 177-0-0, HARRY GOLDEN QUARRELL, DERWENT SORELL QUARRELL & CYRIL CAMERON QUARRELL PUR, PART LOT 22731, 230-0-0, CHARLES HENRY QUARRELL PUR, PART LOT 37333, 6-096 HA, KEITH DOUGLAS HEYWARD PUR.		BY SURVEYOR T. N. WOOLFORD 72 GRAHAMS ROAD, MT. RUMNEY. 7170 Phone 03 62485224		APPROVED EFFECTIVE FROM 17 JUN 1999 Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 126 (5623)		LAST UPI No. EZS75	LAST PLAN No. SP 119830	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
		LOCATION LAND DISTRICT OF PEMBROKE PARISH OF TARANNA		
		SCALE 1:10,000 LENGTHS IN METRES		

1	128°17'35"	88.96
2	136°22'25"	87.53
3	151°40'40"	50.67
4	173°20'10"	82.95
5	182°37'10"	109.26
6	162°26'00"	81.17



ENLARGEMENT
Scale 1:1,000

A-148

SCHEDULE OF EASEMENTS	REGISTERED NUMBER
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP130670

PAGE 1 OF 3..... PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lots 1, 2 and 3 on the plan are each :-

Together with a right of carriageway over the Rights of Way (Private) 10.00 wide and Variable Width shown on the plan.

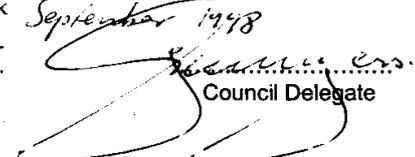
Lots 1 and 2 on the plan are each :-

Subject to a right of carriageway (appurtenant to Lot 1 on Sealed Plan No. 119830) over such portion of Right of Way "C" (Private) as passes through such Lot.

Lot 1 on the plan is :-

Together with a right of carriageway over such portion of the Rights of Way "C" and "D" (Private) shown on the plan passing through Lot 2.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: KEITH DOUGLAS HEYWARD & PEGGY IRENE HEYWARD FOLIO REF: C/T VOLUME 119830 FOLIO 2 SOLICITOR & REFERENCE: CREESE CRISP & FAY MR. R.T. FAY:2316/97	PLAN SEALED BY: TASMAN COUNCIL DATE: 14 th September 1998 S.D. 18/95 REF NO.  Council Delegate
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 3..... PAGE/S</p>	<p>Registered Number</p> <p>SP 130670</p>
<p>SUBDIVIDER: KEITH DOUGLAS HEYWARD & PEGGY IRENE HEYWARD FOLIO REFERENCE: C/T VOLUME 119830 FOLIO 2</p>	

Lot 2 on the plan is :-

Subject to a right of carriageway (appurtenant to Lots 1 and 3 on the plan) over such portion of the Rights of Way "C" and "D" (Private) shown on the plan passing through the said Lot 2.

Lot 3 on the plan is :-

Together with a right of carriageway over such portion of Right of Way "C" (Private) shown on the plan passing through Lot 2.

FENCING PROVISION

In respect of the Lots on the plan the Vendor (KEITH DOUGLAS HEYWARD and PEGGY IRENE HEYWARD) shall not be required to fence.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 3..... PAGE/S</p>	<p>Registered Number</p> <p>SP130670</p>
<p>SUBDIVIDER: KEITH DOUGLAS HEYWARD & PEGGY IRENE HEYWARD FOLIO REFERENCE: C/T VOLUME 119830 FOLIO 2</p>	

SIGNED by KEITH DOUGLAS HEYWARD)
 and PEGGY IRENE HEYWARD the registered)
 proprietors of the land in Folio of the Register)
 Volume 119830 Folio 2 in the presence of :)

K.D. Heyward
P. J. Heyward

Ruth Kays Housewife
Box 16 P. Office
Kuberna 7184

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

113 SYMPATHY POINT RD TARANNA TAS 7180
 PLANNING ZONES: LANDSCAPE CONSERVATION
 LANDSLIP HAZARD: MEDIUM (ORANGE) AND LOW (YELLOW)
 COASTAL INHUNDATION HAZARD: MEDIUM AND HIGH (2050 + 0.1M)
 WATERWAY AND COASTAL PROTECTION AREA: HATCHED IN LIGHT GREY
 BUSHFIRE PRONE AREA: ENTIRE SITE
 PRIORITY VEGETATION AREA: LIGHT GREEN HATCH
 CROWN OR COUNCIL LAND ON OR ADJOINING THE PROPERTY



A.001
 -
 EXISTING SITE PLAN
 1:5000

A.200
 -
 PROPOSED SITE PLAN
 1:5000

REVISION	NOTES

NOTES
 Schedules and Specifications shall take precedence to drawings
 Figured dimensions shall take precedence to scaled dimensions.
 Check and verify all dimensions prior to commencement of work.
 This drawing is COPYRIGHT and shall remain the property of ARKULAR PTY LTD

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

PROJECT - TARANNA
 ADDRESS 113 SYMPATHY POINT ROAD TARANNA TAS 7180
 FOR

STAGE 4	
TITLE	EXISTING & PROPOSED CONTEXT SITE PLAN
SCALE	AS SHOWN@A3
DRAWN	GM
ORIGINAL ISSUE	19/01/2026
REVISION No.	P02

⊕
 JOB No. 2444
 DRAWING No. A.001



SITE PLAN - MAIN HOUSE AND SHED
1:500

REVISION	NOTES

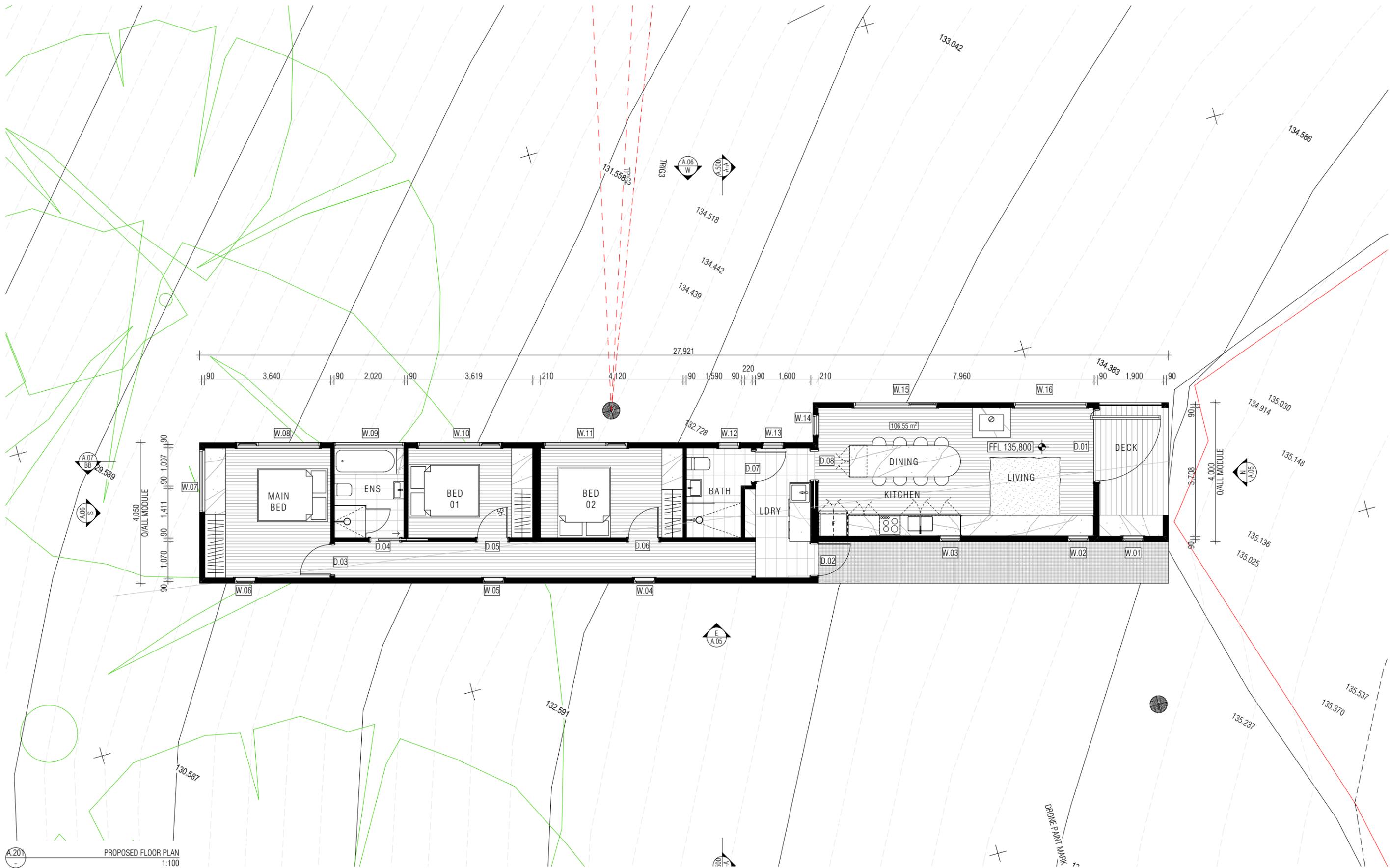
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PROJECT - TARANNA
ADDRESS 113 SYMPATHY POINT ROAD TARANNA TAS 7180
FOR

STAGE 4	
TITLE	PROPOSED SITE PLAN - DWELLING
SCALE	AS SHOWN@A3 GM
DRAWN	GM
ORIGINAL ISSUE	19/01/2026
REVISION No.	P02


 JOB No. 2444
 DRAWING No. A.200



A.201
PROPOSED FLOOR PLAN
1:100

REVISION	

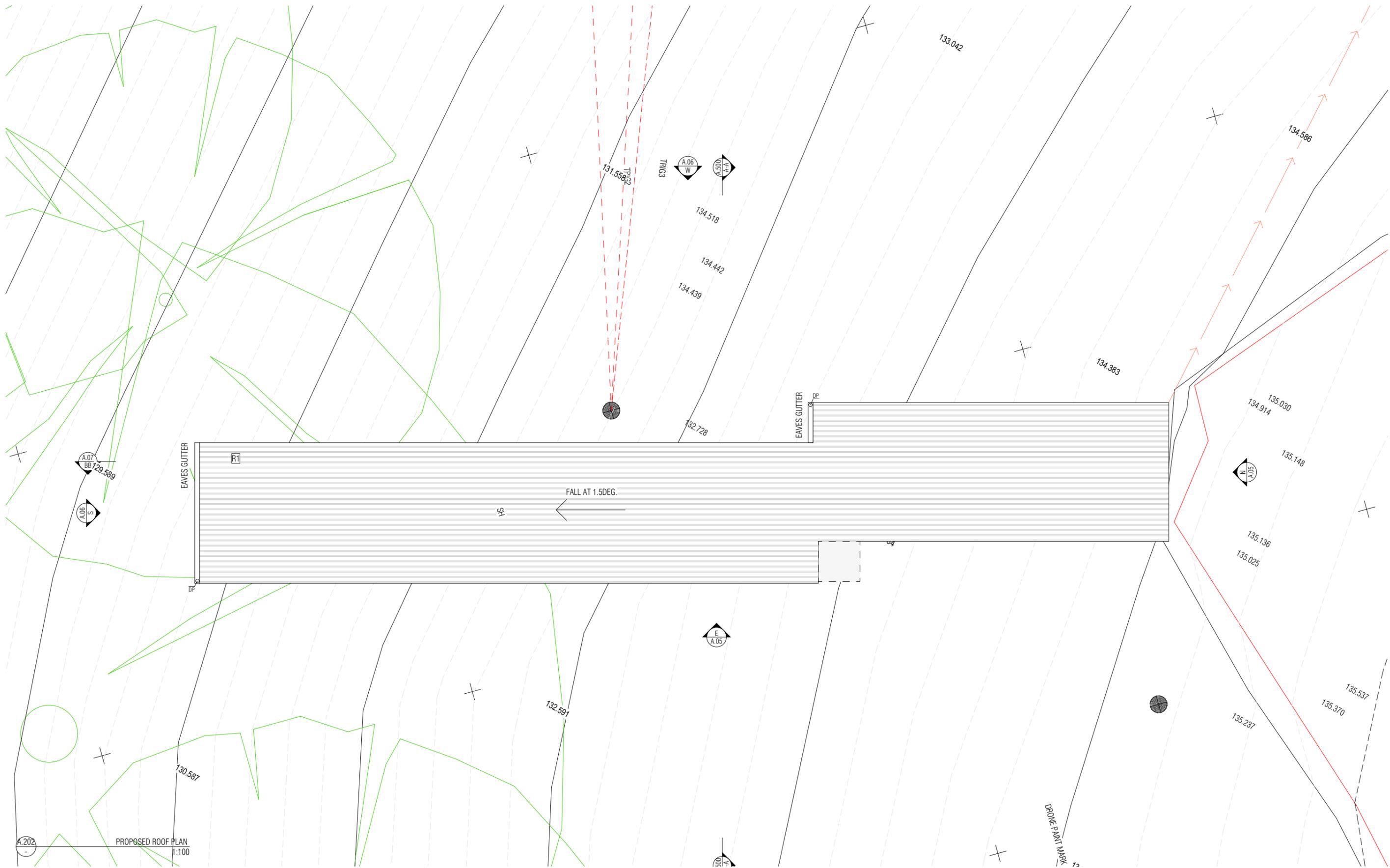
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PROJECT - TARANNA
ADDRESS 113 SYMPATHY POINT ROAD TARANNA TAS 7180
FOR

STAGE 4	
TITLE	PROPOSED GROUND FLOOR - DWELLING
SCALE	AS SHOWN@A3
DRAWN	GM
ORIGINAL ISSUE	19/01/2026
REVISION No.	P02

JOB No. 2444
DRAWING No. A.201



A.202
 PROPOSED ROOF PLAN
 1:100

REVISION	

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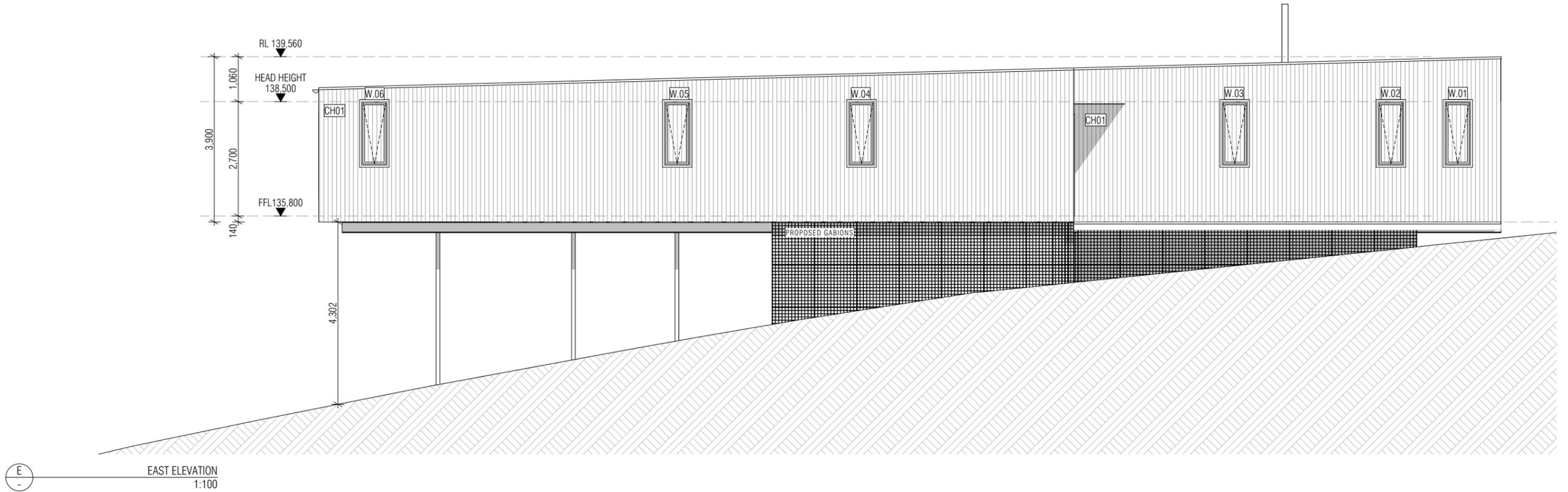


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PROJECT - TARANNA
 ADDRESS 113 SYMPATHY POINT ROAD TARANNA TAS 7180
 FOR

STAGE 4	
TITLE	PROPOSED ROOF PLAN - DWELLING
SCALE	AS SHOWN@A3
DRAWN	GM
ORIGINAL ISSUE	19/01/2026
REVISION No.	P02

JOB No. 2444
 DRAWING No. A.202



REVISION	NOTES

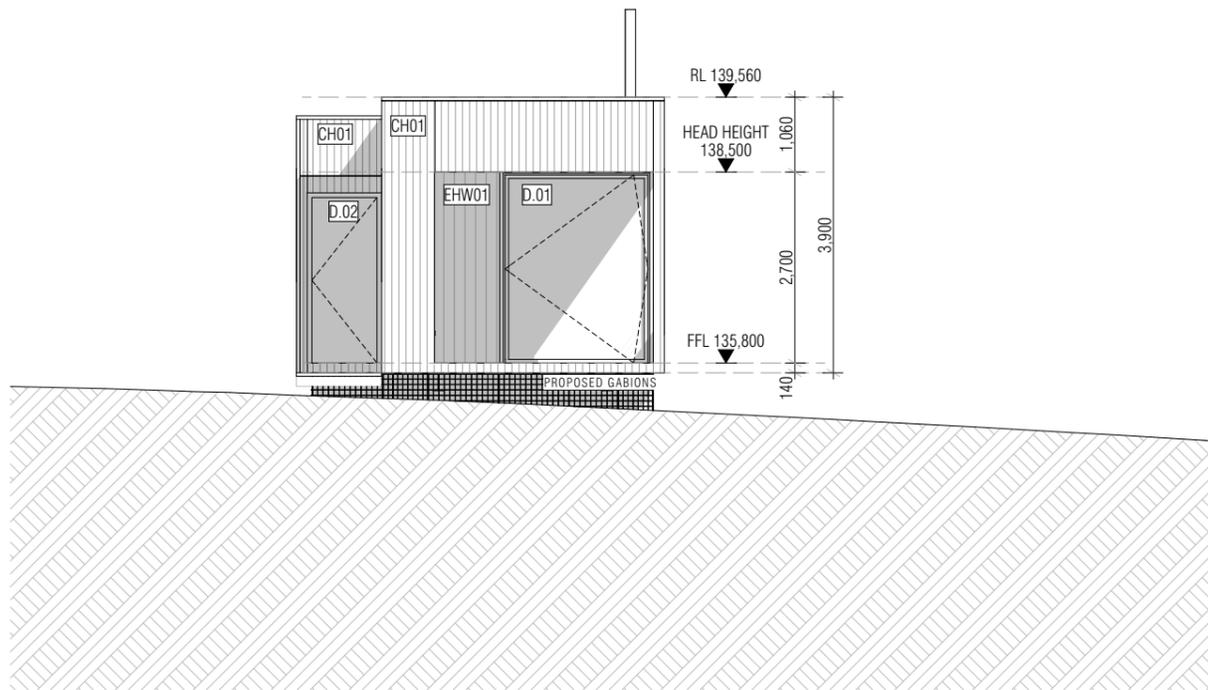
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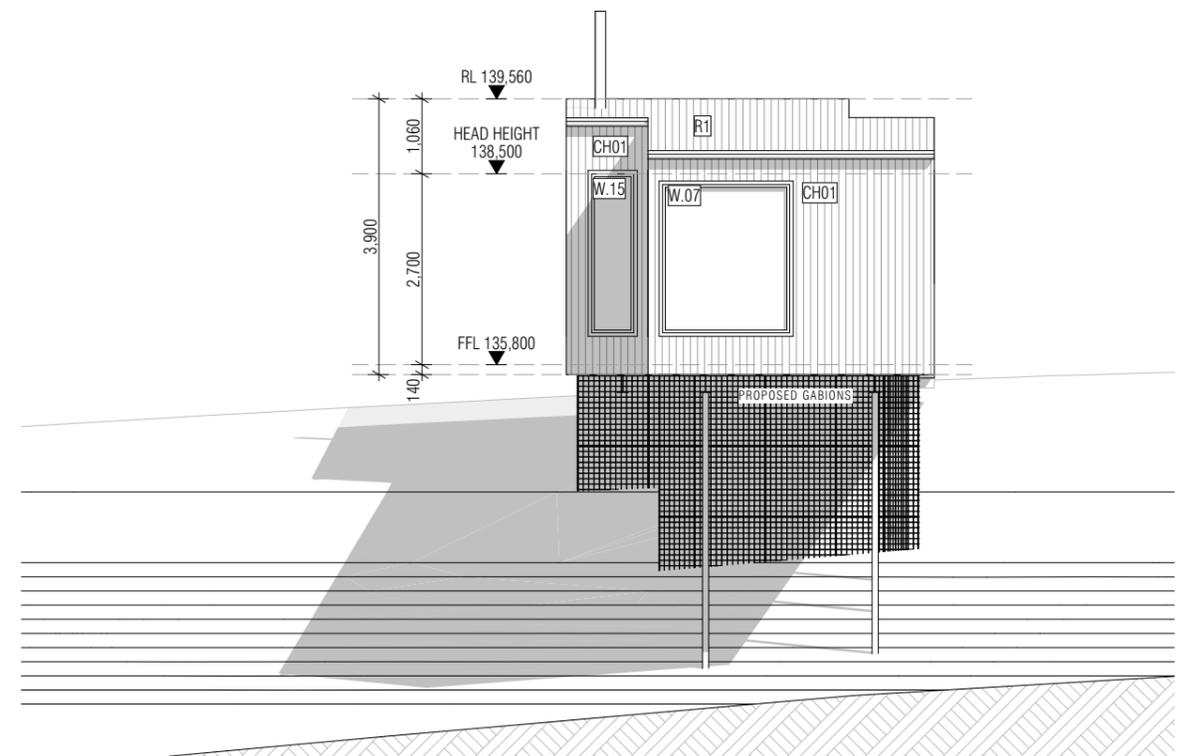
PROJECT - TARANNA
 ADDRESS 113 SYMPATHY POINT ROAD TARANNA TAS 7180
 FOR

STAGE 4	
TITLE	PROPOSED ELEVATIONS - DWELLING
SCALE	AS SHOWN@A3
DRAWN	GM
ORIGINAL ISSUE	19/01/2026
REVISION No.	P02

JOB No. 2444
 DRAWING No. A.300



N
-
NORTH ELEVATION
1:100



S
-
SOUTH ELEVATION
1:100

REVISION	NOTES

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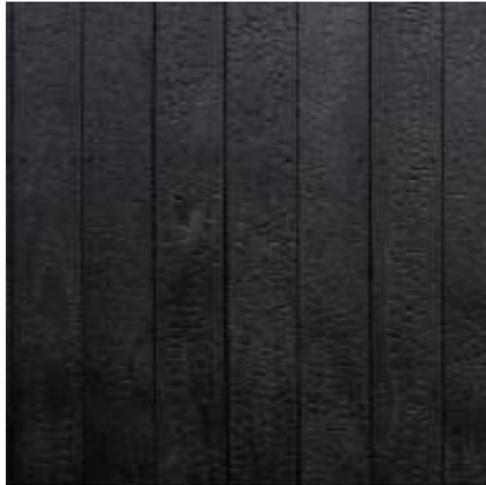
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PROJECT
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7180
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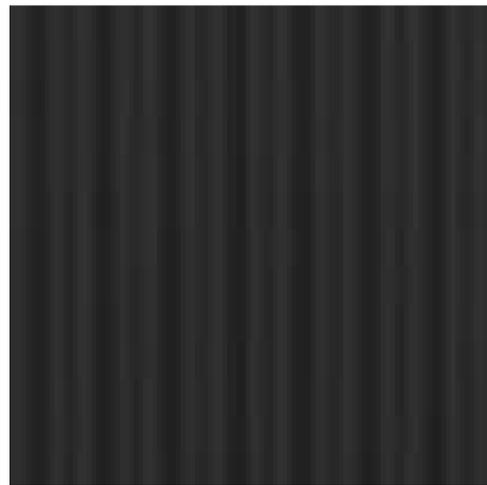
STAGE 4	
TITLE	PROPOSED ELEVATIONS - DWELLING
SCALE	AS SHOWN@A3
DRAWN	GM
ORIGINAL ISSUE	19/01/2026
REVISION No.	P02

