

Development Applications

Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2025 / 00093
Applicant	Planning Ahead Tasmania
Proposal	Residential - Retrospective Approval of Deck Attached to Existing Dwelling
Location	15 Acacia Drive, Ansons Bay (CT143525/54)

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 25th July, 2026 **until 5pm Friday 7th August, 2026.**

John Brown
GENERAL MANAGER

ROBERT ARBOLD

Ansons Bay Deck Substantial Compliance

15 ACACIA DRIVE, ANSONS BAY



PROJECT INFORMATION

1. PROPERTY DETAILS
- 1.1

TITLE REFERENCE: 143525/54
- 1.2

PROPERTY ID: 6802311
- 1.3

SITE AREA: 371m²
- 1.4

ZONING: PARTICULAR PURPOSE
2. DRAWINGS IN SET
- 2.1

REFER SHEET LIST
3. FLOOR AREA
- 3.1

EXISTING: 73m²
- 3.2

PROPOSED: DECK 63m²
4. DESIGN WIND SPEED
- 4.1

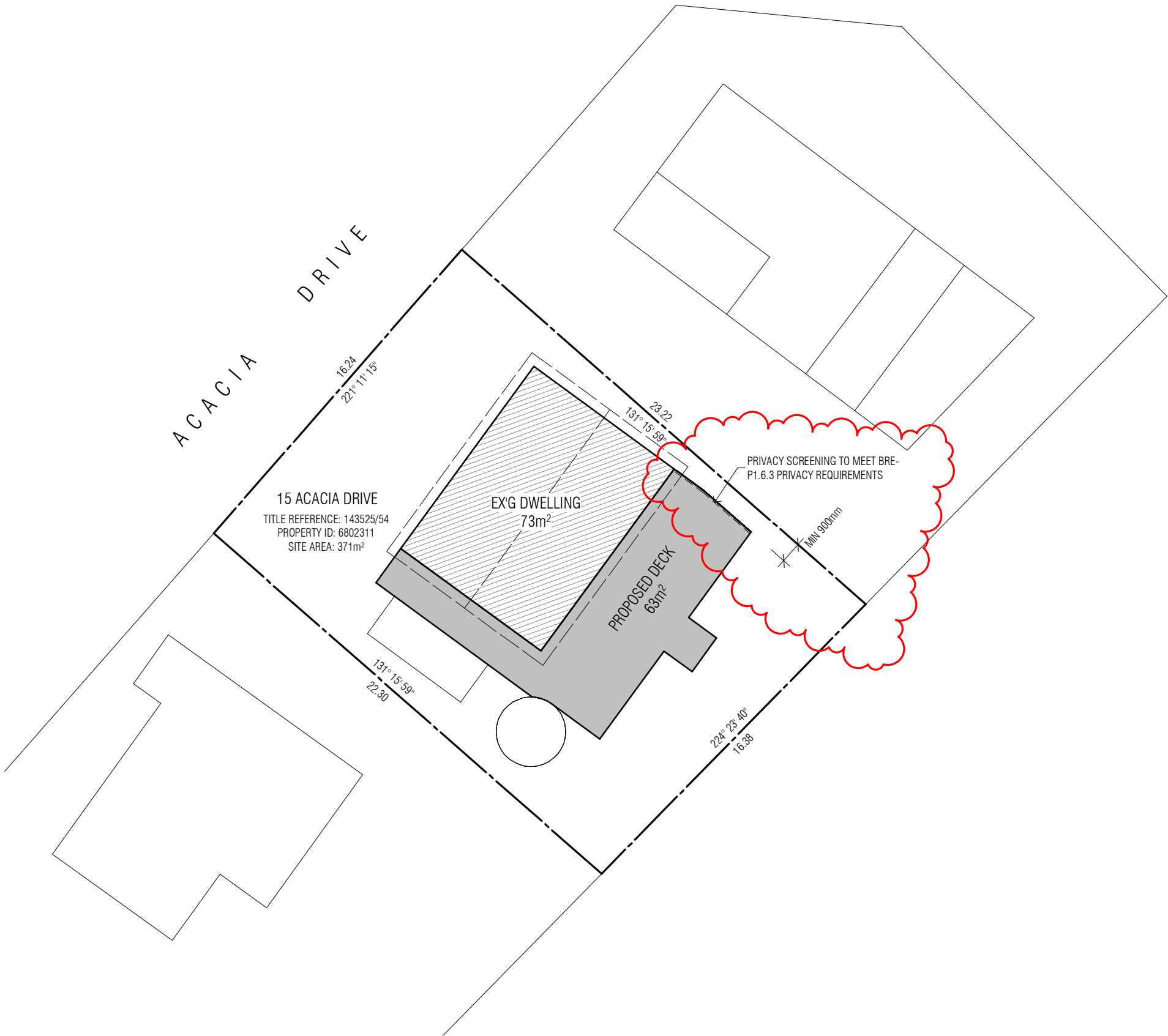
REFER STRUCTURAL ENGINEER
5. SOIL CLASSIFICATION
- 5.1

REFER GEOTECHNICAL ENGINEER
6. BAL RATING
- 6.1

REFER BUSH FIRE REPORT

SHEET LIST

General Series		
TITLE SHEET		A001
Site Plans		
SITE PLAN		A101
Floor Plans		
GENERAL ARRANGEMENT PLAN		A201
Large Scale Elevations		
ELEVATIONS		A301



SITE PLAN NOTES

1. CONFIRM THE LOCATIONS OF ALL PROPERTY BOUNDARIES PRIOR TO COMMENCING WORK TO ENSURE THAT THE WORKS ARE LOCATED WITHIN THE PROPERTY.
2. CONFIRM THE LOCATION AND SIZE OF ALL EX'G UNDERGROUND ASSETS PRIOR TO COMMENCING WORK.
3. ALL SITE DIMENSIONS ARE TO OUTSIDE OF CLADDING UNLESS NOTED OTHERWISE.
4. ALL REDUCED LEVELS ARE INDICATIVE AND MUST BE CONFIRMED ON SITE BY A LICENSED SURVEYOR PRIOR TO COMMENCING CONSTRUCTION.
5. ALL BUILDING SETOUT MUST BE UNDERTAKEN BY A LICENSED SURVEYOR.

SITE PLAN LEGEND

- HATCHED AREAS GENERALLY INDICATE EXISTING BUILDINGS AND STRUCTURES
- SITE BOUNDARY BEARING & DISTANCE
- DASH DENOTES DRAINAGE EASEMENT
- CENTRELINE DENOTES SITE BOUNDARY
- FENCELINE DENOTES SITE AND/OR BOUNDARY FENCE

01 SITE PLAN
SCALE 1 : 200

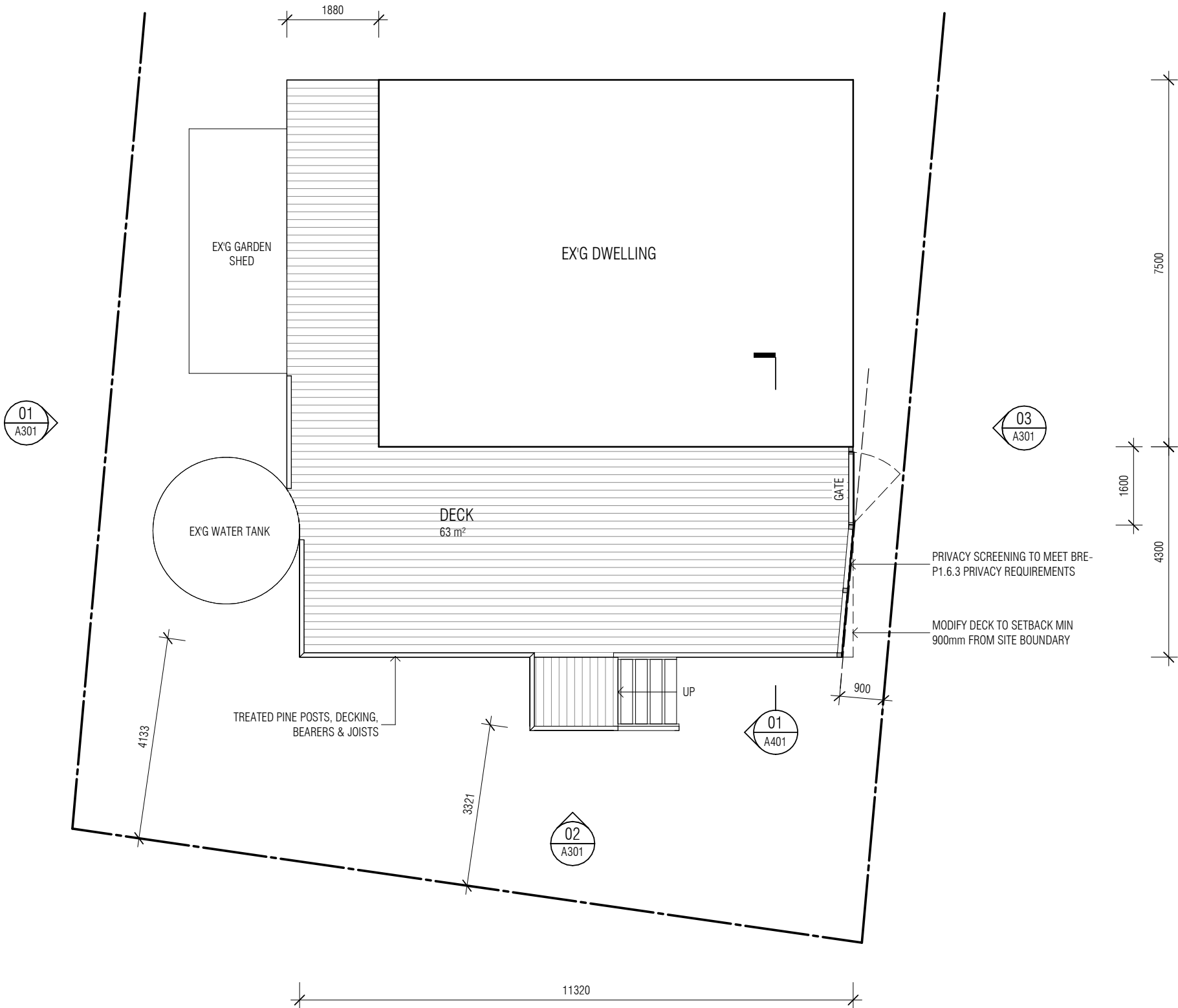


FLOOR PLAN NOTES

1. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL DRAWINGS, SCHEDULES AND SPECIFICATIONS.
2. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS AND SPECIFICATIONS.