JOB No.
2444
DRAWING No.
A.301

PROPOSED EXTERNAL FINISHES



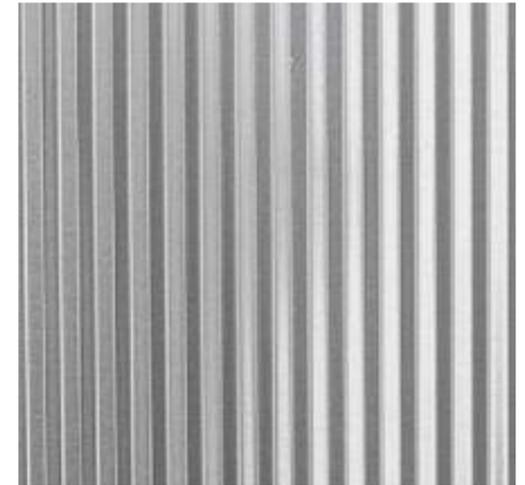
CH01 - CHARRED TIMBER CLADDING VERTICAL



R1 - BLACK METAL ROOF



EHW01 - SILVERTOP ASH CLADDING



EMC1 - ZINCALUME METAL

REVISION	

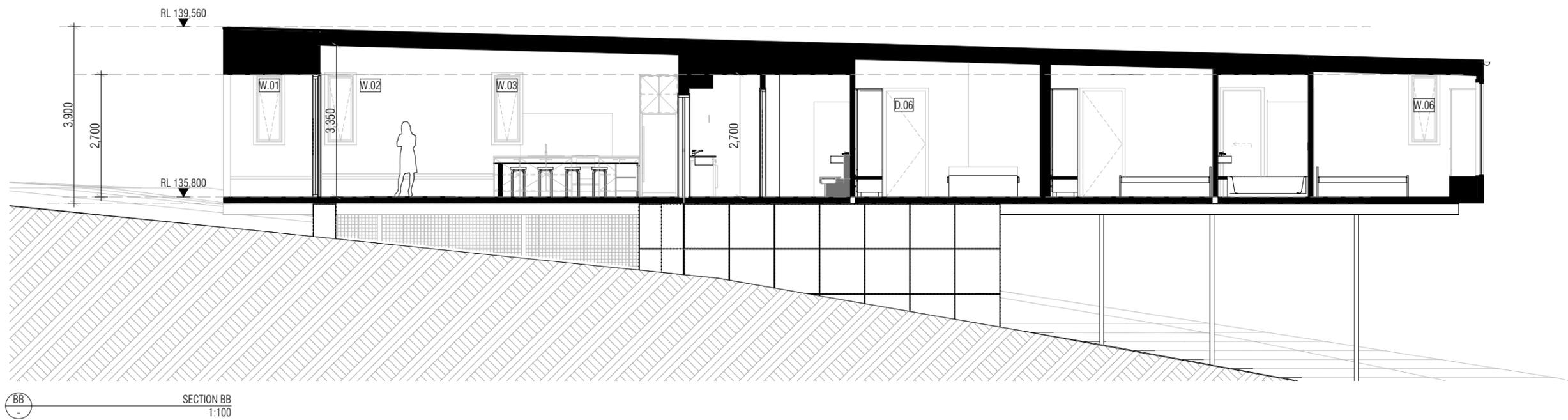
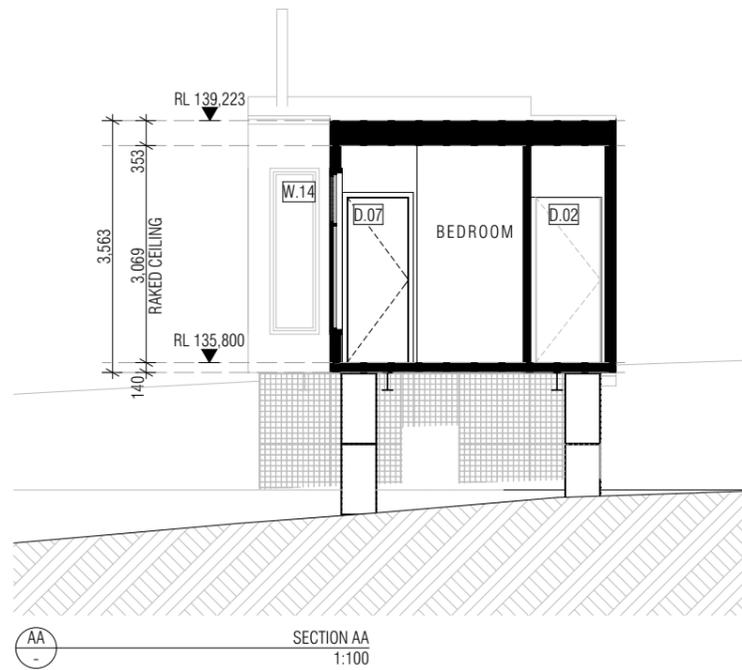
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PROJECT - TARANNA
 ADDRESS 113 SYMPATHY POINT ROAD TARANNA TAS 7180
 FOR

STAGE 4	
TITLE	PROPOSED MATERIALS
SCALE	AS SHOWN@A3
DRAWN	GM
ORIGINAL ISSUE	19/01/2026
REVISION No.	P02

JOB No. 2444
 DRAWING No. A.400



REVISION	NOTES

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PROJECT - TARANNA
ADDRESS 113 SYMPATHY POINT ROAD TARANNA TAS 7180
FOR

STAGE 4	
TITLE	PROPOSED SECTIONS - DWELLING
SCALE	AS SHOWN@A3
DRAWN	GM
ORIGINAL ISSUE	19/01/2026
REVISION No.	P02

JOB No. 2444
DRAWING No. A.500

EXTERNAL VIEW										
ID	W.01	W.02	W.03	W.04	W.05	W.06	W.07	W.08	W.09	W.10
HEAD HEIGHT	2,700	2,700	2,700	2,700	2,700	2,700	2,550	2,700	2,700	2,700
SILL HEIGHT	1,200	1,200	1,200	1,200	1,200	1,200	450	450	450	450
NOMINAL SIZE W x H	600x1,500	600x1,500	600x1,500	600x1,500	600x1,500	600x1,500	1,800x2,100	2,400x2,250	2,000x2,250	2,400x2,250
OPERATION	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING	FIXED	AWNING; FIXED	AWNING; FIXED	AWNING; FIXED
GLAZING	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	DOUBLE GLAZING - CLEAR			
FRAME	ALUMINIUM									
FINISH	POWDER COAT FINISH REFER TO SPEC									
SAFETY STRIP	NO									
FLYSCREEN	N/A									
TOUGHENED GLASS	N/A									
WINDOW RESTRICTOR	N/A									
LOCKS	N/A									
U-VALUE	PER ENERGY REPORT									
SHGC	PER ENERGY REPORT									
NOTES	-	-	-	-	-	-	-	-	-	-
AREA	0.90	0.90	0.90	0.90	0.90	0.90	3.78	5.40	4.50	5.40

EXTERNAL VIEW						
ID	W.11	W.12	W.13	W.14	W.15	W.16
HEAD HEIGHT	2,700	2,700	2,700	2,700	2,700	2,700
SILL HEIGHT	450	450	450	450	450	450
NOMINAL SIZE W x H	2,400x2,250	600x2,250	600x2,250	600x2,250	2,400x2,250	2,100x2,250
OPERATION	AWNING; FIXED	AWNING; FIXED	AWNING; FIXED	FIXED	AWNING; FIXED	FIXED
GLAZING	DOUBLE GLAZING - CLEAR					
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
FINISH	POWDER COAT FINISH REFER TO SPEC					
SAFETY STRIP	NO	NO	NO	NO	NO	NO
FLYSCREEN	N/A	N/A	N/A	N/A	N/A	N/A
TOUGHENED GLASS	N/A	N/A	N/A	N/A	N/A	N/A
WINDOW RESTRICTOR	N/A	N/A	N/A	N/A	N/A	N/A
LOCKS	N/A	N/A	N/A	N/A	N/A	N/A
U-VALUE	PER ENERGY REPORT					
SHGC	PER ENERGY REPORT					
NOTES	-	-	-	-	-	-
AREA	5.40	1.35	1.35	1.35	5.40	4.73

○ WINDOW SCHEDULE

REVISION	NOTES

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PROJECT - TARANNA
ADDRESS 113 SYMPATHY POINT ROAD TARANNA TAS 7180
FOR

STAGE 4	
TITLE	PROPOSED WINDOW SCHEDULE - DWELLING
SCALE	AS SHOWN@A3
DRAWN	GM
ORIGINAL ISSUE	19/01/2026
REVISION No.	P02
JOB No.	2444
DRAWING No.	A.600

EXTERNAL VIEW									
ID	D.01	D.02	D.03	D.03	D.04	D.05	D.06	D.07	D.08
OPERATION	PIVOT DOOR	SWING DOOR	SWING DOOR	SWING DOOR	CAVITY SLIDER	SWING DOOR	SWING DOOR	SWING DOOR	CAVITY SLIDER
HEAD HEIGHT	2,700	2,340	2,100	2,340	2,340	2,340	2,340	2,340	2,340
SILL HEIGHT	0	0	0	0	0	0	0	0	0
NOMINAL W x H	2,100x2,700	920x2,340	700x2,100	870x2,340	820x2,340	870x2,340	870x2,340	870x2,340	820x2,340
FINISH	BLACK POWDER COATED	PAINTED - HOLLOW CORE							
FRAME	ALUMINIUM	TIMBER							
GLAZING	DOUBLE GLAZING	N/A							
TOUGHENED GLASS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SAFETY STRIP	YES	N/A							
FLYSCREEN	YES	NO							
LOCKS	KEY LOCK	KEY LOCK	KEY LOCK	KEY LOCK	KEY LOCK	KEY LOCK	KEY LOCK	KEY LOCK	KEY LOCK
LOCATION	Exterior	Interior							
U-VALUE	PER ENERGY REPORT	N/A							
SHGC	PER ENERGY REPORT	N/A							
NOTES	-	-	-	-	-	-	-	-	-

ARK - DOOR SCHEDULE 1:1

REVISION	NOTES

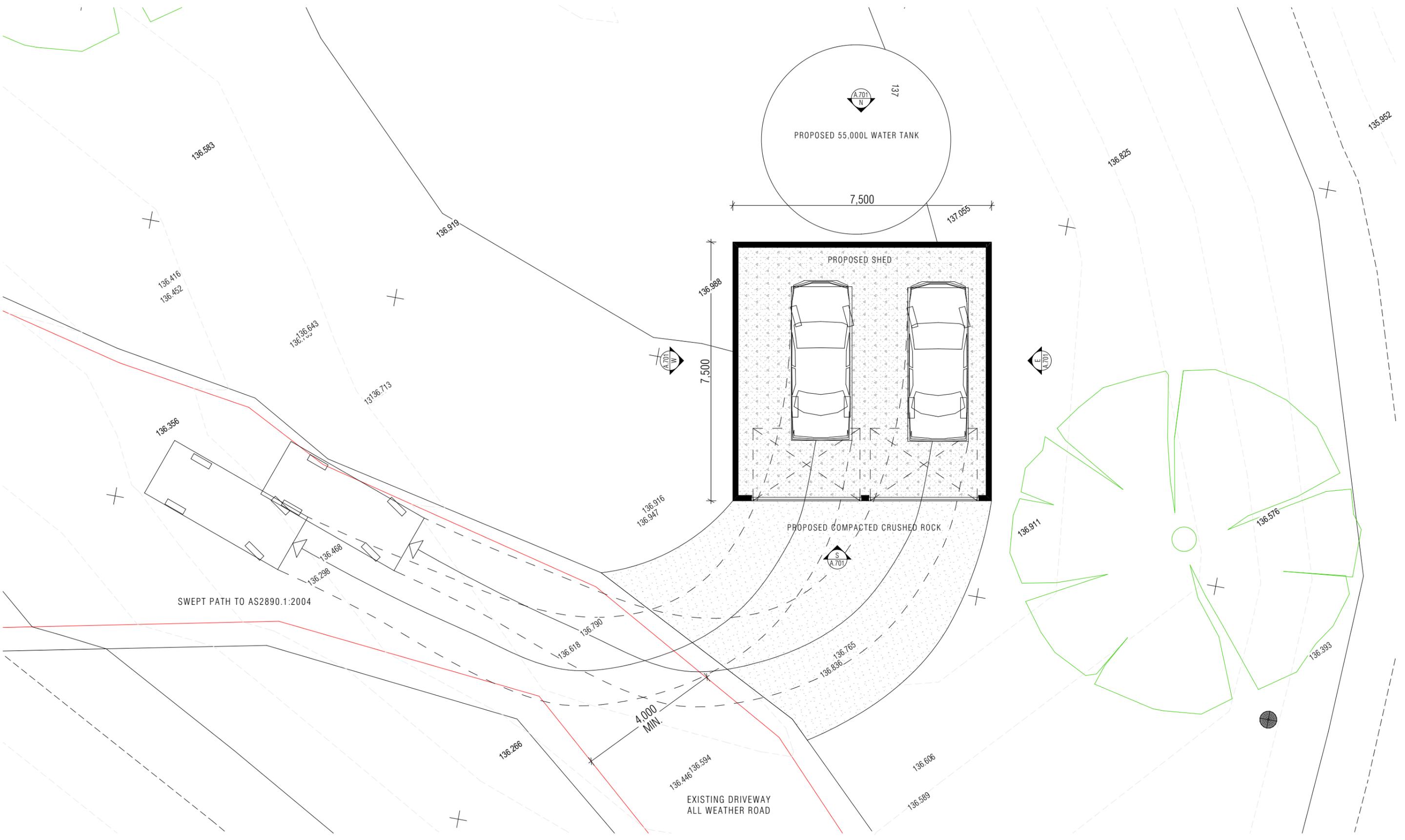
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PROJECT - TARANNA
ADDRESS 113 SYMPATHY POINT ROAD TARANNA TAS 7180
FOR

STAGE 4	
TITLE	PROPOSED DOOR SCHEDULE - DWELLING
SCALE	AS SHOWN@A3
DRAWN	GM
ORIGINAL ISSUE	19/01/2026
REVISION No.	P02

JOB No. 2444
DRAWING No. A.601



SHED AND PARKING - FLOOR PLAN
1:100

REVISION	NOTES

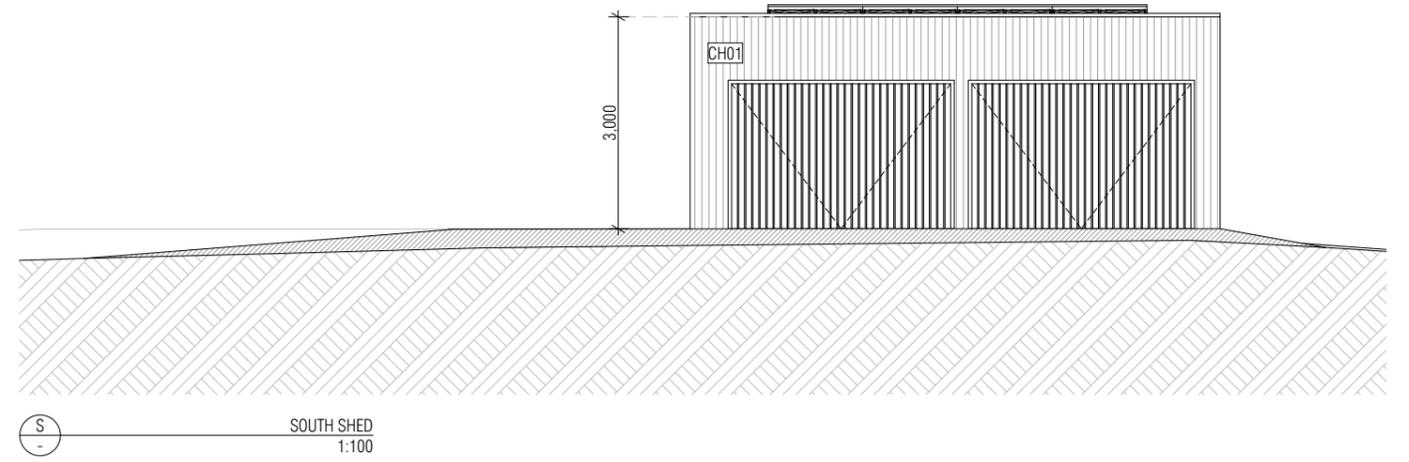
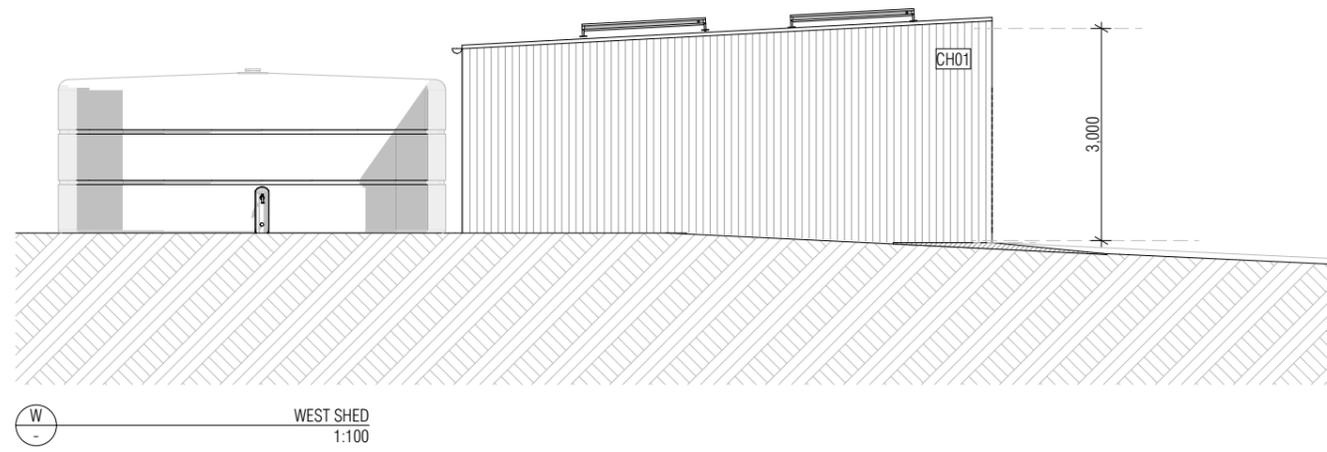
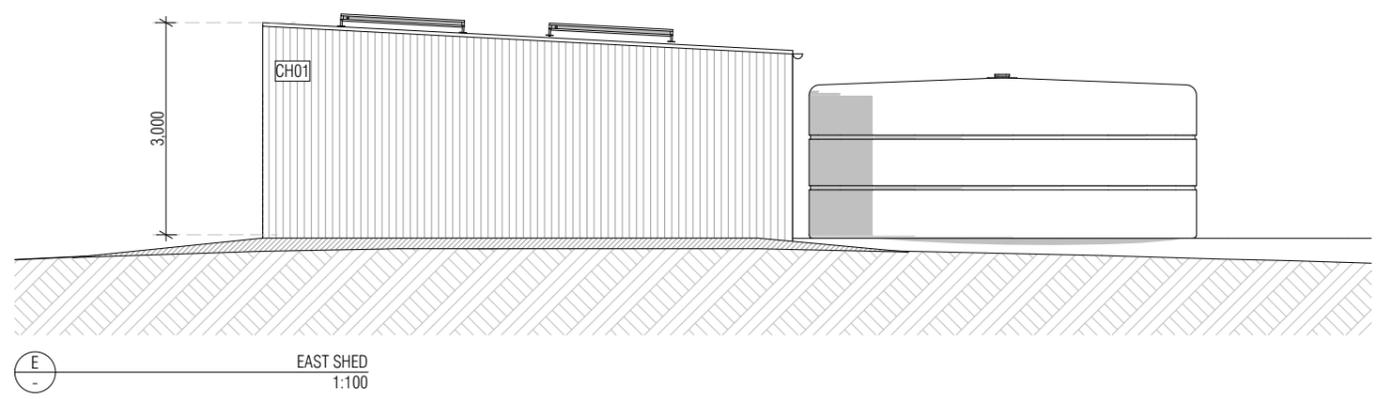
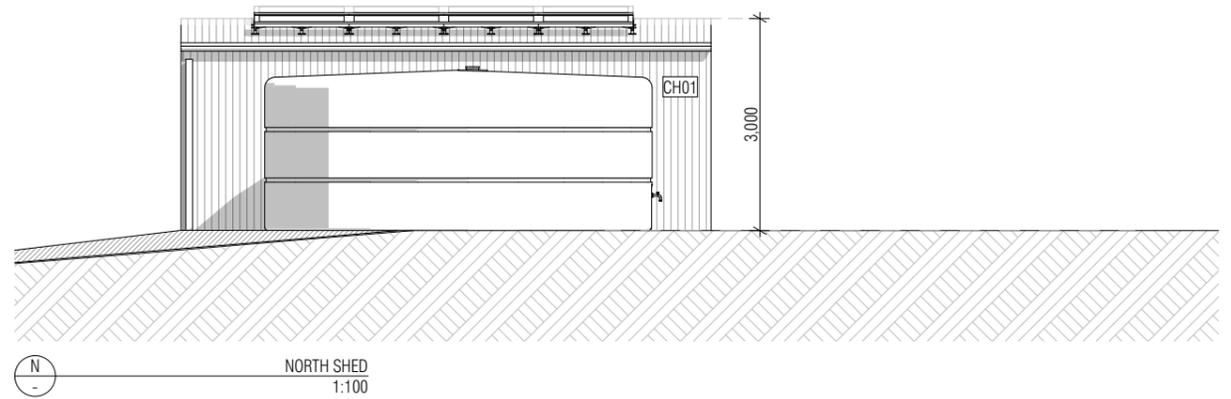
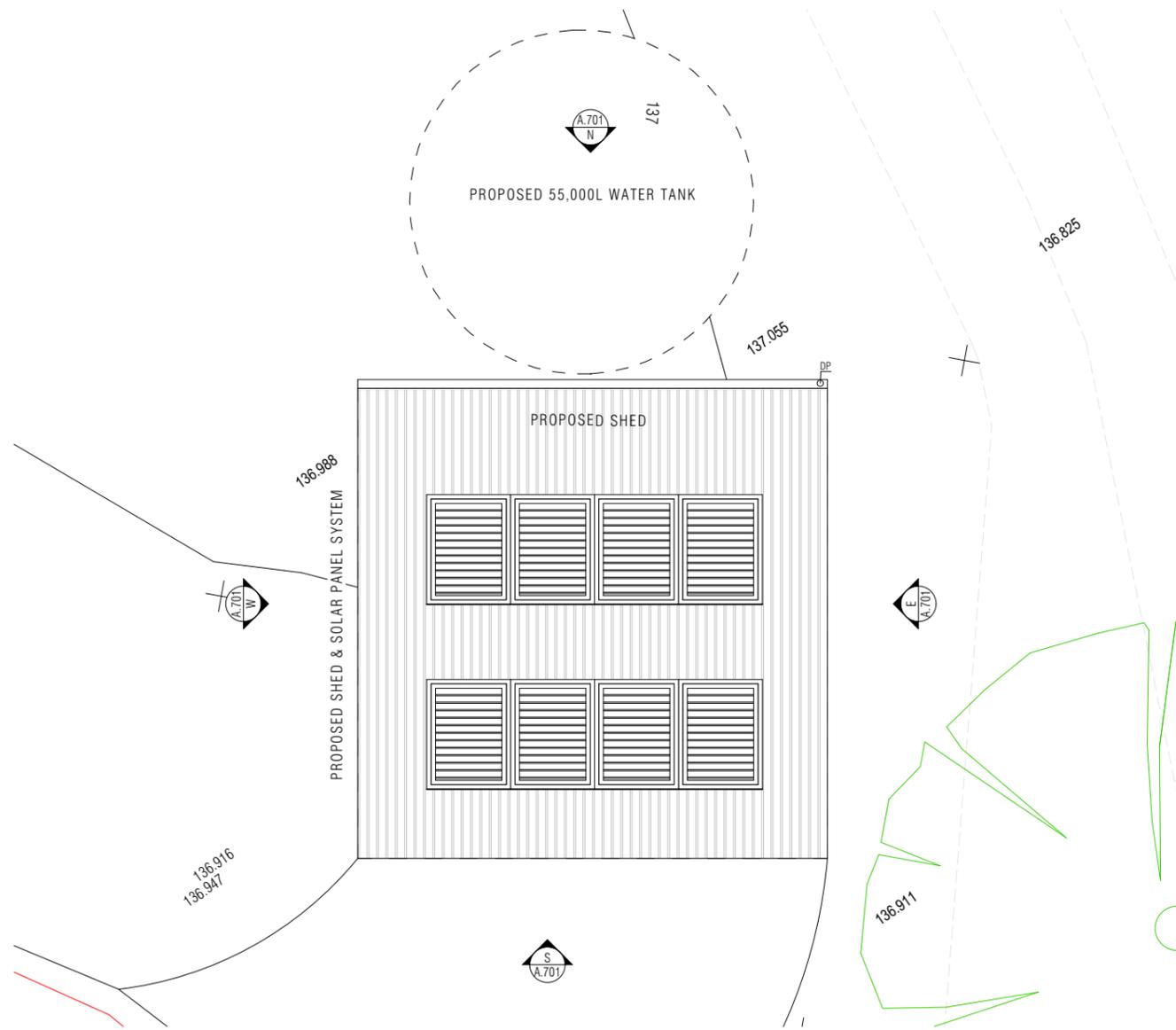
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PROJECT - TARANNA
ADDRESS 113 SYMPATHY POINT ROAD TARANNA TAS 7180
FOR