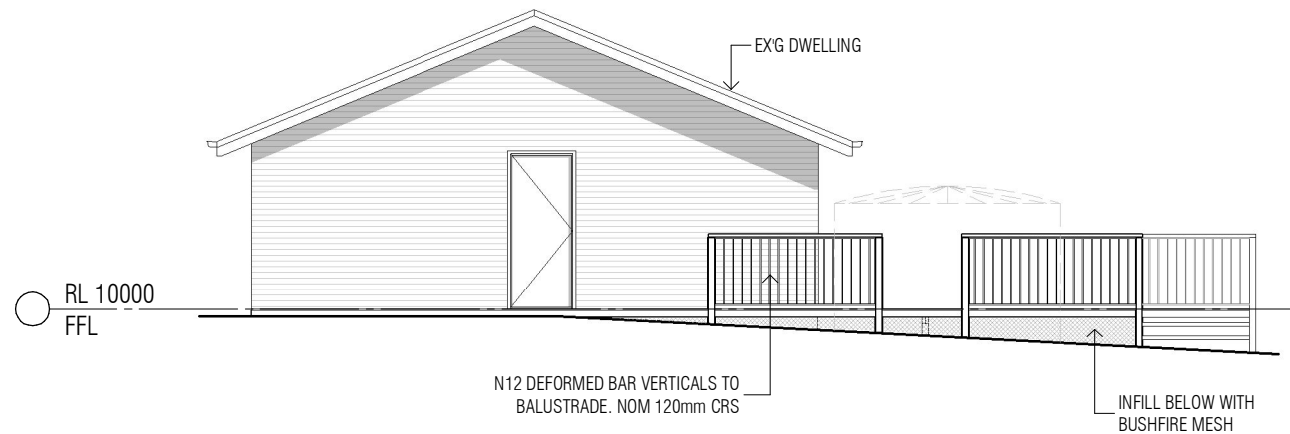
FLOOR PLAN LEGEND

- TIMBER OR STEEL STUD FRAMING AS DOCUMENTED
- CLAY OR CONCRETE MASONRY BRICK AS DOCUMENTED
- CONCRETE MASONRY BLOCK AS DOCUMENTED
- EXISTING WALL
- ELEVATION REFERENCE TAG.
UPPER NUMBER REFERS TO ELEVATION
REFERENCE. LOWER TEXT AND NUMBER REFERS
TO SHEET NUMBER