STAGE 4		JOB No.
TITLE	PROPOSED PARKING PLAN	2444
SCALE	AS SHOWN@A3	DRAWING No.
DRAWN	GM	A.700
ORIGINAL ISSUE	19/01/2026	
REVISION No.	P02	



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PROJECT - TARANNA
ADDRESS 113 SYMPATHY POINT ROAD TARANNA TAS 7180
FOR

STAGE 4	
TITLE	PROPOSED SHED ROOF PLANS & ELEVATIONS
SCALE	AS SHOWN@A3
DRAWN	GM
ORIGINAL ISSUE	19/01/2026
REVISION No.	P02

JOB No. 2444
DRAWING No. A.701



REVISION	

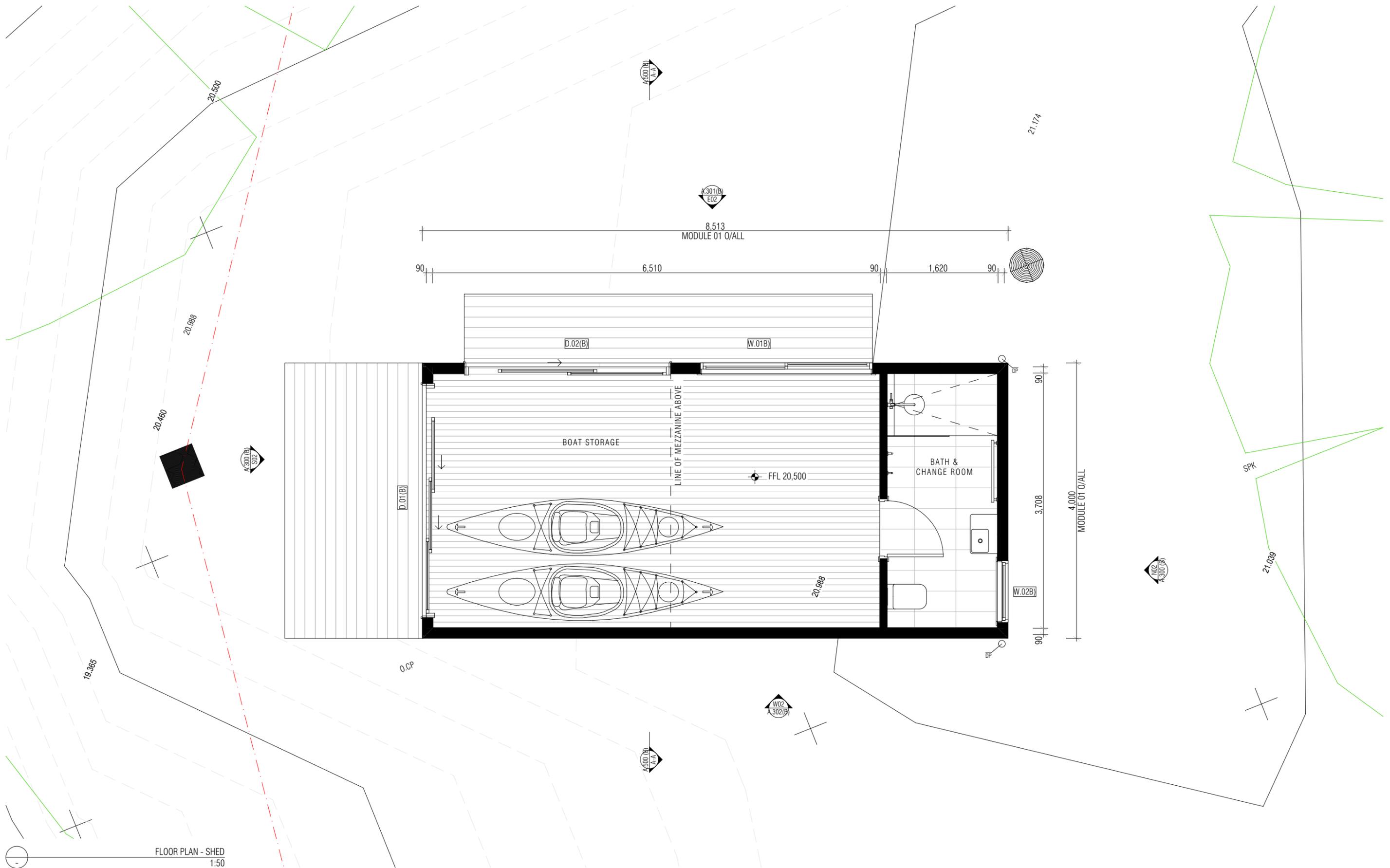
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PROJECT - TARANNA
 ADDRESS 113 SYMPATHY POINT ROAD TARANNA TAS 7180
 FOR

STAGE 4	
TITLE	PROPOSED SITE PLAN - BOAT SHED
SCALE	AS SHOWN@A3
DRAWN	GM
ORIGINAL ISSUE	19/01/2026
REVISION No.	P02


 JOB No. 2444
 DRAWING No. A.200 (B)



FLOOR PLAN - SHED
1:50

REVISION	NOTES

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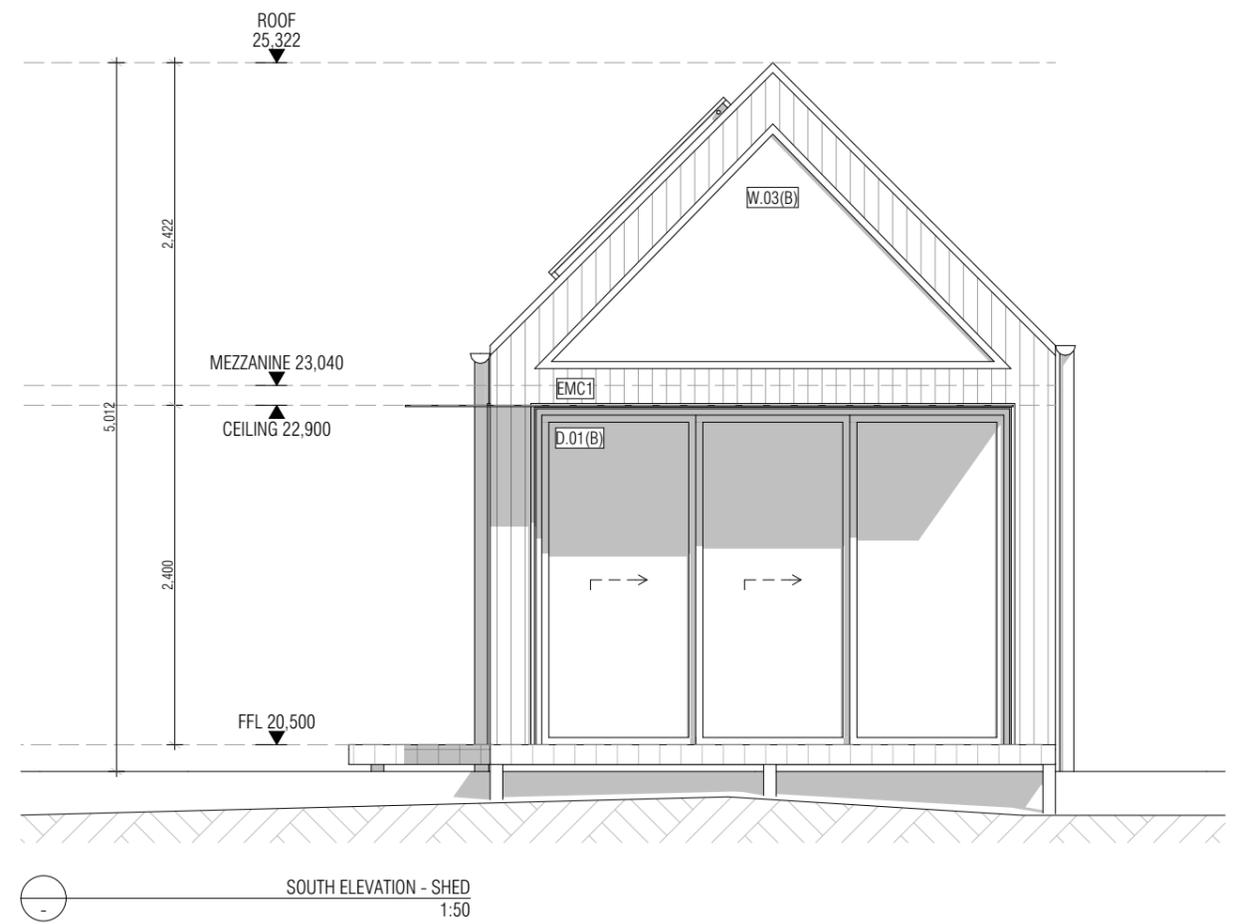
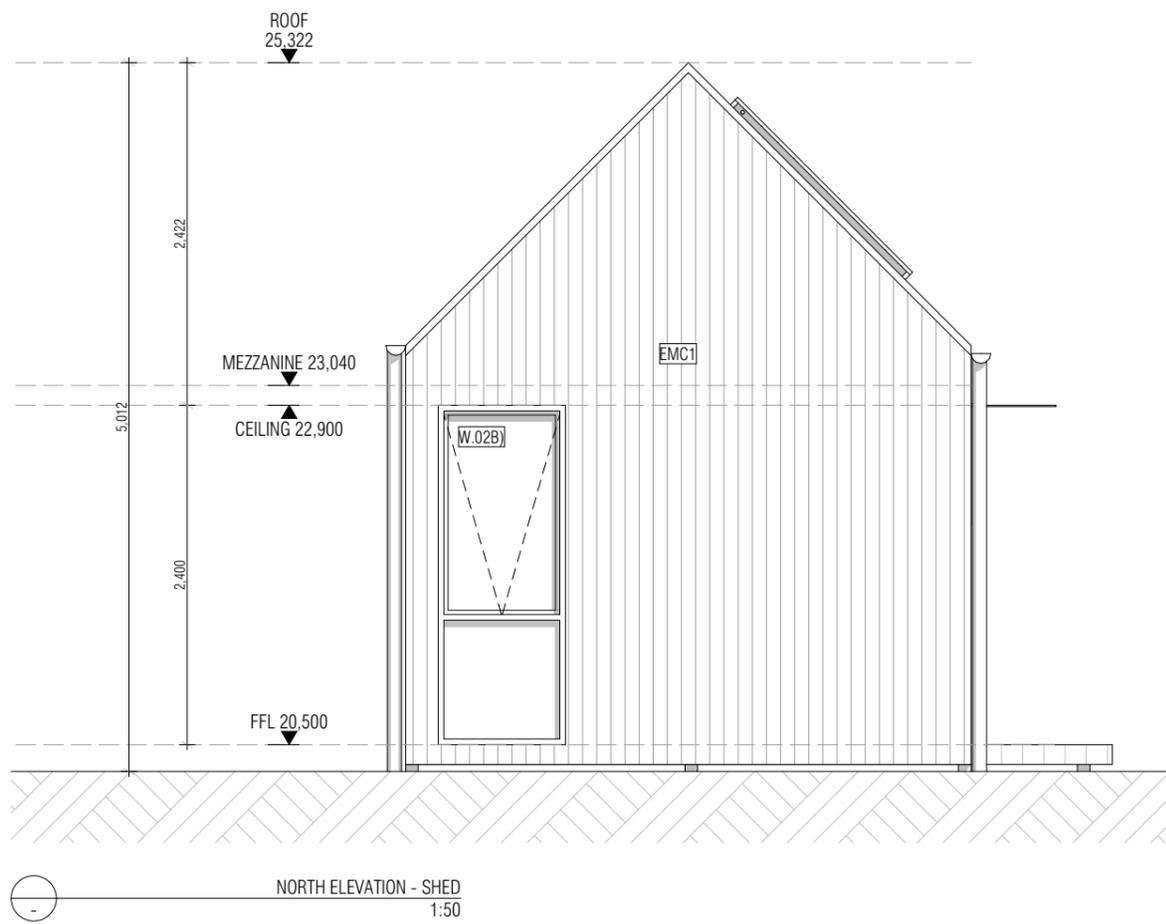
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PROJECT - TARANNA
ADDRESS 113 SYMPATHY POINT ROAD TARANNA TAS 7180
FOR

STAGE 4	
TITLE	PROPOSED GROUND FLOOR - BOAT SHED
SCALE	AS SHOWN@A3
DRAWN	GM
ORIGINAL ISSUE	19/01/2026
REVISION No.	P02

Job No. 2444
DRAWING No. A.201 (B)



REVISION	NOTES

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PROJECT
TARANNA

ADDRESS
113 SYMPATHY POINT ROAD TARANNA TAS
7180

FOR

STAGE 4	
TITLE	PROPOSED ELEVATIONS - BOAT SHED
SCALE	AS SHOWN@A3
DRAWN	GM
ORIGINAL ISSUE	19/01/2026
REVISION No.	P02

JOB No.
2444

DRAWING No.
A.300 (B)



REVISION	DATE

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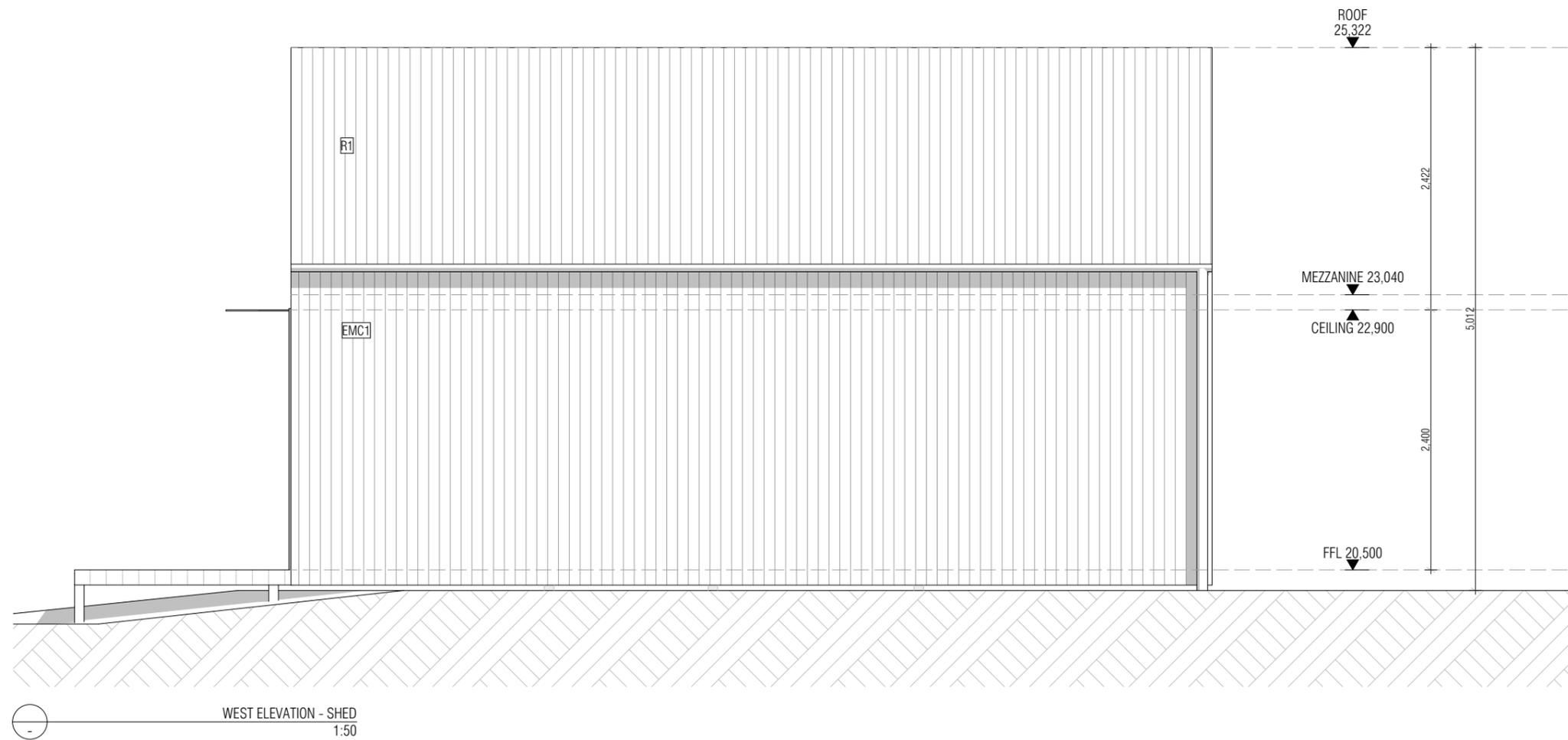
ADDRESS 113 SYMPATHY POINT ROAD TARANNA TAS 7180

FOR

STAGE 4	
TITLE	PROPOSED ELEVATIONS - BOAT SHED
SCALE	AS SHOWN@A3
DRAWN	GM
ORIGINAL ISSUE	19/01/2026
REVISION No.	P02

JOB No. 2444

DRAWING No. A.301(B)



REVISION	

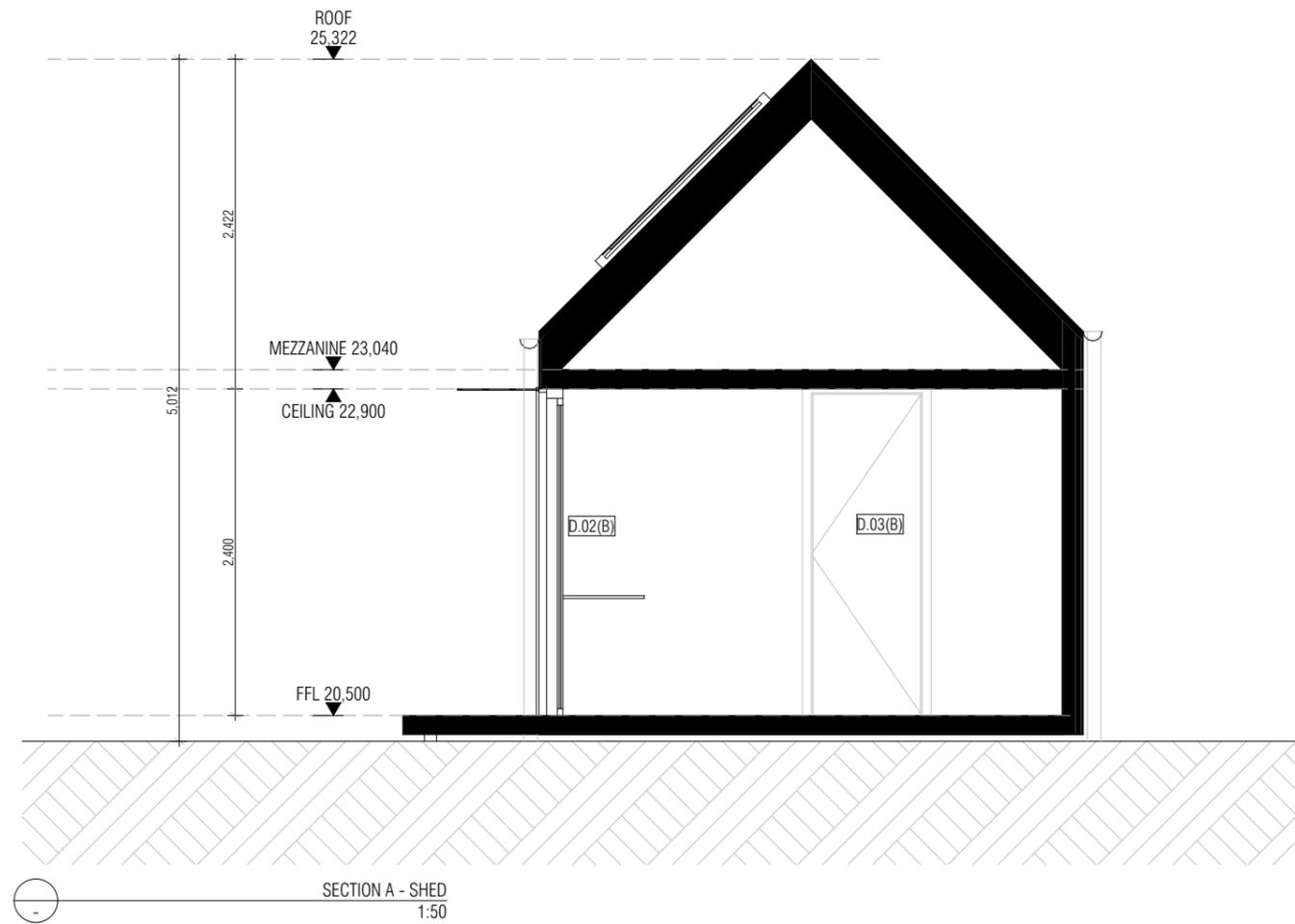
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PROJECT
- TARANNA
ADDRESS
113 SYMPATHY POINT ROAD TARANNA TAS
7180
FOR

STAGE 4	
TITLE	PROPOSED ELEVATIONS - BOAT SHED
SCALE	AS SHOWN@A3
DRAWN	GM
ORIGINAL ISSUE	19/01/2026
REVISION No.	P02

JOB No.
2444
DRAWING No.
A.302(B)



SECTION A - SHED
1:50

REVISION	

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PROJECT - TARANNA
ADDRESS 113 SYMPATHY POINT ROAD TARANNA TAS 7180
FOR

STAGE 4		JOB No.
TITLE PROPOSED SECTION - BOAT SHED		2444
SCALE	AS SHOWN@A3	DRAWING No.
DRAWN	GM	A.500 (B)
ORIGINAL ISSUE	19/01/2026	
REVISION No.	P02	

EXTERNAL VIEW			
ID	D.01(B)	D.02(B)	D.03(B)
OPERATION	SLIDING DOOR	SLIDING DOOR	SWING DOOR
HEAD HEIGHT	2,400	2,400	2,400
SILL HEIGHT	0	0	0
NOMINAL W x H	3,400x2,400	3,000x2,400	870x2,400
FINISH	BLACK POWDER COATED	BLACK POWDER COATED	PAINTED - HOLLOW CORE
FRAME	ALUMINIUM	ALUMINIUM	TIMBER
GLAZING	DOUBLE GLAZING	DOUBLE GLAZING	N/A
TOUGHENED GLASS	N/A	N/A	N/A
SAFETY STRIP	YES	YES	N/A
FLYSCREEN	YES	YES	NO
LOCKS	KEY LOCK	KEY LOCK	KEY LOCK
LOCATION	Exterior	Exterior	Interior
U-VALUE	N/A	N/A	N/A
SHGC	N/A	N/A	N/A

DOOR SCHEDULE - SHED
1:1

EXTERNAL VIEW			
ID	W.01B)	W.02B)	W.03(B)
HEAD HEIGHT	2,400	2,400	4,530
SILL HEIGHT	900	0	2,800
NOMINAL SIZE W x H	2,500x1,500	900x2,400	3,370x1,730
OPERATION	SLIDING	AWNING; FIXED	FIXED
GLAZING	DOUBLE GLAZING - CLEAR	DOUBLE GLAZING - CLEAR	DOUBLE GLAZING - CLEAR
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM
FINISH	POWDER COAT FINISH REFER TO SPEC	POWDER COAT FINISH REFER TO SPEC	POWDER COAT FINISH REFER TO SPEC
SAFETY STRIP	NO	NO	NO
FLYSCREEN	N/A	N/A	N/A
TOUGHENED GLASS	N/A	N/A	N/A
WINDOW RESTRICTOR	N/A	N/A	N/A
LOCKS	N/A	N/A	N/A
U-VALUE	N/A	N/A	PER ENERGY REPORT
SHGC	N/A	N/A	PER ENERGY REPORT
NOTES	-	-	-
AREA	3.75	2.16	5.83

WINDOW SCHEDULE - SHED
1:1

REVISION	NOTES

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PROJECT - TARANNA
ADDRESS 113 SYMPATHY POINT ROAD TARANNA TAS 7180
FOR

STAGE 4	
TITLE	WINDOW & DOOR SCHEDULE - BOAT SHED
SCALE	AS SHOWN@A3
DRAWN	GM
ORIGINAL ISSUE	19/01/2026
REVISION No.	P02

JOB No. 2444
DRAWING No. A.600 (B)



PROPOSED SITE PLAN - ACCOM 01 & 02
1:500

REVISION	NOTES

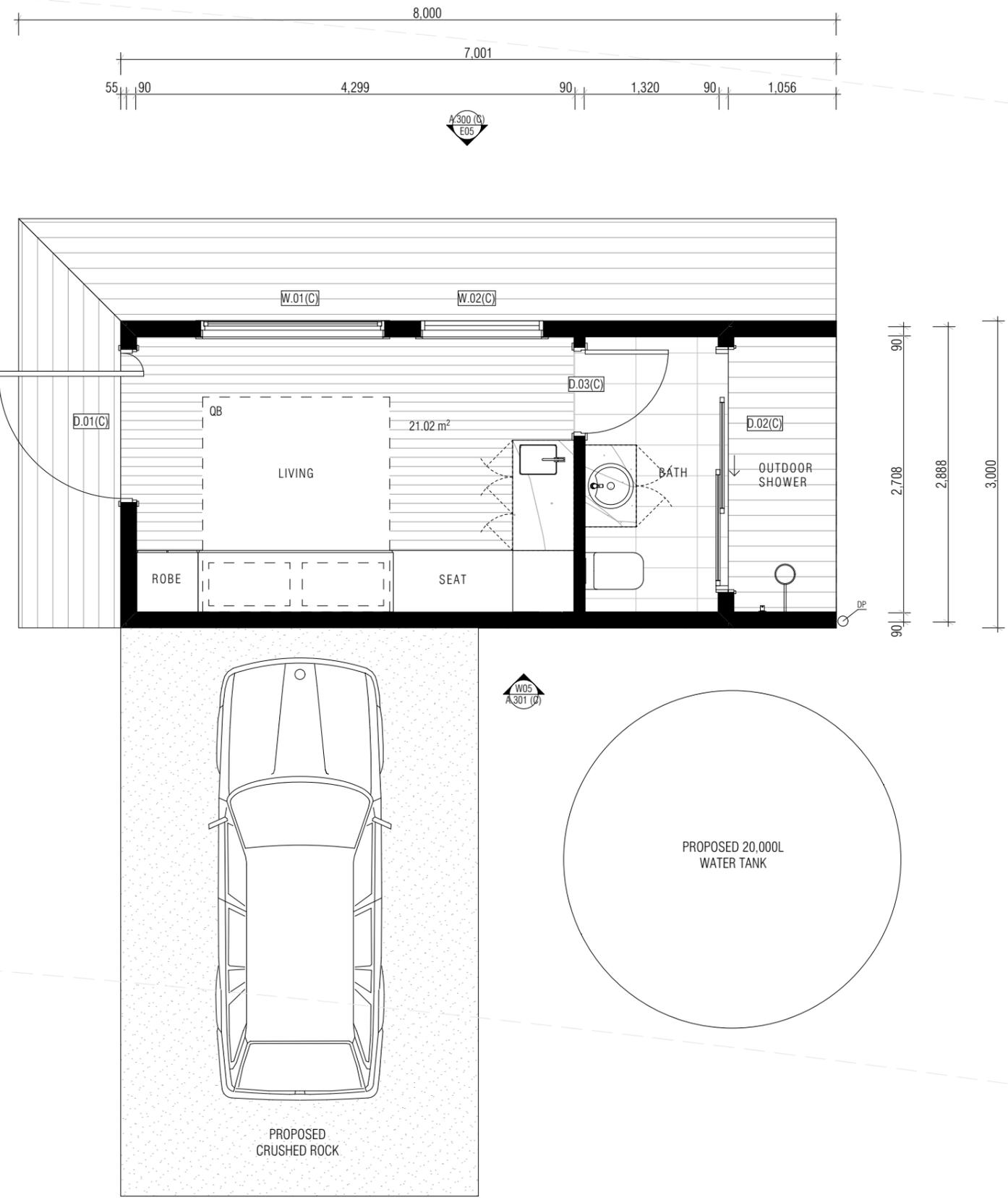
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PROJECT - TARANNA
ADDRESS 113 SYMPATHY POINT ROAD TARANNA TAS 7180
FOR

STAGE 4	
TITLE	PROPOSED SITE PLAN - ACCOM 01 & 02
SCALE	AS SHOWN@A3
DRAWN	GM
ORIGINAL ISSUE	19/01/2026
REVISION No.	P02


 JOB No. 2444
 DRAWING No. A.200 (C)



REVISION	

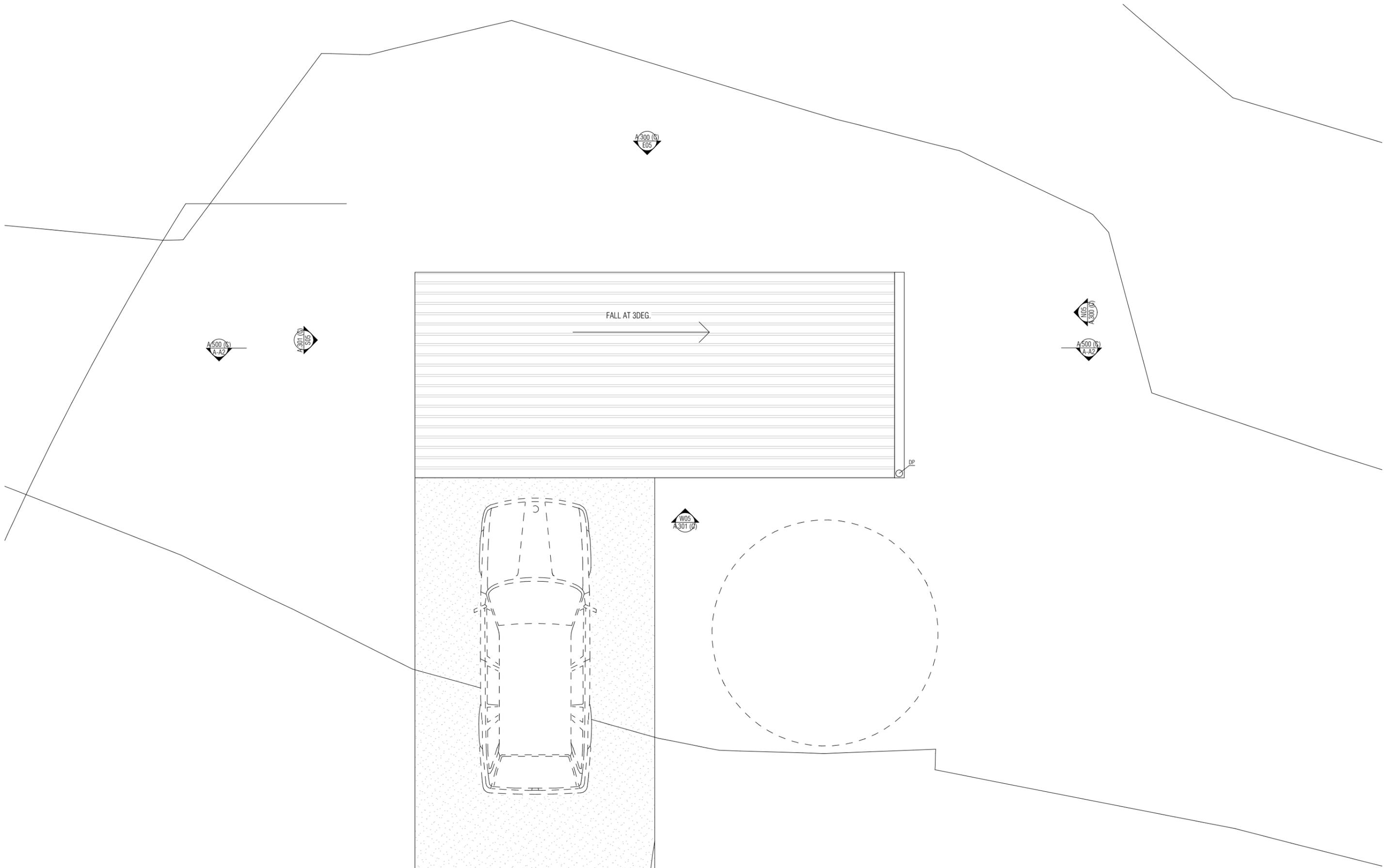
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PROJECT - TARANNA
 ADDRESS 113 SYMPATHY POINT ROAD TARANNA TAS 7180
 FOR

STAGE 4	
TITLE	PROPOSED GROUND FLOOR - ACCOM 01 & 02
SCALE	AS SHOWN@A3
DRAWN	GM
ORIGINAL ISSUE	19/01/2026
REVISION No.	P02

⊗
 JOB No. 2444
 DRAWING No. A.201 (C)



REVISION	

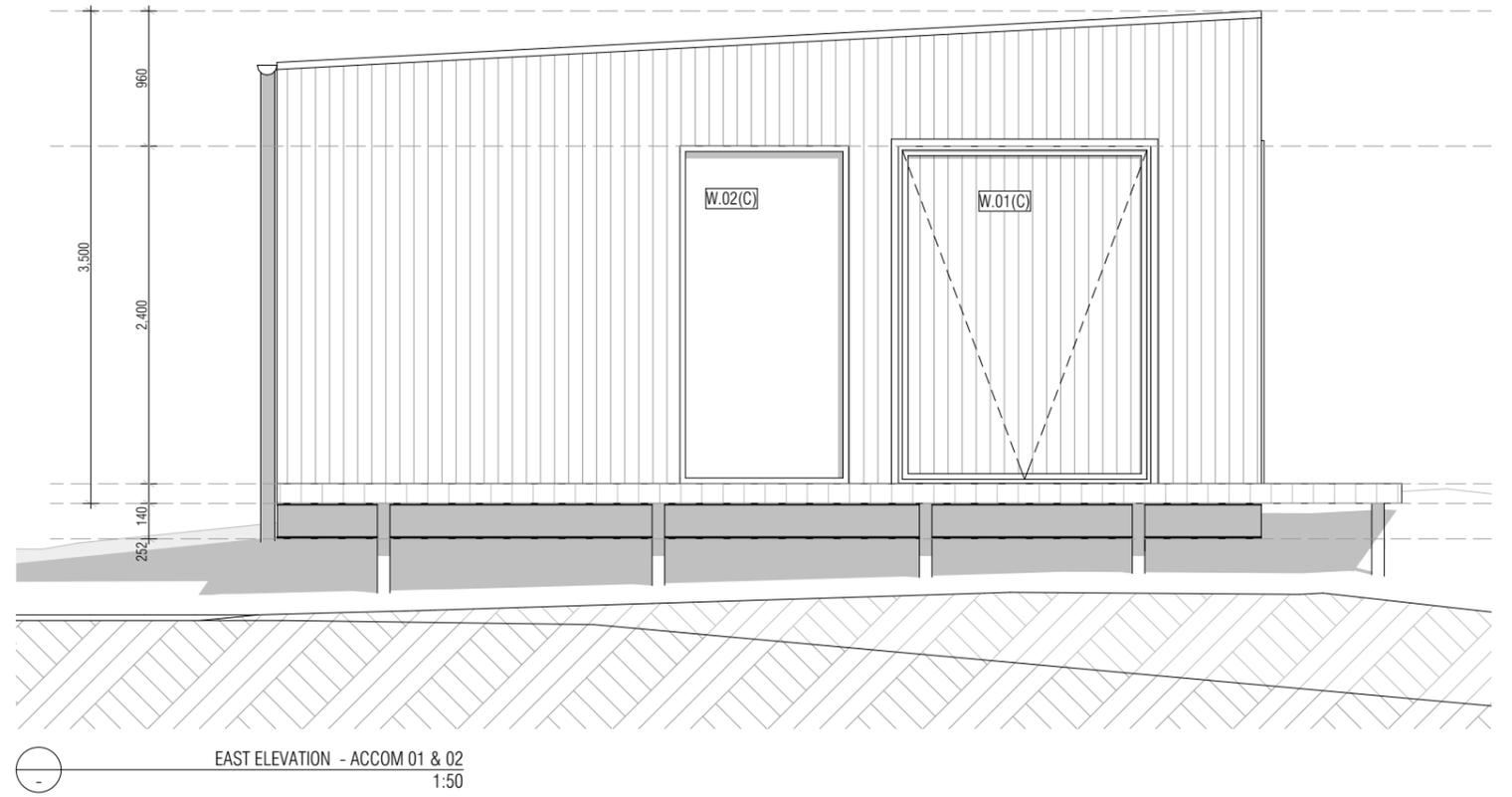
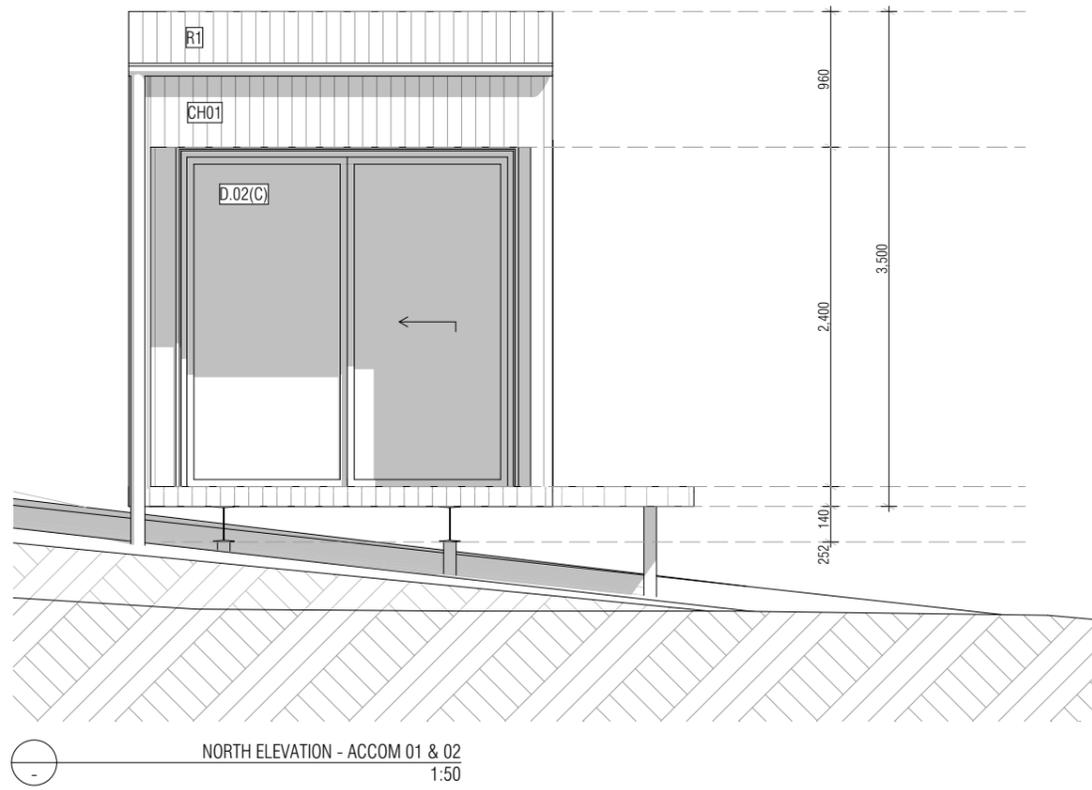
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PROJECT - TARANNA
 ADDRESS 113 SYMPATHY POINT ROAD TARANNA TAS 7180
 FOR

STAGE 4	
TITLE	PROPOSED ROOF PLAN - ACCOM 01 & 02
SCALE	AS SHOWN@A3
DRAWN	GM
ORIGINAL ISSUE	19/01/2026
REVISION No.	P02

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 JOB No. 2444
 DRAWING No. A.202 (C)



PRELIMINARY

ISSUE ID	ISSUE NAME	DATE	CHANGE ID	CHANGE NAME

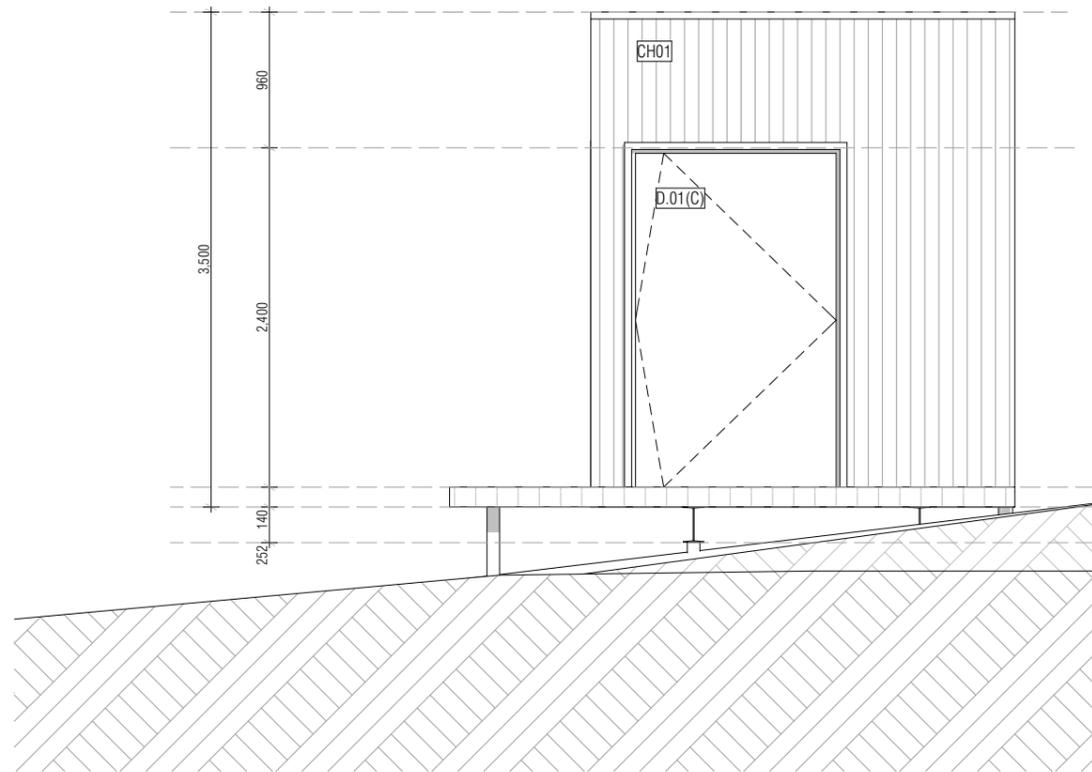
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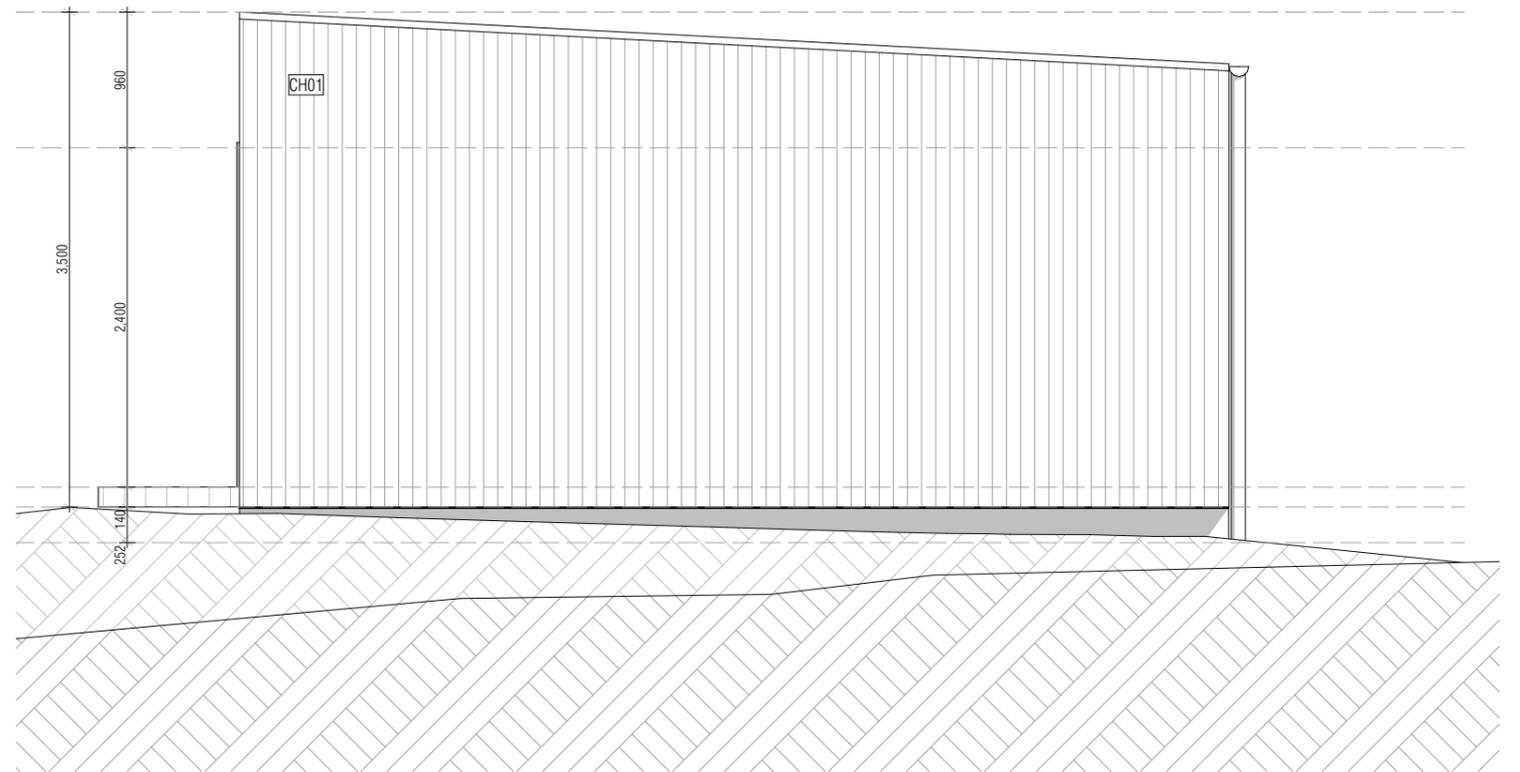
PROJECT
- TARANNA
ADDRESS
113 SYMPATHY POINT ROAD TARANNA TAS
7180
FOR

DOCUMENTATION	
TITLE	PROPOSED ELEVATIONS - ACCOM 01 & 02
SCALE	AS SHOWN@A3
DRAWN	GM
ORIGINAL ISSUE	19/01/2026
REVISION No.	REV

JOB No.
2444
DRAWING No.
A.300 (C)