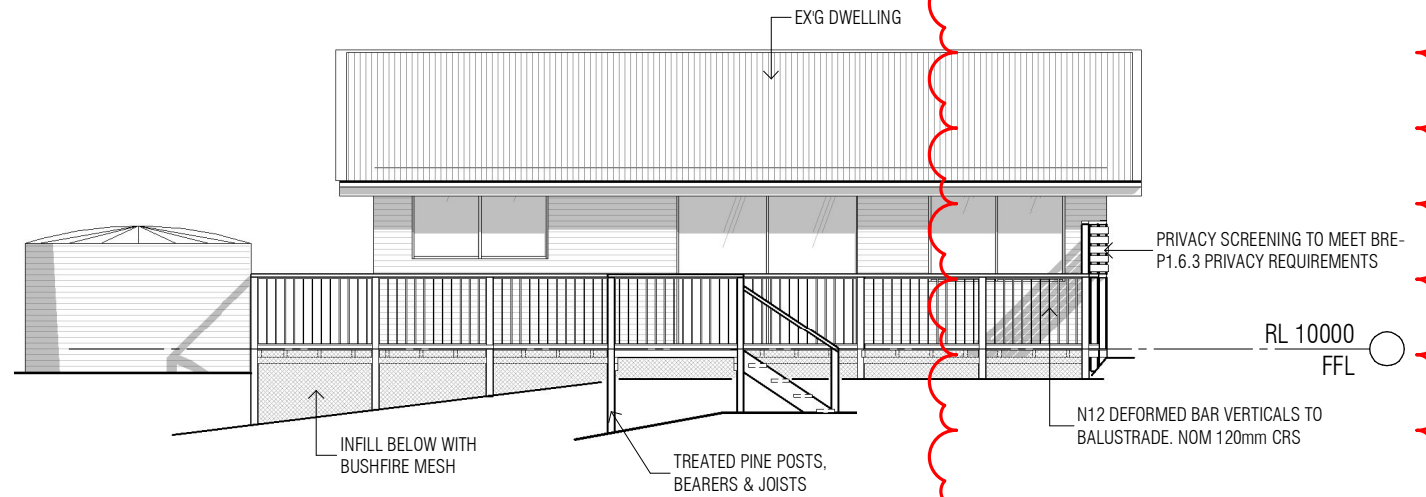


01 GENERAL ARRANGEMENT PLAN
SCALE 1 : 100

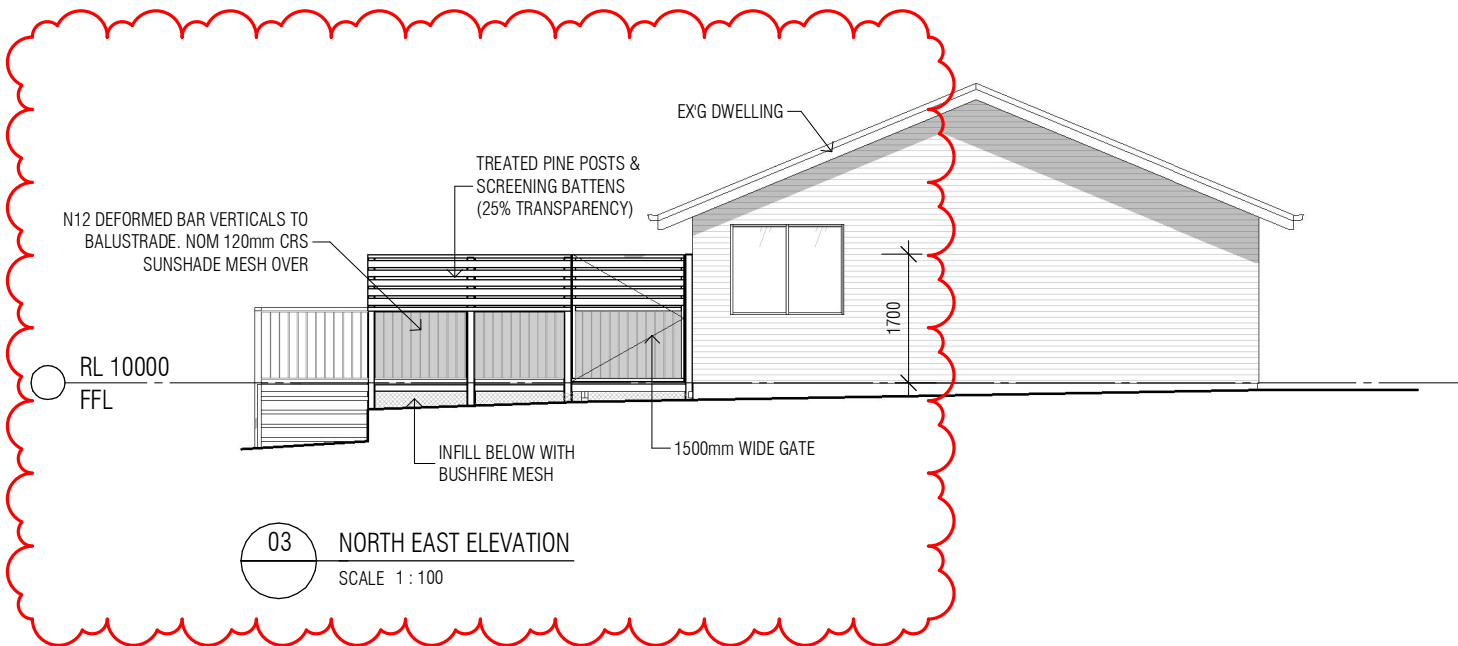




01 SOUTH WEST ELEVATION
SCALE 1 : 100



02 SOUTH EAST ELEVATION
SCALE 1 : 100



03 NORTH EAST ELEVATION
SCALE 1 : 100



EXISTING DECK – SUPPORTING SUBMISSION

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Attachment 1: Natural Values Report

BASIC PLANNING OVERVIEW	
DESCRIPTION OF PROJECT:	Deck (Retrospective)
PROPERTY ADDRESS:	15 Acacia Drive ANSONS BAY
TITLE No:	143525/54
PROPERTY ID:	6802311
PLANNING INSTRUMENT:	Tasmanian Planning Scheme – Break O’Day
APPLICABLE ZONE(S):	Particular Purpose – Ansons Bay Small Lot Residential
APPLICABLE CODE(S):	Natural Assets
	Coastal Erosion Hazard
	Bushfire-Prone Areas
SPECIFIC AREA PLAN:	N/A

1 Overview

This submission provides planning appraisal support for an existing deck (adjacent and ancillary to the existing single dwelling) upon land at 15 Acacia Drive, Ansons Bay (Folio of the Register 143525/54).