SOUTH ELEVATION - ACCOM 01 & 02
1:50



WEST ELEVATION - ACCOM 01 & 02
1:50

REVISION	NOTES

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PROJECT - TARANNA
ADDRESS 113 SYMPATHY POINT ROAD TARANNA TAS 7180
FOR

STAGE 4	
TITLE	PROPOSED ELEVATIONS - ACCOM 01 & 02
SCALE	AS SHOWN@A3
DRAWN	GM
ORIGINAL ISSUE	19/01/2026
REVISION No.	P02

JOB No. 2444
DRAWING No. A.301 (C)



SECTION B - ACCOM 01 & 02
1:50

REVISION	NOTES

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PROJECT - TARANNA
ADDRESS 113 SYMPATHY POINT ROAD TARANNA TAS 7180
FOR

STAGE 4	
TITLE	PROPOSED SECTION ACCOM 01 & 02
SCALE	AS SHOWN@A3
DRAWN	GM
ORIGINAL ISSUE	19/01/2026
REVISION No.	P02

JOB No. 2444
DRAWING No. A.500 (C)

EXTERNAL VIEW			
	D.01(C)	D.02(C)	D.03(C)
OPERATION	PIVOT DOOR	SLIDING DOOR	SWING DOOR
HEAD HEIGHT	2,400	2,400	2,400
SILL HEIGHT	0	0	0
NOMINAL W x H	1,500 x 2,400	2,400 x 2,400	870 x 2,400
FINISH	SOLID CORE DOOR	BLACK POWDER COATED	PAINTED - HOLLOW CORE
FRAME	TIMBER	ALUMINIUM	TIMBER
GLAZING	N/A	DOUBLE GLAZING	N/A
TOUGHENED GLASS	N/A	N/A	N/A
SAFETY STRIP	YES	YES	N/A
FLYSCREEN	NO	YES	NO
LOCKS	KEY LOCK	KEY LOCK	KEY LOCK
LOCATION	Exterior	Exterior	Interior
U-VALUE	N/A	PER ENERGY REPORT	N/A
SHGC	N/A	PER ENERGY REPORT	N/A
NOTES	-	-	-

DOOR SCHEDULE - ACCOM 01 & 02
1:1

EXTERNAL VIEW		
	W.01(C)	W.02(C)
HEAD HEIGHT	2,400	2,400
SILL HEIGHT	0	0
NOMINAL SIZE W x H	1,800 x 2,400	1,200 x 2,400
OPERATION	AWNING	FIXED
GLAZING	DOUBLE GLAZING - CLEAR	DOUBLE GLAZING - CLEAR
FRAME	ALUMINIUM	ALUMINIUM
FINISH	POWDER COAT FINISH REFER TO SPEC	POWDER COAT FINISH REFER TO SPEC
SAFETY STRIP	NO	NO
FLYSCREEN	N/A	N/A
TOUGHENED GLASS	N/A	N/A
WINDOW RESTRICTOR	YES	N/A
LOCKS	N/A	N/A
U-VALUE	N/A	PER ENERGY REPORT
SHGC	N/A	PER ENERGY REPORT
NOTES	-	-
AREA	4.32	2.88

WINDOW SCHEDULE - ACCOM 01 & 02
1:1

REVISION	NOTES

NOTES
Schedules and Specifications shall take precedence to drawings
Figured dimensions shall take precedence to scaled dimensions.
Check and verify all dimensions prior to commencement of work.
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PROJECT - TARANNA
ADDRESS 113 SYMPATHY POINT ROAD TARANNA TAS 7180
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ORIGINAL ISSUE	19/01/2026
REVISION No.	P02

JOB No. 2444
DRAWING No. A.600 (C)

22 January 2026

Tasman Council
1713 Main Road,
Nubeena, TAS 7184

Development Application 113 Sympathy Point Road

Please accept this correspondence as information to support a development application (the Proposal) at 113 Sympathy Point Road Taranna (the Property) for

- Single Residential Dwelling
- Two Visitor Accommodation Units
- Two Outbuildings

The Property is located as per Figures 1 and 2.

Attached to this correspondence are the following documents:

- Architectural Drawings - Arkular
- Property Title – Folio Plan and text
- Natural Values Assessment – Enviro Dynamics
- Traffic Impact Assessment – Ratio Consulting

The Landscape Values of the Property are of a relatively undeveloped coastal headland, comprising intact native vegetation, interspersed with several cleared areas and internal access roads.

Access to the Property is via Sympathy Point Road, a reserved road and over a right of way on the adjoining property.

There are several tracks across the Property and an area cleared of vegetation on the eastern boundary.

The property is zoned Landscape Conservation as shown in Figure 3 and is subject to the following Codes

- Natural Assets Code Priority Vegetation – Figure 4



- Landslip Hazard Code – Low – Figure 5
- Bushfire Prone Area Code – Figure 6
- Natural Assets Code – Waterway and Coastal Protection – Figure 7
- Vegetation Communities – Figures 8 – 10.

Relevant sections of the Tasmanian Planning Scheme – Tasman Local Provisions Schedule (the Scheme) are listed, and responses follow.

A copy of the Property Title is attached to this correspondence.





Figure 1: Property Location



Figure 2: Property Location



Figure 3: Property Zoning

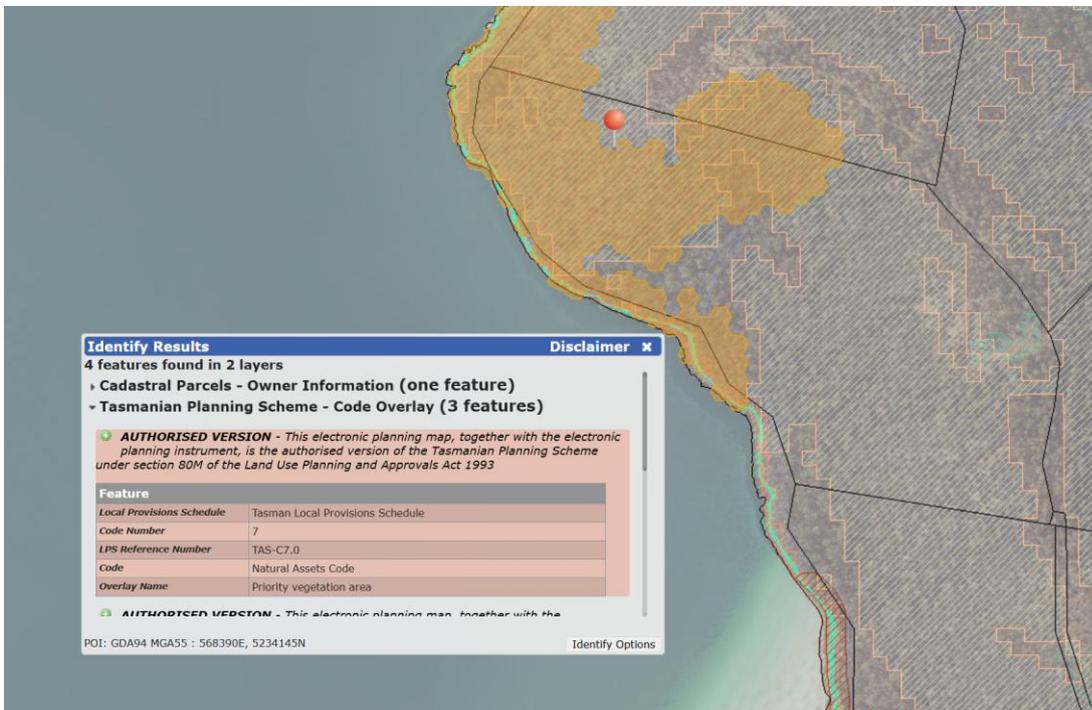


Figure 4: Natural Assets Code Priority Vegetation Area

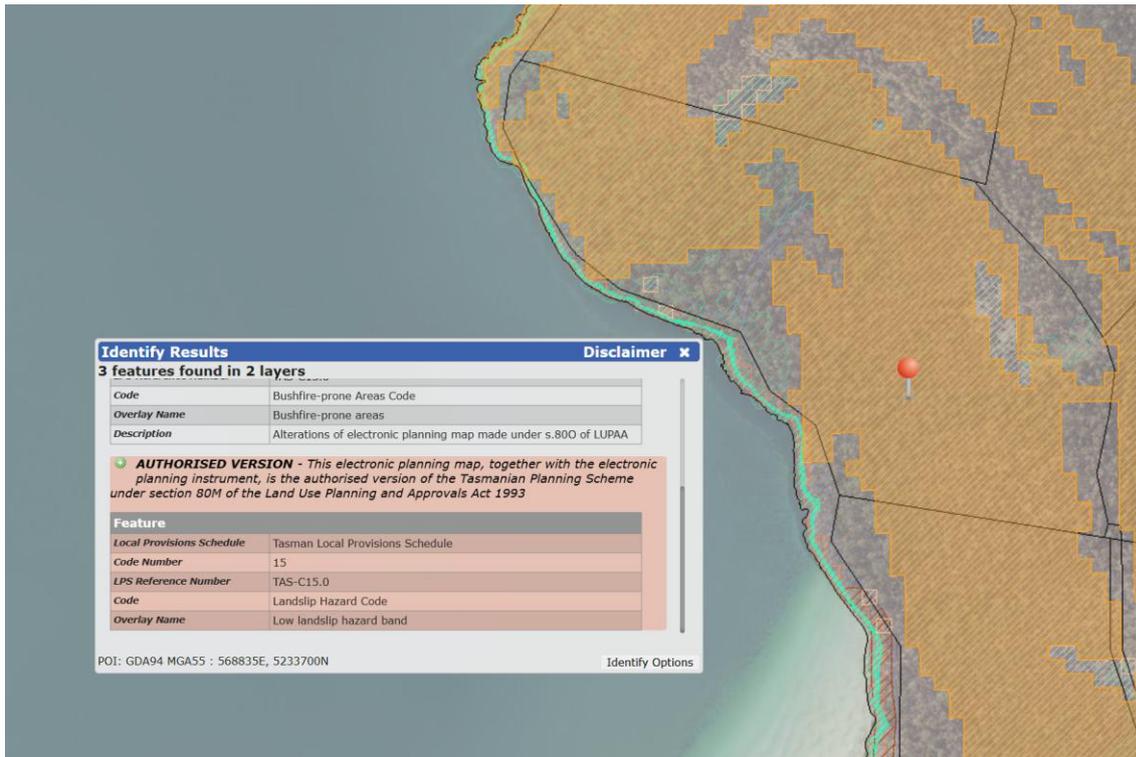


Figure 5: Landslip Hazard Code - Low

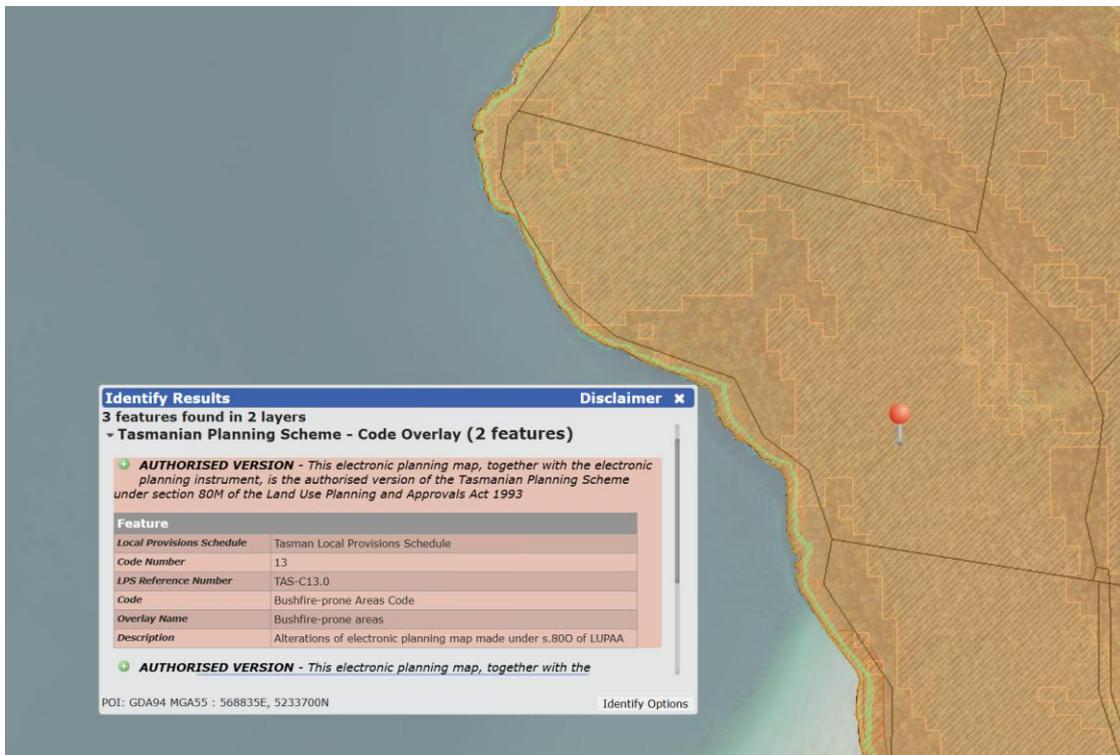


Figure 6: Bushfire Prone Area Code

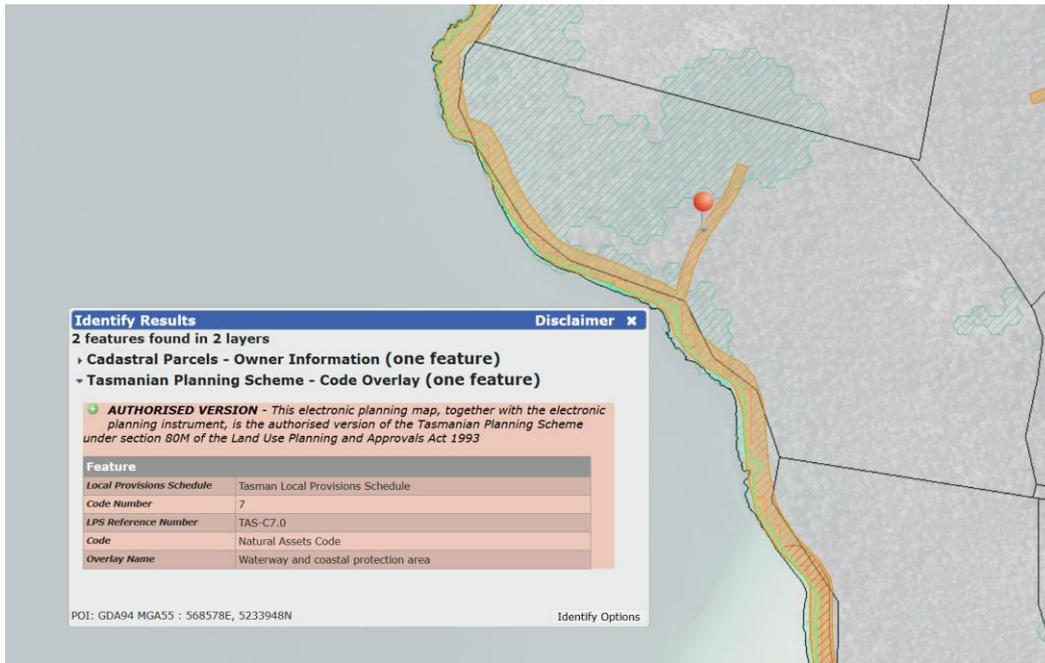


Figure 7: Waterway and Coastal Protection Code

Vegetation Communities TASVEG

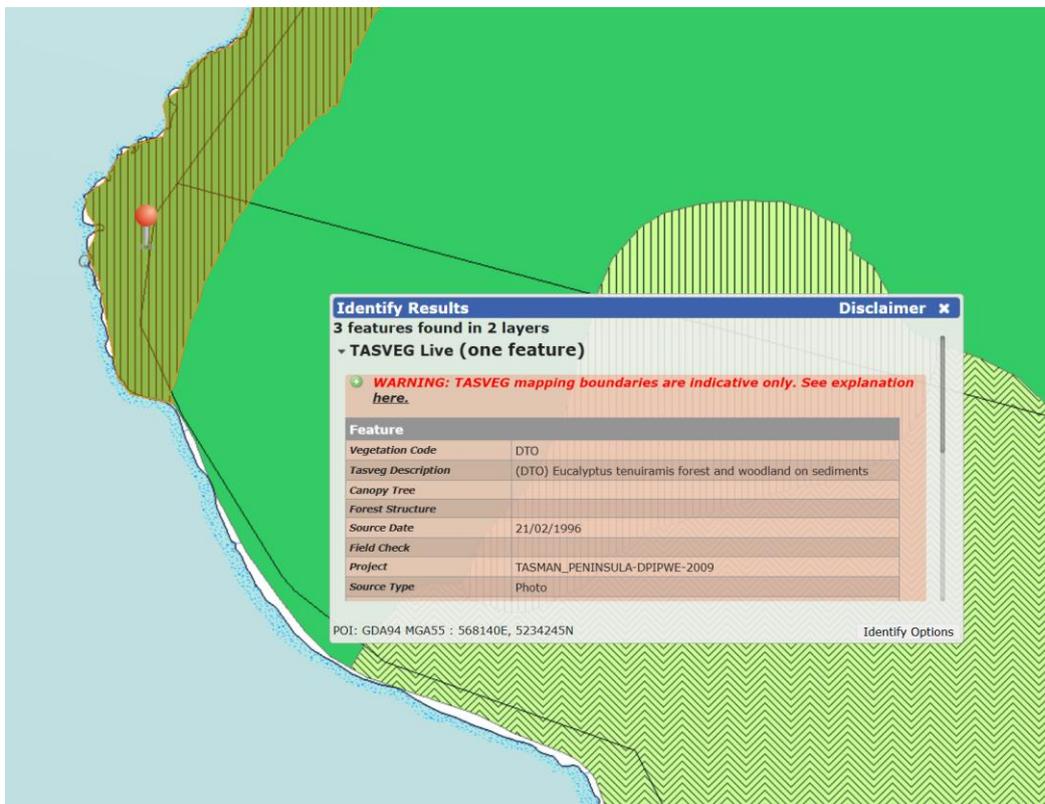


Figure 8: Eucalyptus tenuiramis forest and woodland on sediments

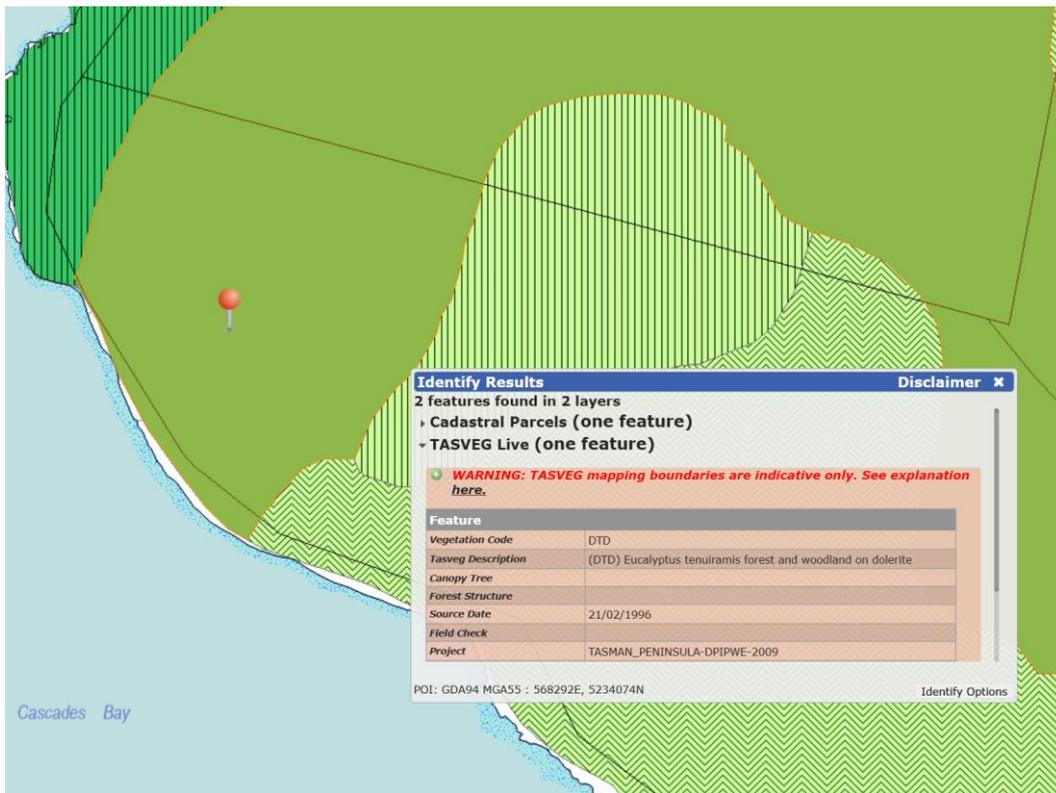


Figure 9: Eucalyptus tenuiramis forest and woodland on dolerite

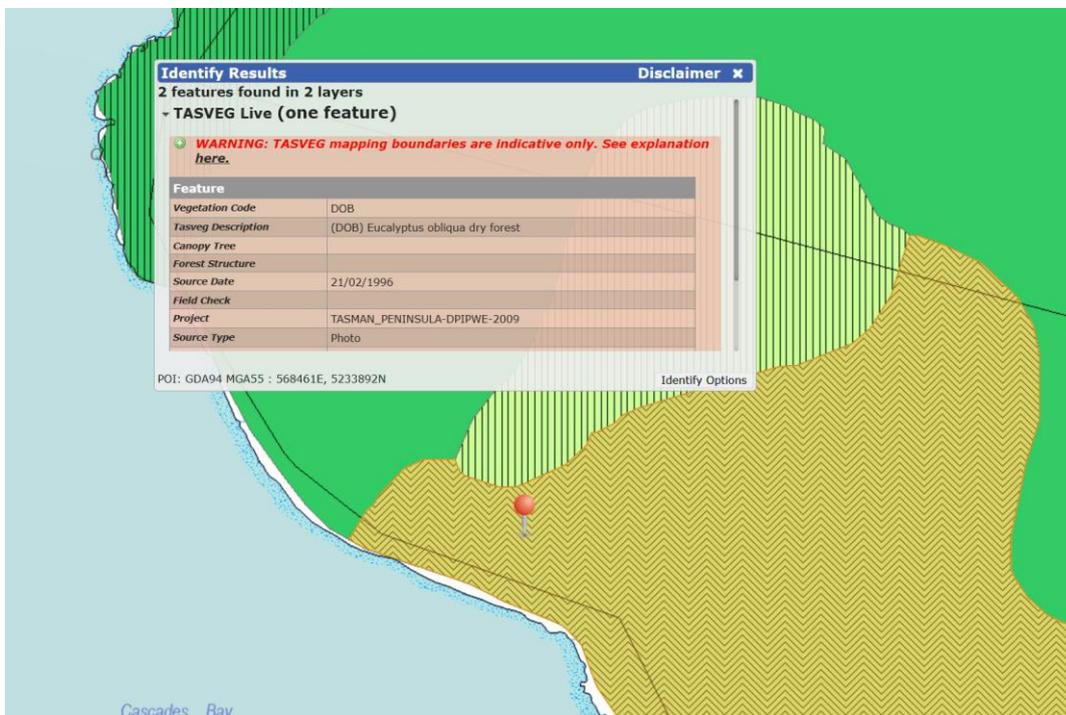


Figure 10: Eucalyptus obliqua dry forest

Development

Development	Scheme Category	
Single Residential Dwelling	Residential	Discretionary
Two Visitor Accommodation Units	Visitor Accommodation	Discretionary
One Storage Shed and a Boat Shed	Outbuilding	Discretionary

Planning Scheme Assessment

Residential

A modest single residential dwelling 108m² in floor area is proposed on the cleared area of the eastern section of the Property. No significant mature trees will need to be removed to provide for the construction of this residential dwelling, this is confirmed in the Natural Values Assessment.

All infrastructure including wastewater disposal areas would be contained within the curtilage of the building in the cleared area.

A single residential dwelling is a discretionary use within the Landscape Conservation Zone and must be assessed against the following standards.

22.3.3 Discretionary use

Objective	That the location, scale and extent of a use listed as Discretionary is compatible with landscape values.	
Performance Criteria	Response	
P1 Use listed as Discretionary must be compatible with landscape values, having regard to: (a) the nature, scale and extent of the use; (b) the characteristics and type of the use;	(a) The landscape Values of the site comprise a relatively undeveloped vegetated coastal headland interspersed with cleared areas. It is these cleared areas which will be utilised for construction of the dwellings, visitor accommodation	

(c) the landscape values of the site;
 (d) the landscape value of the surrounding area; and
 (e) measures to minimise or mitigate impacts.

and outbuildings. No clearance of mature vegetation is proposed or required for construction of the buildings across the site. The scale and extent of the dwelling is modest and is confined to a cleared area adjacent to the existing right of way. A garage associated with the dwelling is also located within a cleared area of the Property. The dwellings and the garage will not be visible from any public road or any other public spaces. Two outbuildings are proposed each with a floor area of 34m², which again is considered modest. The outbuilding closest to the house would be used to store materials and would contain a toilet for convenience. The outbuilding closest to the water would be used as a boatshed to house watercraft. Similarly, a toilet shower and change room would be installed for convenience. Two outbuildings on a property of this size is considered to be of a minor extent and scale.

(b) The use is for a single residential dwelling, with associated outbuildings and is a discretionary use within the zone. It could be expected that this type and characteristic of use would occur on the Property based upon the Landscape Conservation Zoning.
 (c) Being located within the cleared area the Proposal would minimise the impact upon the landscape values of the site. The Natural Values Assessment attached to this correspondence found that *The proposal (a single dwelling, two visitor accommodation units and an*

	<p><i>outbuilding) is therefore expected to have limited impact on natural values provided construction is confined to existing cleared footprints and avoids impacts to retained native vegetation and habitat trees.</i></p> <p>(d) The landscape values of the surrounding area will be protected as access to the residential dwelling and associated outbuildings would be across existing tracks on the Property.</p> <p>(c) The impact of the proposal upon the landscape values of the site and the surrounding area have been minimised by making the dwelling and outbuildings modest in size, locating them within cleared areas and accessing them via existing tracks and access ways.</p>
--	---

22.4 Development Standards for Buildings and Works

22.4.1 Site coverage

Objective	That the site coverage is compatible with the protection, conservation and management of the landscape values of the site and surrounding area.	
Acceptable Solution	Response	
A1 Site coverage must be not more than 400m ² .	<p>Site coverage of all buildings on the Property would be.</p> <p>Residence – 108m²</p> <p>Visitor Accommodation – 42m²</p> <p>Storage Shed - 34m²</p> <p>Total -184m²</p> <p>The proposal complies with the acceptable solution.</p>	



22.4.2 Building height, siting and exterior finishes

Objective	That building height, siting and exterior finishes: (a) protects the amenity of adjoining properties; (b) minimises the impact on the landscape values of the area; and (c) minimises the impact on adjoining agricultural uses.	
Acceptable Solution	Response	
A1 Building height must be not more than 6m.	<p>The visitor accommodation units and the shed are less than 6m in height.</p> <p>The maximum height of the residential dwelling is 7.6m and accordingly the proposal must be assessed against the performance criteria.</p>	

Objective	That building height, siting and exterior finishes: (a) protects the amenity of adjoining properties; (b) minimises the impact on the landscape values of the area; and (c) minimises the impact on adjoining agricultural uses.	
Performance Criteria	Response	
<p>P1 Building height must be compatible with the landscape values of the site, having regard to:</p> <p>(a) the height, bulk and form of proposed buildings;</p> <p>(b) the height, bulk and form of existing buildings;</p> <p>(c) the topography of the site;</p> <p>(d) the visual impact of the buildings when viewed from roads and public places; and</p> <p>(e) the landscape values of the surrounding area.</p>	<p>(a) The proposed residential dwelling is a single floor and is elevated above natural ground as the ground falls relatively steeply to the west, making the building greater than the acceptable solution of 6m.</p> <p>(b) The building is 1.6m above the acceptable solution. The discretion sought is minor and its height would be significantly lower than the surrounding vegetation and would not be visible from any other viewpoints in the surrounding area.</p> <p>(c) The site slopes to the west and the building is cantilevered to maximise the views, making it</p>	

	<p>exceed the acceptable building height by 1.6m. This is compatible with the landscape values of the site.</p> <p>(d) The buildings would not be visible from roads and public places</p> <p>(e) The landscape values of the surrounding area would not be significantly impacted by the proposed residential dwelling.</p>
Acceptable Solution	Response
A2 Buildings must have a setback from a frontage not less than 10m.	All buildings are setback greater than 10m.
A3 Buildings must have a setback from side and rear boundaries not less than 20m.	The Visitor Accommodation Units and the Storage Shed are setback less than 20m from the western side boundary and must be assessed against the performance criteria.
Performance Criteria	Response
<p>P3 Buildings must be sited to not cause an unreasonable loss of amenity, or impact on landscape values of the site, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the size, shape and orientation of the site;</p> <p>(c) the side and rear setbacks of adjacent buildings;</p> <p>(d) the height, bulk and form of existing and proposed buildings;</p> <p>(e) the need to remove vegetation as part of the development;</p> <p>(f) the appearance when viewed from roads and public places; and</p> <p>(g) the landscape values of the surrounding area.</p>	<p>(a) The visitor accommodation units each have a floor area of 21m² and have been designed to minimise their impact upon the landscape whilst still maximising the views from them.</p> <p>(b) The buildings would be more than 30 metres from the highwater mark and would be screened via the existing vegetation on the Property and within the Crown Land reservation along the coastline.</p> <p>(c) There are no adjacent buildings in the surrounding area.</p> <p>(d) There are no existing buildings on the property, the height of the buildings are such that they would not protrude above the existing tree canopy.</p> <p>(e) The amount of vegetation to be removed has been minimised due to the minimal floor area of the proposed buildings and they have been located as far as possible</p>

	within existing cleared areas. (f) The buildings would not be visible from roads and public places (g) The landscape values of the surrounding area would not be significantly impacted by the proposed residential dwelling
Acceptable Solution	Response
A5 Exterior building finishes must have a light reflectance value not more than 40%, in dark natural tones of grey, green or brown.	Exterior surfaces would have a light reflectance value not more than 40%, in dark natural tones of grey, green or brown as shown on the attached plans.

22.4.4 Landscape protection

Objective	That the landscape values of the site and surrounding area are protected or managed to minimise adverse impacts.	
Acceptable Solution	Response	
A1 Building and works must be located within a building area, if shown on a sealed plan.	No building area is shown on a sealed plan.	
Performance Criteria	Response	
P1 Building and works must be located to minimise native vegetation removal and the impact on landscape values, having regard to: (a) the extent of the area from which vegetation has been removed; (b) the extent of native vegetation to be removed; (c) any remedial or mitigation measures or revegetation requirements; (d) provision for native habitat for native fauna; (e) the management and treatment	(a) The buildings have been located within cleared areas of the Property wherever possible. (b) The Property is 45ha in area and the extent of vegetation to be removed would be minimal. (c) some cleared areas of the property will be revegetated with native species. (d) the entirety of the remainder of the Property would remain as native habitat for native fauna. (e) As above (f) the type and size of the development is considered minor compared to the overall size of the	

<p>of the balance of the site or native vegetation areas; (f) the type, size, and design of development; and (g) the landscape values of the site and surrounding area.</p>	<p>Property. (g) The landscape values of the surrounding area would not be significantly impacted by the proposed residential dwelling</p>
<p>P2.1 Buildings and works must be located to minimise impacts on landscape values, having regard to: (a) the topography of the site; (b) the size and shape of the site; (c) the proposed building height, size and bulk; (d) any constraints imposed by existing development; (e) visual impact when viewed from roads and public places; and (f) any screening vegetation. P2.2 If the building and works are less than 10m in elevation below a skyline or ridgeline, there are no other suitable building areas.</p>	<p>P2.1 To minimise repetition these matters have been considered previously. P2.2 There are no skylines or ridgelines on the Property. The buildings have been designed to be accessed from existing tracks and within cleared areas.</p>

Visitor Accommodation

Two visitor accommodation units are proposed each with a floor area of 21m². They have been located to maximise the views across Cascades Bay to provide for the best visitor experience possible. The size, height, bulk and mass of these dwellings have been minimised to limit the impact upon surrounding landscape.

Clause 22.3.2 of the Scheme contains the relevant use standard for visitor accommodation.

22.3.2 Visitor Accommodation

Objective	That Visitor Accommodation is of a scale that is: (a) compatible with the landscape values of the site and surrounding area; and (b) does not impact the safety and efficiency of local roads or private rights of way.
Acceptable Solution	Response
<p>P1 Visitor Accommodation must:</p> <ul style="list-style-type: none"> (a) be of a scale that respects the character of use in the area; (b) not cause an unreasonable impact on the landscape values of the site; and (c) not adversely impact the safety and efficiency of the local road network or unreasonably disadvantage owners and users of rights of carriageway 	<ul style="list-style-type: none"> (a) The Property has an area of 45ha, and the two visitor accommodation units have a floor area of less 21m² each. The scale of visitor accommodation units is small and respectful of the character of use in the area. (b) The extent of disturbance to provide for these units would be minimal as access would mainly be via existing tracks. (c) The proposal would make use of existing tracks across the Property, and no use would be made of the right of way which exists across 11 Sympathy Point Road, CT115496/1. Access to the property is via a reserved road and not across the right of way as shown in Figures 11 and 12. Regardless the amount of traffic generated by the proposed visitor accommodation use would be minimal with only four vehicle movements per day if both units are occupied. The safety and efficiency of the local road network would not be unreasonably impacted by the proposal and no owners or users of the rights of carriageway would be impacted. <p>A Traffic Impact Assessment which considers potential impacts upon all road users and users of the rights of way is attached to this</p>

	<p>correspondence. It found <i>Having regard to the assessments presented above, there are no traffic engineering reasons why a planning permit should not be issued for the proposed development.</i></p>
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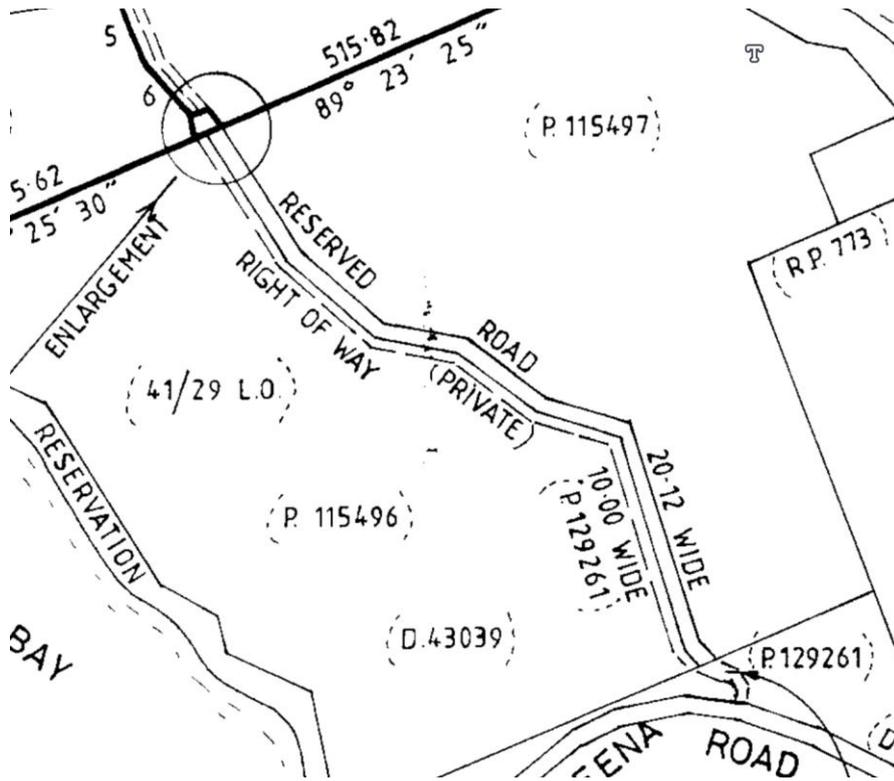


Figure 11: Screenshot showing the Right of Way Across the property.



Figur12: Showing access to the property labelled as Sympathy Point Road.

Outbuildings

Two outbuildings are proposed, one storage shed near the proposed dwelling as shown in Figure 13 and a second outbuilding in proximity to the water as shown in Figure 14 This second outbuilding would be used to store watercraft including kayaks. A change room and shower would also be installed for convenience. This building would not be used to accommodate visitors.



Figure 13: Outbuilding near existing dwelling

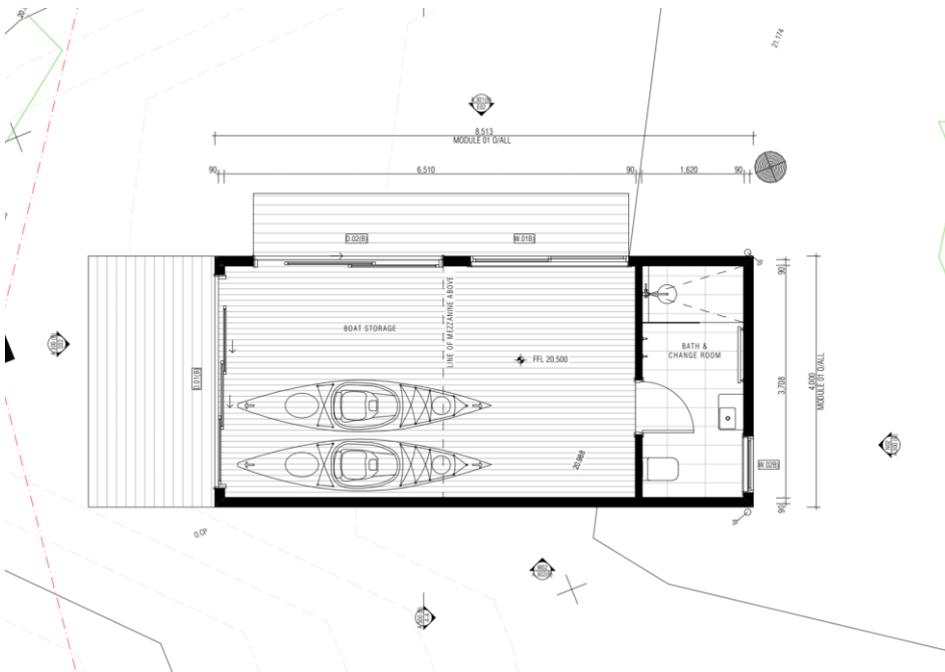


Figure 14: Proposed for plan of outbuilding to be used as a watercraft storage shed.

Codes and Overlays

Landslip Hazard Area Code

Objective	That uses, including critical, hazardous or vulnerable use, can achieve and maintain a tolerable risk from exposure to a landslip for the nature and intended duration of the use.	
Performance Criteria		Response
<p>P1.1 A use, including a critical use, hazardous use, or vulnerable use, within a landslip hazard area achieve and maintain a tolerable risk from exposure to landslip, having regard to:</p> <ul style="list-style-type: none"> (a) the type, form and duration of the use; and (b) a landslip hazard report that demonstrates that: <ul style="list-style-type: none"> (i) any increase in the level of risk from landslip does not require any specific hazard reduction or protection measure; or (ii) the use can achieve and maintain a tolerable risk for the intended life of the use. <p>P1.2 If landslip reduction or protection measures are required on land beyond the boundary of the site, the consent in writing of the owner of that land must be provided for that land to be managed in accordance with the landslip reduction or protection measures.</p>		<p>P1.1 No hazardous or vulnerable uses are proposed.</p> <p>P1.2 No landslip reduction or protection measures are required or proposed.</p>

Natural Assets Code – Priority Vegetation Area

Objective	That clearance of native vegetation within a priority vegetation area: (a) does not result in unreasonable loss of priority vegetation; (b) is appropriately managed to adequately protect identified priority vegetation; and (c) minimises and appropriately manages impacts from construction and development activities.
Performance Criteria	Response
<p>P1.1 Clearance of native vegetation within a priority vegetation area must be for:</p> <p>(a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;</p> <p>(b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;</p> <p>(c) subdivision in the General Residential Zone or Low Density Residential Zone;</p> <p>(d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;</p> <p>(e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence;</p> <p>or</p> <p>(f) the clearance of native vegetation that is of limited scale</p>	<p>No significant mature trees are proposed to be removed to provide for the storage shed and the visitor accommodation units, the residential dwelling would be located within an area cleared of vegetation. The vegetation communities on the Property where the visitor accommodation and the storage shed are Eucalyptus tenuiramis forest and woodland on sediments & Eucalyptus tenuiramis forest and woodland on dolerite. Both vegetation communities are listed as threatened under Schedule 3A of the <i>Nature Conservation Act 2002</i>. Any clearance of these vegetation communities requires approval under the <i>land Use Planning and Approvals Act 1993</i>. The area of vegetation that would need to be removed to provide for the proposal is minimal.</p> <p>(a) The are to be cleared would be minimal as the storage shed would be located within a cleared area and the visitor accommodation units would not result in the removal of any mature vegetation.</p> <p>(b) No clearance is required for the outbuilding or the residential</p>

<p>relative to the extent of priority vegetation on the site.</p>	<p>dwelling. (c) No subdivision is proposed. (d) the proposed visitor accommodation would result in economic benefit to the area and the units have been located to minimise the impact upon native vegetation within already cleared areas utilising existing accesses. (e) 45ha of the existing vegetation on the Property would not be impacted by the proposal. The proposal would not impact on the long-term persistence of the survival of the vegetation communities present on the property. (f) the clearance of native vegetation on the property to provide for the proposal would be minimal and is limited in scale when compared against the overall area of native vegetation on the Property.</p>
<p>P1.2 Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to: (a) the design and location of buildings and works and any constraints such as topography or land hazards; (b) any particular requirements for the buildings and works; (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings; (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation; (e) any on-site biodiversity offsets;</p>	<p>(a) The proposed vegetation clearance would be minimal as the overall floor area of the visitor accommodation units is 42m² and no mature trees would be removed to provide for the development. (b) N/A (c) no vegetation clearance is required to provide for bushfire protection for the visitor accommodation units. (d) The remainder of the vegetation communities on the Property (45ha) would not be impacted by the proposal. (e) Normal biodiversity offsets are proposed, however if Council consider it appropriate a condition of approval could specify some form of offset.</p>

and
(f) any existing cleared areas on the site.

(f) The buildings are proposed to be located within existing cleared areas of the Property.

C2.0 Parking and Sustainable Transport Code

A Traffic Impact Statement by Ratio Traffic Engineers to attached to this correspondence, this addresses all relevant provisions of the parking and sustainable transport code.

C7.0 Natural Assets Code

A Natural Values Assessment is attached to this correspondence; it addresses all relevant provisions of the Code.

It is appreciated that some clearance of vegetation on the Property occurred in the past, although no clearance of mature habitat trees appears to have been undertaken as evidence in the Natural Values Assessment.

It is understood that this clearance was undertaken by the previous landowners as the current owners, who are proposing to construct the development purchased the Property on the 9th of September 2024.

The owners have advised that they have not undertaken any clearance of vegetation on the Property and they further advised that they enquired with Tasman Council regarding clearing on the property before they purchased it. This was to assess the impact of the clearing and any potential liability on their part

The owners visited the Property in May 2024 and at that time the clearing had already taken place, including the areas by the water and all internal roads.

Conclusion

The proposal complies with all relevant provisions of the Scheme and is submitted to Council for approval.

If you have any further queries, please do not hesitate to contact me on 0438 376 840 or email evan@e3planning.com.au.

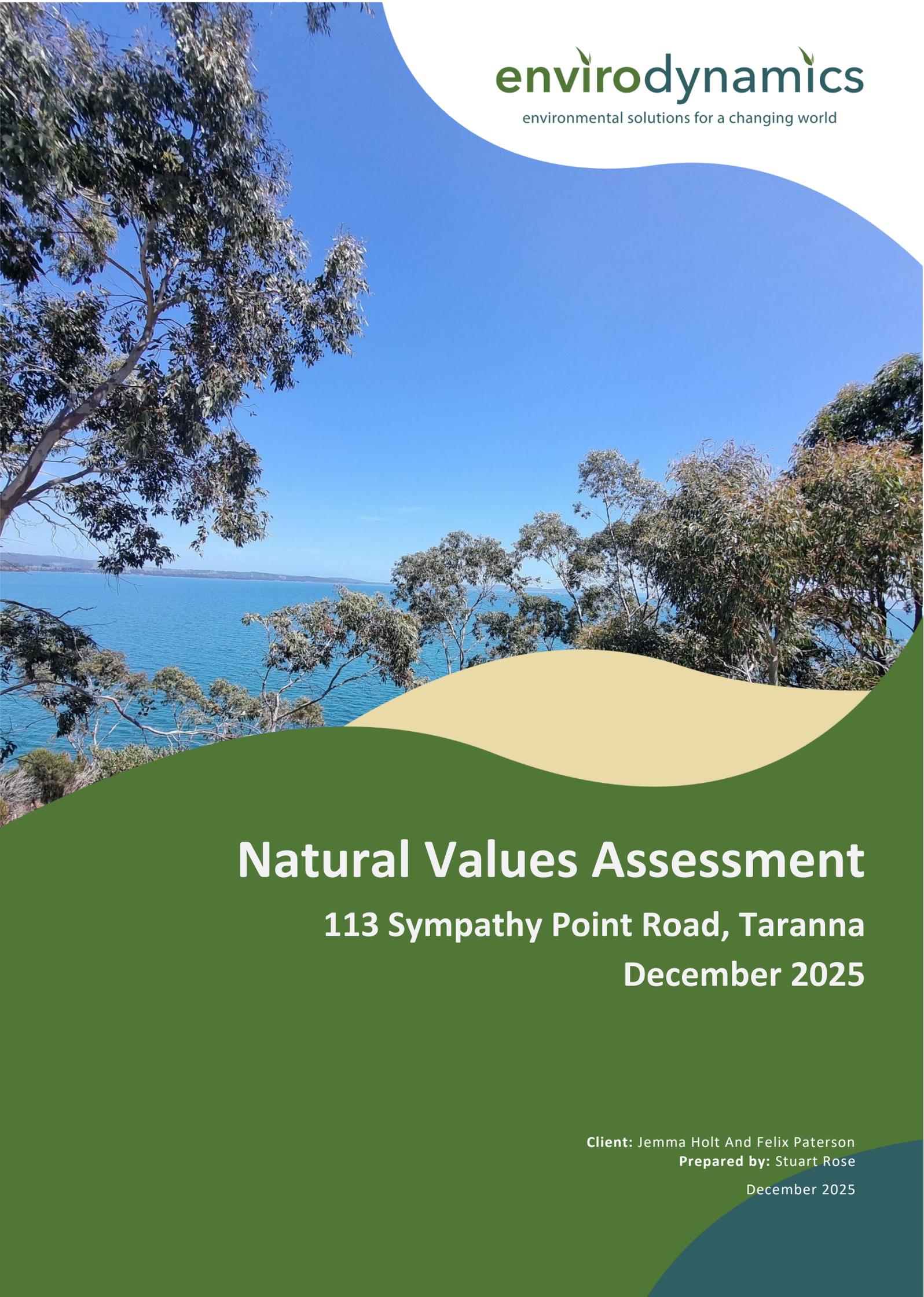
Regards



A handwritten signature in black ink, appearing to read 'Evan Boardman'.

Evan Boardman
Grad Dip URP, B ScEnv, B Econ MEIANZ





envirodynamics

environmental solutions for a changing world

Natural Values Assessment

113 Sympathy Point Road, Taranna

December 2025

Client: Jemma Holt And Felix Paterson

Prepared by: Stuart Rose

December 2025

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1 Introduction

This natural values report has been prepared to assess the approximately 5-hectare area to be impacted by proposed building developments. The site is located on Sympathy Point Road, Taranna. The assessment identifies the natural values of the site including the type and extent of vegetation communities, presence of threatened species and threatened fauna habitat. The natural values assessment also included mapping of weed infestations. Any potential impacts to natural values associated with the proposed development are assessed in accordance with the provisions and requirements of applicable environmental legislation.

1.1 Site context and description

General site description

The site is approximately 45 hectares, with the survey areas covering approximately 5.4 ha along Sympathy Point Road and two sections of Quarrells Point. Only the areas surveyed are covered in this report.

The site contains a mixture of gentle open slopes, low hills, shallow valleys, U-shape valleys and some relatively flat open country.

Geology and geoconservation

The site is underlain by a mixture of Jurassic igneous rocks, which form Tasmanian Dolerite, and Quaternary sedimentary arenaceous rocks, forming a mix of sandstone, quartzite, arkose, calcarenite and greywacke.

There are no recorded geoconservation sites within the survey area or on the 113 Sympathy Point Road property.

Relevant legislation

Environmental legislation

There are both flora and fauna habitat present within the site which are protected by environmental legislation at both a state and commonwealth level. One threatened vegetation community is located within the survey area.

Tasmanian Planning Scheme – Tasman

From the turn off at Nubeena Road, the entire Sympathy Hills area including 113 Sympathy Point Road is zoned Landscape Conservation, with the land bordering the coast zoned Environmental

Management. The surrounding area of Taranna is zoned Rural. Provided in this report are recommendations to ensure compliance with Natural Assets Code, relating specifically to the Priority Vegetation Area and Waterway and Coastal Protection Area overlays which cover all or part of the survey area.

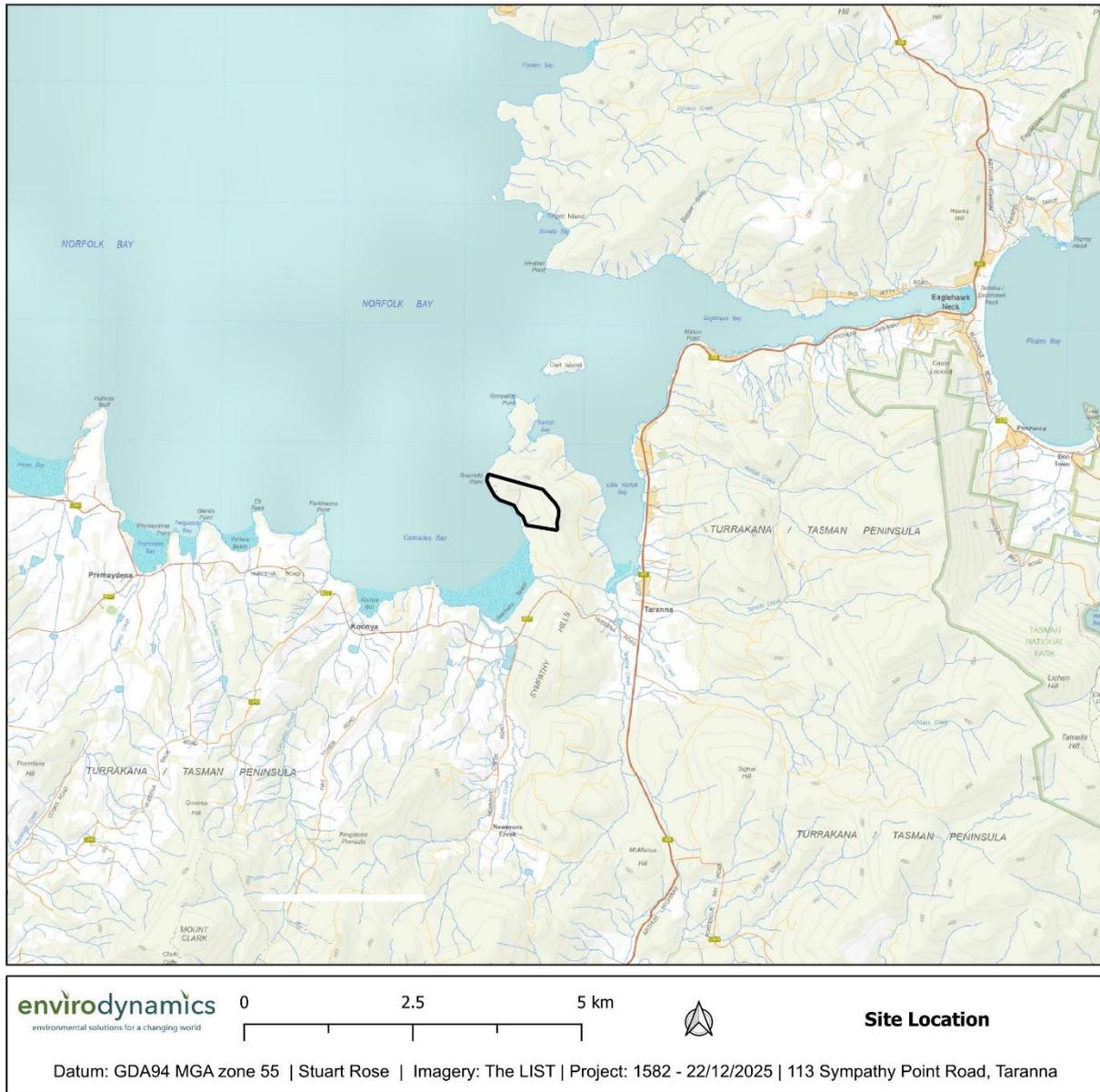


Figure 1.1: Site Location, Sympathy Point Road, Taranna, Tasmania.

1.2 Proposal

The proposal is to construct a single dwelling, two visitor accommodation units and an outbuilding at 113 Sympathy Point Road, Taranna (Figure 1.2).



Figure 1.2: Proposed development and site plan as supplied by proponent.

2 Methods

The natural values assessment was undertaken in two stages. An initial desktop assessment and preparation of data relevant for field survey was undertaken followed by a field survey.

2.1 Desktop assessment

The desktop assessment involved extracting and interrogating data from the Natural Values Atlas and LIST map. This information was used to create a QGIS project which forms the basis of field data

collection planning for survey. Planning also incorporates consideration of survey techniques based on likely species occurrence.

Enviro-dynamics holds a flora collection permit (Permit to take threatened flora) to ensure compliance with State regulations (Permit No 2503055).

Taxonomic nomenclature for flora follows the latest Census of Vascular Plants of Tasmania (de Salas & Baker 2024). Classification of vegetation communities is in accordance with Kitchener and Harris (2013) and TASVEG 5.0. Fauna nomenclature follows the Tasmanian Natural Values Atlas (NVA).

2.2 Field survey

A systematic field survey was undertaken on the 11th of December 2025 by one person on foot.

Vegetation communities within the survey areas on the site were assessed and classified according to TASVEG 5.0 (NRE 2025). All vascular plant species encountered were recorded. Searches for potential threatened fauna habitat (e.g. tree hollows) were also undertaken. No targeted fauna surveys were conducted; however, fauna evidence (e.g. dens, scats, diggings and tracks) was optimistically recorded.

Locations of threatened flora, fauna habitat and significant weeds were recorded using Mergin Maps on a handheld device with built in GPS at an accuracy of between 3.5 - 5 m. Population data was captured on the numbers of individuals. Geographic datum used was GDA94 Zone 55.

2.3 Limitations of the survey

Whilst every effort was made to compile a complete list of vascular plants and identify threatened fauna and their habitat, a single survey is unlikely to detect all species present due to seasonal/temporal variations.

Some plants could not be identified to a species level, and some species may have been overlooked due to a lack of fertile material. It is also possible that additional species are present but were dormant at the time of survey e.g. annuals, ephemerals.

Some fauna species were unlikely to be detected during the survey due to seasonal constraints and the limitations of the search techniques employed in a single site visit. Confirming the presence of certain species typically requires more targeted, long-term or seasonal surveys, which are beyond the scope of this Natural Values Assessment.

3 Natural values assessment findings

This section outlines the findings of the desktop assessment and field survey, including a description of any vegetation communities, threatened flora, fauna habitat values and weeds identified. A full taxonomic list of flora identified on site is available in Appendix 1.

3.1 Vegetation communities

Four native vegetation communities were identified during the field survey: *Eucalyptus obliqua* dry forest (DOB), *Eucalyptus tenuiramis* forest and woodland on dolerite (DTD), *Eucalyptus tenuiramis* forest and woodland on sediments (DTO) and Rockplate grassland (GRP) (Figure 2). DTO is listed as a threatened vegetation community under the *Nature Conservation Act 2002*.

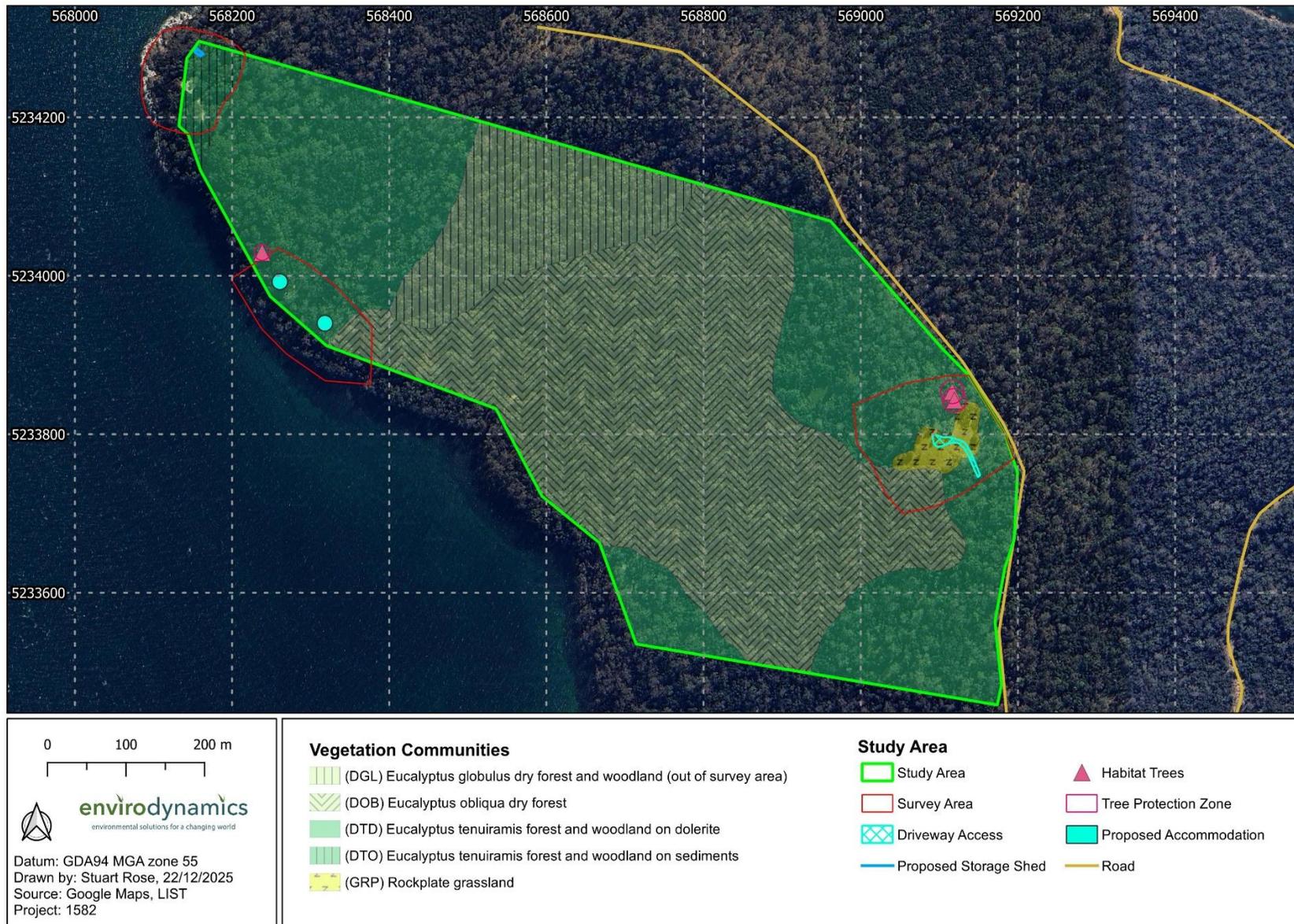


Figure 2: Natural values recorded on site.

***Eucalyptus obliqua* dry forest (DOB)**

Eucalyptus obliqua dry forest is characterised by a canopy dominated by *Eucalyptus obliqua*, typically forming medium-height stands (20–30 m) with well-formed stems comprising approximately half the total tree height. In infertile or exposed coastal environments, canopy trees may adopt a mallee form, and the understorey may be tall and uneven. The understorey is generally dense and shrubby, often with high species diversity, while the ground layer is typically sparse (see Kitchener and Harris 2013).



Figure 3: *Eucalyptus obliqua* dry forest overlooking the property from the survey area.

***Eucalyptus tenuiramis* forest and woodland on dolerite (DTD)**

Eucalyptus tenuiramis forest and woodland on dolerite is dominated by *E. tenuiramis* trees rarely more than 25 m in height, and considerably smaller on highly isolated nutrient poor sites. These dry sclerophyll communities are generally characterised by shrubby understoreys with high cover and diversity and a sparse ground layer (see Kitchener and Harris 2013).



Figure 4: *Eucalyptus tenuiramis* forest and woodland on dolerite adjacent to Quarrels Point.

Eucalyptus tenuiramis forest and woodland on sediments (DTO)

This community is listed as a threatened vegetation community under Schedule 3A of the *Nature Conservation Act 2002*.

Eucalyptus tenuiramis forest and woodland on sediments is dominated by *E. tenuiramis*, with trees rarely exceeding 25 m and often considerably shorter on highly isolated, nutrient-poor sites. These dry sclerophyll communities typically support a shrubby understorey of low cover and relatively low diversity, with composition and structure varying with substrate and fire frequency; bracken (*Pteridium esculentum*) is often prominent. The ground layer ranges from grassy understoreys (e.g. *Poa*, *Rytidosperma* and *Austrostipa*) where soils are better developed, to sparse ground cover on the driest and most exposed sites (see Kitchener & Harris 2013).



Figure 5: *Eucalyptus tenuiramis* forest and woodland on sediments adjacent to Quarrels Point.

Rockplate grassland (GRP)

Rockplate grasslands occur on skeletal soils over rockplates. They are dominated by *Poa rodwayi* or species of *Rytidosperma* and are usually devoid of all woody species due to the extremes of wetting and drying characteristic of these thin soils. It also includes small patches of herb field over exposed rockplate, and grasslands induced by eucalypt dieback of grassy woodlands mainly on dry hilltops (usually *Eucalyptus viminalis*, *E. amygdalina* or *E. pulchella*) (see Kitchener and Harris 2013).



Figure 7: Rockplate Grassland on the eastern boundary of the property and where the proposed single dwelling is to be located.

Clearing of vegetation

On the western boundary of the property, a track has been cleared through a section of all three forest types (Figure 8) along the coast to the proposed accommodation units (Figure 9) and to the proposed storage shed area (Figure 10). Three pads have been cleared, two in the DTD and one in the threatened DTO vegetation community. Closer inspection did not find any large woody debris or stumps in the cleared areas or along the cut track, indicating that the removal of large habitat trees is unlikely to have occurred. A water crossing has been installed along the track with a culvert at the seasonal creek line intersection. DTO is a threatened vegetation community under Schedule 3A of the *Nature Conservation Act 2002*, and it is unknown if an exemption was granted through a development application to clear a portion of the vegetation or if a previous natural values assessment was included in that process. It is unknown when this clearance was carried out.



Figure 8: A cleared track running along the western edge of the property, traversing DOB, DTD and DTO vegetation.



Figure 9: A cleared pad within the DTD vegetation on the coastline.



Figure 10: Clearing of vegetation within the DTO community.

3.2 Flora

The understorey of the dry *Eucalyptus obliqua* and *tenuiramis* forest is structurally diverse and typical of these vegetation types. The understorey was mixed across the site moving from areas dominated by shrubs to areas dominated by coastal heath, ferns and/or grasses. A total of 58 vascular plants were recorded during the survey, of which 5 are introduced species.

3.2.1 Threatened Flora

No threatened flora species listed under the *Threatened Species Protection Act 1995* (TSPA) was recorded on site.

Threatened flora recorded within 5 km and likelihood of occurring

A search of the Natural Values Atlas (NRE database) indicated that several threatened flora species have been recorded within 500 - 5 km of the site. Those with suitable habitat on site are addressed in the table below. Those with no suitable habitat and no conceivable chance of occurring (such as marine species) are listed in Appendix 2.

Table 1: Threatened flora species recorded on the Natural Values Atlas within 500m of the site.

(EPBCA) CR = Critically Endangered, EN = Endangered, VU = Vulnerable

(TSPA) e = endangered, v = vulnerable, r = rare

Species	Status TSPA / EPBCA	Records within 500m / 5km	Comments
<i>Euphrasia semipicta</i> peninsula eyebright	e/ EN	- / 86	<i>Euphrasia semipicta</i> is restricted to the Tasman Peninsula, occurring in coastal heathy woodland and heath, particularly along animal, walking and vehicular tracks. Habitat is associated with the availability of open patches of ground maintained by fire or other disturbance, the proximity of low vegetation and relatively high soil moisture in spring. Suitable habitat present although no species was recorded during the survey.
<i>Euphrasia collina</i> subsp. <i>deflexifolia</i> eastern eyebright	r/ -	- / 9	<i>Euphrasia collina</i> subsp. <i>deflexifolia</i> occurs in open woodland or heath (sometimes extending to forest), often associated with road edges, tracks and depressions near the headwaters of creeks. Its habitat is associated with the availability of open patches of ground maintained by fire or other disturbance, the proximity of low vegetation and relatively high soil moisture in spring.

Species	Status TSPA / EPBCA	Records within 500m / 5km	Comments
			Suitable habitat present although no species was recorded during the survey.

3.2.2 Weeds

Only one environmental weed species was recorded within the survey area, *Cirsium vulgare* (spear thistle), located directly adjacent to recent roadworks on the property. No declared pests under the *Biosecurity Act 2019* (BA) or Weeds of National Significance (WoNS) were observed on site.

The absence of weeds on the property and within the survey areas should be considered locally important and weed and disease hygiene protocols highlighted in the *Weed and Disease Planning and Hygiene Guidelines* (DPIPWE 2015) should be implemented to prevent weeds from entering the property.

3.3 Fauna

3.3.1 Threatened fauna

No threatened fauna species listed under the *Threatened Species Protection Act 1995* (TSPA) or under the *Environment Protection and Biodiversity Act 1999* (EPBCA) were recorded during the survey.

However suitable habitat was observed.

3.3.2 Threatened fauna habitat

Species with potential habitat present within the survey area are described below with reference to their likelihood of occurrence.

Masked Owl

TSPA – endangered, EPBCA – Vulnerable

The Tasmanian Masked Owl (*Tyto novaehollandiae castanops*) is a subspecies of Masked Owl which occurs only in Tasmania. The Tasmanian Masked Owl hunts at night for small mammals and birds in a range of habitats which contain some mature forest and woodlands as well as agricultural areas with a mosaic of native vegetation and pasture. Birds occupying a permanent territory and rely on hollows in mature trees for nesting and roosting.

The Tasmanian Masked Owl is a cryptic species, hunting at night and rarely observed during the day. Dedicated surveys for the subspecies generally use a playback system; this involves broadcasting an

amplified Masked Owl call which can elicit an answering call from a nearby owl. Extensive survey effort may be required to obtain clear results. It is common for playback calls to go unanswered in locations where owls are known to be present some of the time, leading to very low rates of detection. Acoustic recorders are being used to increase the detectability of the species and the reliability of survey methods.

There are habitat trees within the survey area that may contain hollows suitable for roosting and nesting (Figure 2, Figure 11). Species specific surveys were beyond the scope of this preliminary survey. However, the proposed development is likely to have a very limited impact if no habitat trees are affected.

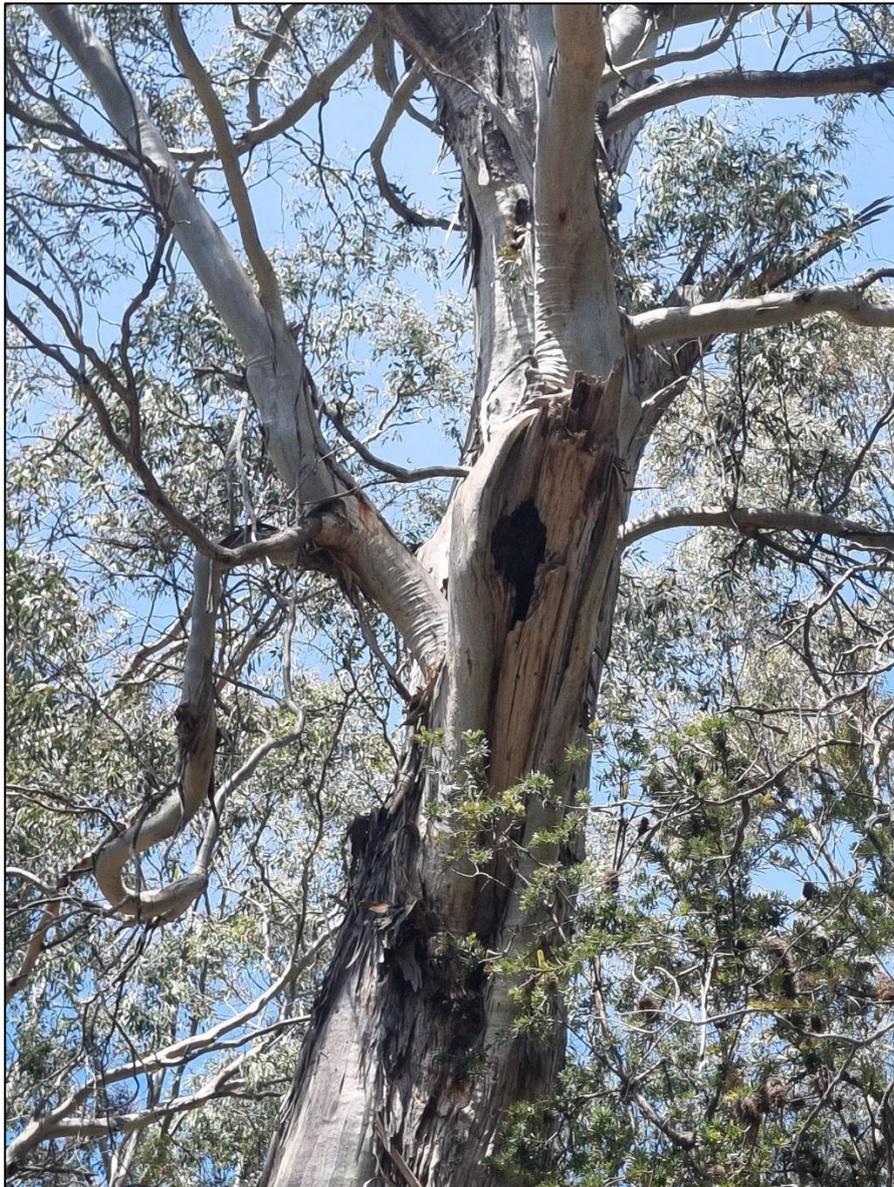


Figure 11: Suitable nesting hollow for the Tasmanian masked owl.

Grey goshawk

TSPA – endangered

The Grey Goshawk (*Accipiter novaehollandiae*) in Tasmania is a large, pure white raptor, with females nearly twice the weight of males. Inhabits large tracts of wet forest and swamp forest, particularly patches with closed canopies above an open understorey, but with dense stands of prey habitat nearby. It hunts from forest perches, feeding on small mammals, birds, insects, and carrion. Mature trees like blackwoods and myrtle beech provide the best nesting sites. It nests mainly in mature wet forests near watercourses, especially in the north and west of the state, though it can also be seen in open woodlands and near urban areas.

Five individuals were recorded on the NVA within 5 km, but no records occur within 500m. No nests were observed but the area provides suitable habitat.

Wedge-tailed Eagle

TSPA – endangered, EPBCA – endangered

The Tasmanian Wedge-tailed Eagle (*Aquila audax fleayi*) is a large, wedge-tailed bird of prey found only in Tasmania, including larger offshore islands. It hunts and scavenges across a wide range of habitats and nests in mature forests, typically in tall, sheltered eucalypts. Its diet includes fish, reptiles, birds, and mammals. Nests in a range of old growth native forests and is dependent on forest for nesting. Territories can contain up to five alternate nests usually close to each other but may be up to 1km apart where habitat is locally restricted.

Although the Tasmanian Wedge-tailed Eagle potentially forages across the site, there is no suitable nesting habitat on site or within 500m (NVA).

Tasmanian Devil

TSPA – endangered, EPBCA – endangered

The Tasmanian Devil (*Sarcophilus harrisii*) is a carnivorous marsupial, found only on mainland Tasmania. It inhabits various landscapes, particularly areas with a mix of pasture and woodland. Since the mid-1990s, the population has declined by over 80% due to Devil Facial Tumour Disease (DFTD). Key habitat elements include daytime shelter (dense vegetation, logs, burrows), hunting grounds (open areas with some cover), and breeding sites (well-drained soils, rocky shelters, or man-made structures like log piles).

114 sightings of the Tasmanian Devil have been recorded on the NVA within 5km of the site, but no suitable denning habitat was observed during the survey area assessment. The site is likely to provide foraging and daytime shelter for the species.

Eastern Barred Bandicoot

EPBC – vulnerable

The Eastern Barred Bandicoot (*Perameles gunnii*) is a small, nocturnal marsupial (body length 29–36 cm, tail length 8–12 cm) that forages primarily at night for insects, grubs, and plant material. Preferred habitats include native grasslands, grassy woodlands, and areas with dense ground cover that provide protection from predators. In Tasmania, this species occurs mainly in lowland pastures, remnant grasslands, and coastal scrub, often utilising modified farmland where adequate shelter and food resources remain.

49 sightings of the Eastern Barred Bandicoot have been recorded on the NVA within 5 km of the site and the vegetation structure and ground cover present at Sympathy Point Road, offers potential nesting, foraging and refuge habitat for this species.

White-bellied Sea-eagle

TSPA – vulnerable

The White-bellied Sea-eagle (*Haliaeetus leucogaster*) is a large bird of prey (75–85 cm long, wingspan 180–220 cm). They hunt from perches or while flying low along shores. Preferred habitats include coastlines, estuaries, lakes, swamps, rivers, and surrounding woodlands or forests and are mostly recorded in coastal lowlands but can occupy habitats up to 800m above sea level in Tasmania.

White-bellied Sea-eagles nest in tall mature trees near water, building large stick nests lined with leaves or grass. Breeding occurs from June to September, with chicks staying in the nest for around 65–70 days.

Historical observations have recorded White-bellied Sea-eagle nest trees within the boundary of 113 Sympathy Point Road property. However, this dates from 1985 and has an accuracy of 1000 m. Whilst no suitable nesting sites were identified within the survey area, the species has been recorded on the NVA (17 within 5 km and four within 500 m). These observations indicate that individuals do at least forage across the site. To confirm if the species uses the property to nest, an eagle nest search would need to be undertaken within a 1.5 - 2km area, conducted outside of breeding season.

Swift Parrot

TSPA – endangered, EPBCA – critically endangered

The Swift Parrot (*Lathamus discolor*) is a small, fast-flying, nectar-feeding parrot that migrates from mainland southeastern Australia to Tasmania in late winter/early spring to breed. During breeding, it relies on nectar from flowering Tasmanian blue gums (*Eucalyptus globulus*) and black gums (*Eucalyptus ovata*), which are patchy and flower unpredictably, thus suitable breeding habitat varies yearly.

Swift Parrots nest in tree hollows of mature eucalypts near flowering blue and black gum trees. Habitat includes flowering blue and black gums for foraging, and any eucalypt forest with large, hollow-bearing trees for nesting. The Sympathy Point Road site and survey areas, contain potential suitable habitat trees for nesting for the Swift Parrot (Figure 2, Figure 12). There is foraging habitat across the site and within 10 km.



Figure 12: A suitable nesting hollow for the swift parrot, adjacent to the GRP.

Blue-winged parrot

EPBCA – vulnerable

The Blue-winged Parrot (*Neophema chrysostoma*) is a small, slender parrot about 24 cm long and under 50 g, with olive-green upper parts, yellow underparts, a distinctive dark blue wing patch, and a yellow facial patch. Females have slightly duller colours.

This parrot breed mainly in Tasmania, southern Victoria, and southeastern South Australia, inhabiting eucalypt forests and woodlands. Outside breeding season, many migrate across Bass Strait to mainland Australia, where they forage in grasslands, wetlands, and semi-arid areas, often feeding on seeds near the ground.

The Blue-wing Parrot nests in hollows that are also suitable for the Swift Parrot, although they will also utilise stumps, fence posts, or even fallen logs. The hollows should ideally have a vertical opening. Habitat described as critical to the survival of the blue-winged parrot in the conservation advice for the species was observed in the study area, specifically live and dead trees and stumps with suitable hollows within the breeding range. The species foraging habitat is relatively widespread and includes grasslands, grassy woodlands and semi-arid chenopod shrubland with native and introduced grasses, herbs and shrubs. Wetlands both near the coast and in semi-arid zones used for foraging and staging.

Suitable nesting habitat for the blue-wing parrot is present at the site and within the survey areas in the form of large hollow bearing trees (Figure 11 & Figure 12). There is one observation recorded in the NVA for the species; however no nesting has been recorded on site or within 500m.

4 Development Impacts and Legislation

The following section outlines the impacts of the proposed development on natural values and provides an assessment of the proposal against the relevant legislation.

Impacts on natural values

The proposal to construct a single dwelling, two accommodation units and a storage shed at 113 Sympathy Point Road, Taranna is unlikely to have any impacts on the threatened species that could occur on the site. The preferred location of the proposed buildings is on previously cleared areas of land on the western boundary of the property, with the eastern boundary for the proposed dwelling being Rockplate grassland. As such the proposed building sites provide limited habitat value. The vegetation community on the north-western boundary has been identified as *Eucalyptus tenuiramis* forest and woodland on sediments (DTO) which is a threatened vegetation community under Schedule 3A of the *Nature Conservation Act 2002*.

4.1 Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*

A person must not take an action that has, will have or is likely to have a significant impact on any of the matters of national environmental significance without approval from the Australian Government Minister for the Environment (the Minister).

Potential habitat for eight species listed under the EPBCA are present.

Habitat trees present adjacent to the survey area for the proposed single dwelling and accommodation provide potential nesting and foraging habitat for the Tasmanian Masked Owl (Vulnerable), and foraging and potential nesting habitat for the Swift Parrot (Critically Endangered).

Habitat for Eastern Barred Bandicoots (Vulnerable) exists throughout the whole site.

There is foraging habitat for the Tasmanian Devils (Endangered), however there is no denning habitat for the species within the survey areas.

The site also provides potential foraging habitat for the Tasmanian Wedge-tailed Eagle (Endangered).

The recent clearing noted in this report has not impacted habitat for the listed species above, and no large trees have been removed which could provide potential foraging or nesting habitat for the Masked Owl and Swift Parrot.

If these vegetation communities on the site are to be further impacted by clearing, targeted surveying for the above-mentioned species would be required to determine if the impacts would be significant and would require referral to the Commonwealth.

4.2 **Tasmanian Threatened Species Protection Act 1995**

In Tasmania, threatened species (flora and fauna) are protected under the Tasmanian Threatened Species Protection Act 1995. Under this Act, a permit is required to knowingly “take” (which includes kill, injure, catch, damage, destroy and collect), keep, trade in or process any specimen of a listed species.

Seven species listed under the TSPA have habitat present on site.

There is foraging habitat for the Tasmanian Devils (Endangered), Tasmanian Wedge-tailed Eagle (Endangered) and the White-bellied Sea-eagle (Vulnerable), however there is no denning for Tasmanian devils in the survey areas.

While nesting habitat for the White-bellied Sea-eagle has been recorded historically, an updated eagle nest survey may be required to confirm the current presence and nesting status of this species within or adjacent to the site if further clearing is to occur.

The mature *E. tenuiramis* within the survey area adjacent to the Rockplate grassland vegetation provide potential nesting habitat for the Tasmanian masked owl (Endangered) and potential nesting and foraging habitat for the swift parrot (Critically Endangered). If the mentioned *E. tenuiramis* trees are to be impacted, targeted surveying for swift parrots would be required to determine if they are present and if further consideration needs to be made.

Habitat for two *Euphrasia* species is present within the survey areas. *Euphrasia semipicta* (Endangered) and *Euphrasia collina* subsp *deflexifolia* (rare). However, given the time of year that surveys were undertaken (December), it is highly unlikely that these two species would have been overlooked.

4.3 **Tasmanian Nature Conservation Act 2002**

There is one threatened vegetation communities listed under Schedule 3A of the NCA present on the site: *Eucalyptus tenuiramis* forest and woodland on sediments (DTO).

4.4 **Tasmanian Biosecurity Act 2019**

One environmental weed (spear thistle – *Cirsium vulgare*) was observed in the survey area adjacent to a new driveway on the eastern boundary of the site. However, no declared weeds were recorded within the site or the surveyed areas. Any future works or development should be undertaken in accordance with the *Weed and Disease Planning and Hygiene Guidelines – Preventing the spread of weeds and diseases in Tasmania* (DPIPWE; Stewart & Askey-Doran, 2015) to minimise the risk of introducing or spreading weeds and plant diseases.

Should new weed incursions occur within this currently weed-free site, they will need to be managed in accordance with the relevant Statutory Weed Management Plans and best-practice control prescriptions outlined in the above guidelines (DPIPWE; Stewart & Askey-Doran, 2015).

4.5 **Tasmanian Planning Scheme – Tasman**

The site is subject to the Natural Assets Code (C7.0) due to the priority vegetation overlay covering the native vegetation communities within the site and a waterway and coastal protection overlay along the creek.

Requirements of the Natural Assets Code (C7.0)

Within the definition of terms in the planning scheme ‘Priority Vegetation’ means native vegetation where any of the following apply:

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

Response: There is one threatened vegetation communities present within the survey area on site. *Eucalyptus tenuiramis* forest and woodland on sediments.

- (b) is a threatened flora species;

Response: Habitat for two threatened flora species was observed on site, however no *Euphrasia semipicta* or *Euphrasia collina* subsp *deflexifolia* were encountered during the survey. It is unlikely to occur in the survey areas given the small size of areas surveyed and the time of year the survey was undertaken (December).

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

Response: Habitat for threatened fauna listed on both the state and commonwealth level was observed on site. Two significant trees which could potentially provide foraging or nesting habitat for the swift parrot (Critically Endangered) and the Tasmanian masked owl (Endangered) were recorded on site. However, these trees will not be impacted by the proposal therefore no action will be required.

Further targeted surveying would be required to determine if threatened fauna are present if any further clearing on the site is to occur.

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

Response: *Eucalyptus tenuiramis* forest and woodland on sediments typically occurs on dry, nutrient-poor sites on sedimentary substrates (notably Triassic sandstone and Permian mudstone) in south-eastern Tasmania. The community has been extensively cleared for agriculture, and ongoing land clearing and firewood harvesting remain key threats to the vegetation that persists.

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area.

Response: Acceptable solutions cannot be met; therefore, performance criteria must be addressed.

P1.1 - Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:

a) impacts caused by erosion, siltation, sedimentation and runoff;

Response: N/A

b) impacts on riparian or littoral vegetation;

Response: No vegetation will be impacted.

c) maintaining natural streambank and streambed condition, where it exists;

Response: There will be no impacts to the natural streambank or streambed.

d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;

Response: There will be no impacts to the streambank or streambed or any habitat within

e) the need to avoid significantly impeding natural flow and drainage;

Response: There will be no impacts to the streambank or streambed therefore no natural flow or drainage will be impacted.

f) the need to maintain fish passage, where known to exist;

Response: There will be no impacts to the streambank or streambed, therefore no fish passage will be impacted.

g) the need to avoid land filling of wetlands;

Response: No wetlands are present

- h) the need to group new facilities with existing facilities, where reasonably practical;

Response: N/A

- i) minimising cut and fill;

Response: Should cut and fill be required, it is advised to use sediment fences during construction to ensure no silt or runoff enters the waterway.

- j) building design that responds to the particular size, shape, contours or slope of the land;

Response: The proposed dwellings and storage shed are located to the west and eastern boundaries of the site, within the flattest sections of the site.

- k) minimising impacts on coastal processes, including sand movement and wave action;
- l) minimising the need for future works for the protection of natural assets, infrastructure and property;

Response: N/A

- m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and

Response: No construction is proposed to take place close to or within areas of creek lines or other waterways. In line with the Wetlands and Waterways Works Manual, it is advised to use sediment fences during construction to ensure no silt or runoff enters the waterway.

- n) the guidelines in the Tasmanian Coastal Works Manual.

Response: Consistent with the Tasmanian Coastal Works Manual, the proposal prioritises avoidance by siting works to minimise interference with natural coastal systems and by avoiding sensitive assets on the site.

P3 - 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

Response: There will be no impacts on the waterway, directly or indirectly which will affect water quality.

- b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.

Response: There will be no impacts to the streambank or streambed however it is advised to use sediment fences during construction to ensure no silt or runoff enters waterways.

C7.6.2 Clearance within a priority vegetation area

The development meets the objective (a) of the C7.6.2 whereby the clearance *'does not result in unreasonable loss of priority vegetation.'*

The development is assessed under performance criteria as it is unable to meet the acceptable solution for the use. It can satisfy the following subsections of the performance solutions.

Response: Acceptable solutions cannot be met; therefore, performance criteria must be addressed

P1.1 - Clearance of native vegetation within a priority vegetation area must be for:

- a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;
- b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;
- c) subdivision in the General Residential Zone or Low-Density Residential Zone;
- d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;
- e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or

Response: N/A

- f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

Response: The development will be located within existing cleared areas and as such no priority vegetation needs to be removed

P1.2 - Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

- a) the design and location of buildings and works and any constraints such as topography or land hazards;
- b) any particular requirements for the buildings and works;
- c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;

Response: N/A

- d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;

Response: The development will be located within an existing cleared area and as such no priority vegetation needs to be removed or impacted

- e) any on-site biodiversity offsets; and

Response: N/A

- f) any existing cleared areas on the site.

Response: Four areas on site are cleared for the proposed development. One location contains a vegetation community that is devoid of trees and shrubs as part of that vegetation communities composition and as such is clear, whilst the other three have been previously cleared at an unknown time and date.

5 Conclusion and Recommendations

5.1 Conclusion

Desktop and field assessment of the survey areas at 113 Sympathy Point Road, Taranna, identified four native vegetation communities: *Eucalyptus obliqua* dry forest (DOB), *Eucalyptus tenuiramis* forest and woodland on dolerite (DTD), *Eucalyptus tenuiramis* forest and woodland on sediments (DTO), and Rockplate grassland (GRP). DTO is listed as a threatened vegetation community under the *Nature Conservation Act 2002*. No threatened flora species were recorded during the survey.

No threatened fauna species were recorded; however, suitable habitat was observed, including habitat trees with potential hollows. The proposal (a single dwelling, two visitor accommodation units and an outbuilding) is therefore expected to have limited impact on natural values provided construction is confined to existing cleared footprints and avoids impacts to retained native vegetation and habitat trees.

Recent clearing was noted along the western boundary to form an access track and pads (including one pad within the threatened DTO vegetation community) and a culvert crossing at a seasonal creek; any further works in these areas should avoid additional clearance and be managed to minimise erosion and sedimentation and protect waterway function.

5.2 Recommendations

5.2.1 Avoidance and design

- Confine all building footprints, service trenches, access upgrades, laydown/stockpile areas and ancillary disturbance to existing cleared areas and pads.
- Establish clearly marked 'no-go' exclusion fencing along the edge of adjacent native vegetation (particularly DTO) prior to construction and brief all contractors on site boundaries.

5.2.2 Threatened vegetation community (DTO)

- Avoid any further clearance or expansion within the DTO vegetation community. If clearance is unavoidable, obtain appropriate approvals and undertake updated impact assessment consistent with relevant legislation and the *Tasmanian Planning Scheme* requirements.
- Confirm the approval history for the existing cleared track/pad within DTO and ensure any future works remain compliant with permit conditions.

5.2.3 Threatened fauna habitat

- Retain mature eucalypts and potential hollow-bearing habitat trees wherever practicable. Where removal or pruning cannot be avoided, undertake targeted fauna surveys and apply appropriate mitigation/offset measures as required.

5.2.4 Waterway and coastal protection

- For any works near the seasonal creek line or culvert crossing, maintain waterway connectivity and minimise bank/bed disturbance, erosion and sediment runoff through appropriate erosion and sediment controls and stabilisation/revegetation of disturbed edges.

5.2.5 Biosecurity and weeds

- • Implement vehicle/machinery hygiene protocols in accordance with the Statutory Weed Management Plan and the *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania* (DPIPWE, Stewart and Askey-Doran, 2015).
- Source clean materials (gravel, sand etc) to prevent introduction/spread of weeds and plant diseases.
- Control the observed scotch thistle occurrence to prevent establishment and spread during and after construction.

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Appendix 1 – Vascular Plant Species List 113 Sympathy Point Road, Taranna.

Recorder: Stuart Rose

Date: Thursday, 11th December 2025

Dicotyledons

APIACEAE

Daucus glochidiatus australian carrot

ASTERACEAE

Brachyscome spathulata spoonleaf daisy
Cassinia aculeata subsp. aculeata common dollybush
Chrysocephalum apiculatum subsp. common everlasting
Cirsium vulgare spear thistle i
Leptorhynchos squamatus subsp. scaly buttons

CAMPANULACEAE

Wahlenbergia multicaulis bushy bluebell

CARYOPHYLLACEAE

Cerastium glomeratum sticky mouse-ear i

CASUARINACEAE

Allocasuarina littoralis black sheoak

CONVOLVULACEAE

Dichondra repens kidneyweed

DROSERACEAE

Drosera pygmaea dwarf sundew
Drosera sp.

ERICACEAE

Styphelia humifusa native cranberry

FABACEAE		
<i>Acacia dealbata subsp. dealbata</i>	silver wattle	
<i>Acacia melanoxylon</i>	blackwood	
<i>Acacia verticillata subsp. verticillata</i>	prickly moses	
<i>Medicago sp.</i>		i
<i>Pultenaea daphnoides</i>	heartleaf bushpea	
GERANIACEAE		
<i>Geranium sp.</i>		
GOODENIACEAE		
<i>Goodenia lanata</i>	trailing native-primrose	
MYRSINACEAE		
<i>Lysimachia arvensis</i>	scarlet pimpernel	i
MYRTACEAE		
<i>Eucalyptus globulus subsp. globulus</i>	tasmanian blue gum	
<i>Eucalyptus obliqua</i>	stringybark	
<i>Eucalyptus tenuiramis</i>	silver peppermint	end
<i>Eucalyptus viminalis subsp. viminalis</i>	white gum	
<i>Leptospermum scoparium</i>	common teatree	
OXALIDACEAE		
<i>Oxalis perennans</i>	grassland woodsorrel	
PITTOSPORACEAE		
<i>Bursaria spinosa subsp. spinosa</i>	prickly box	
POLYGALACEAE		
<i>Comesperma volubile</i>	blue lovecreeper	
PROTEACEAE		
<i>Banksia marginata</i>	silver banksia	
<i>Lomatia tinctoria</i>	guitarplant	end

ROSACEAE	
<i>Acaena novae-zelandiae</i>	common buzzy
SANTALACEAE	
<i>Exocarpos cupressiformis</i>	common native-cherry
<i>Leptomeria drupacea</i>	erect currantbush
THYMELAEACEAE	
<i>Pimelea humilis</i>	dwarf riceflower
VIOLACEAE	
<i>Viola hederacea subsp. hederacea</i>	ivyleaf violet
Magnoliids	
LAURACEAE	
<i>Cassytha pubescens</i>	downy dodderlaurel
Monocotyledons	
ASPARAGACEAE	
<i>Lomandra longifolia</i>	sagg
CYPERACEAE	
<i>Carex sp.</i>	
<i>Gahnia grandis</i>	cutting grass
<i>Isolepis sp.</i>	
<i>Lepidosperma sp.</i>	
HEMEROCALLIDACEAE	
<i>Dianella revoluta var. revoluta</i>	spreading flaxlily
HYPOXIDACEAE	
<i>Hypoxis hygrometrica</i>	weatherglass
IRIDACEAE	
<i>Diplarrena moraea</i>	white flag-iris

Patersonia fragilis short purpleflag

JUNACEAE

Juncus sp.

LAXMANNIACEAE

Arthropodium milleflorum pale vanilla-lily

ORCHIDACEAE

Microtis sp.

Thelymitra sp. sun-orchid

POACEAE

Aira sp. hairgrass i

Austrostipa sp.

Distichlis distichophylla australian saltgrass

Poa rodwayi velvet tussockgrass

Rytidosperma sp.

RESTIONACEAE

Baloskion australe southern cordrush

Pteridophytes

ADIANTACEAE

Cheilanthes austrotenuifolia green rockfern

DENNSTAEDTIACEAE

Pteridium esculentum subsp. esculentum bracken

end = Tasmanian endemic i = introduced

d = declared weed

~ (*Weed Management Act 1999*)

CR = Critically Endangered, EN = Endangered, VU =

~ (*Environment Protection and Biodiversity Conservation*

Vulnerable

Act 1999)

e = endangered v = vulnerable r = rare

~ (*Tasmanian Threatened Species Protection Act 1995*)

Appendix 2 – Natural Values Atlas Records within 5 km

Verified threatened flora records within 5 km of the project area; SS = Tasmanian Threatened Species Protection Act 1995, NS = Commonwealth Environment Protection and Biodiversity Conservation Act 1999

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	09-Sep-2003
<i>Caladenia filamentosa</i>	daddy longlegs	r		n	1	05-Oct-1974
<i>Cryptandra exilis</i>	slender pearflower	e		e	4	09-Oct-1983
<i>Cyathodes platystoma</i>	tall cheeseberry	r		e	54	13-Nov-2024
<i>Euphrasia collina</i> subsp. <i>deflexifolia</i>	eastern eyebright	r		e	9	01-Dec-2010
<i>Euphrasia semipicta</i>	peninsula eyebright	e	EN	e	86	04-Dec-2016
<i>Ozothamnus lycopodioides</i>	clubmoss everlastingbush	r		e	1	13-Sep-1962
<i>Paraprasyphyllum apoxychilum</i>	tapered leek-orchid	v	EN	e	17	02-Nov-2013
<i>Pomaderris intermedia</i>	lemon dogwood	r		n	1	16-Dec-1952
<i>Thelymitra atronitida</i>	blackhood sun-orchid	e		n	1	20-Nov-2017
<i>Thelymitra jonesii</i>	skyblue sun-orchid	e	EN	e	9	07-Nov-2002

Verified threatened fauna records within 5 km of the project area; SS = Tasmanian Threatened Species Protection Act 1995, NS = Commonwealth Environment Protection and Biodiversity Conservation Act 1999

Threatened fauna within 5000 metres						
Verified Records						
Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	5	13-Dec-2022
<i>Aquila audax</i>	wedge-tailed eagle	pe	PEN	n	8	11-Dec-2022
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	17	22-Oct-2024
<i>Ardenna grisea</i>	sooty shearwater		VU	n	1	18-Feb-2018
<i>Attenborougharion rubicundus</i>	burgundy snail	r		e	13	13-Nov-2024
<i>Dasyurus maculatus</i>	spotted-tailed quoll	r	VU	n	1	01-Jul-2011
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	2	05-May-1986
<i>Eagle</i> sp.	Eagle	e	EN	n	1	17-Jul-2008
<i>Eubalaena australis</i>	southern right whale	e	EN	m	3	17-Jun-2016
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	17	04-Feb-2023
<i>Helicarion rubicundus</i>	Burgundy Semi-slug	r			1	21-Dec-2016
<i>Hirundapus caudacutus</i>	white-throated needletail		VU	n	1	20-Mar-2021
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	15	03-Nov-2023
<i>Lissotes menalcas</i>	mount mangana stag beetle	r		e	4	01-Mar-2006
<i>Neophema chrysostoma</i>	blue-winged parrot	v	VU	n	1	14-Dec-2010
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	49	15-Sep-2024
<i>Sarcophilus harrisi</i>	tasmanian devil	e	EN	e	114	07-Feb-2025
<i>Seriolaella brama</i>	Blue Warehou		CD	n	1	01-Nov-1980
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	Tasmanian masked owl	e	VU	e	4	26-Jul-2013