The subject land is entirely identified within the 'Particular Purpose Zone – Ansons Bay Small Lot Residential' under Break O'Day Council's Planning Scheme (the 'Tasmanian Planning Scheme – Break O'Day') and comprises a total area of 371 m². The land is provided with frontage to Acacia Drive, a local (sealed) road maintained by the Break O'Day Council.

This report provides a planning appraisal of the proposal against relevant statutory provisions of the Tasmanian Planning Scheme – Break O'Day.



Figure 1: Aerial image identifying spatial proportions (blue outline) of F/R 143525/54 (Source: LISTmap).

2 Site Details

Address:	15 Acacia Drive ANSONS BAY		
Title No:	143525/54		
Landowner:	Robert Arnold		
Dimensions:	Area	Average Width	Average Depth
	371 m ²	Approx. 16 m	Approx. 22 m
Slope:	Grade	Elevation	Direction
	Moderate slope	8-11 AHD	Northwest to southeast
Existing Use or Development:	Residential land (existing single dwelling)		
Vegetation:	Coastal complex individuals		
Services:	Water	Sewer	Stormwater
	Unserviced Area	Serviced Area	Unserviced Area
	Connection	Connection	Connection
	Not Applicable	Existing	Not Applicable
Vehicle Access:	Road	Access Type	Vehicle Crossing
	Acacia Drive	Direct Frontage	Existing
Surrounding Use and Development	North	Residential use (Particular Purpose Zone – Ansons Bay Small Lot Residential)	
	South	Residential use (Particular Purpose Zone – Ansons Bay Small Lot Residential)	
	East	Natural asset management (Environmental Management Zone)	
	West	Residential use (Low Density Residential Zone)	

3 Description of Proposal

Site Context

The subject land is located at 15 Acacia Drive, Ansons Bay. It is situated centrally within the established coastal residential cluster area of Ansons Bay, which is characterised (on the lower side of Acacia Drive) by detached dwellings on smaller sized residential allotments. The land possesses a moderate gradient, with a downhill incline occurring from northwest to southeast toward the coastline. The site is approximately 371 m² in area and is currently occupied by an existing single dwelling and ancillary structures (shed and water tank).

Planning Context

The subject land is entirely identified within the Particular Purpose Zone – Ansons Bay Small Lot Residential under the Tasmanian Planning Scheme – Break O’Day. Land adjoining the site to the north and south is similarly identified in the Particular Purpose Zone – Ansons Bay Small Lot Residential, supporting single dwellings. Land to the west is identified within the Low Density Residential Zone and supports residential uses on larger vegetated allotments, while land to the east is identified in the Environmental Management Zone and supports the Ansons Bay Conservation Area (supporting use of land for natural and cultural values management).

Zoning configuration of the subject and surrounding land is illustrated at Figure 2, below:

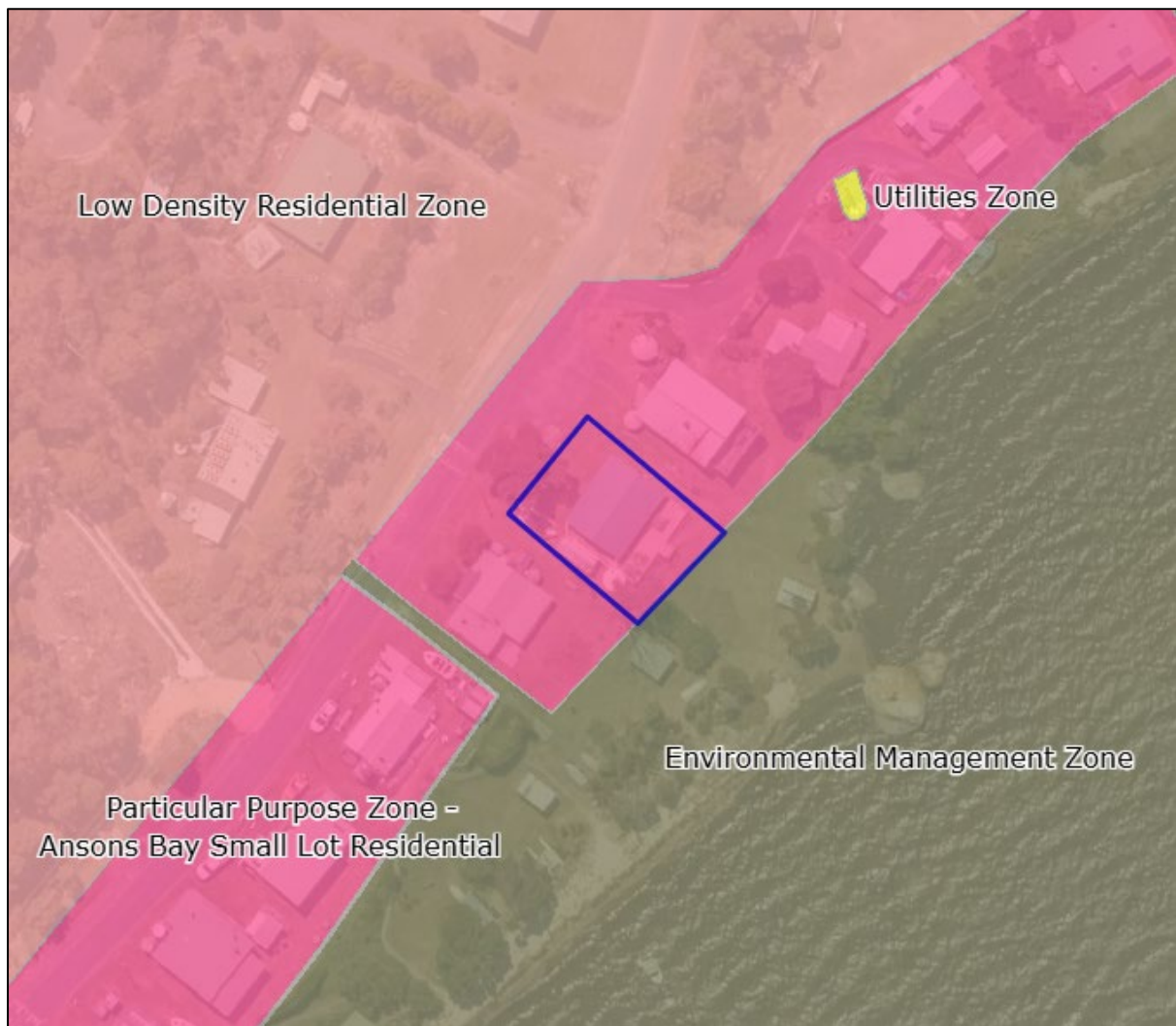


Figure 2: Subject site and surrounding land zoning configuration under the Tasmania Planning Scheme – Break O’Day (Source: LISTmap).

Proposal Context

The proposal seeks retrospective approval for an external timber deck attached to the existing single dwelling at 15 Acacia Drive, Ansons Bay. The deck has been designed and constructed as a functional extension of the dwelling, providing an attractive and practical outdoor living area that enhances residential amenity whilst integrating sympathetically with the established dwelling and the site's

coastal setting. The development represents a typical ancillary residential structure that is consistent with the established pattern of development throughout Ansons Bay, where outdoor living spaces are commonly orientated to capitalise upon coastal outlook opportunities.

The deck has an area of approximately 63 m² and is positioned predominantly along the southern and eastern sides of the dwelling to maximise views across Ansons Bay whilst providing direct access from the principal living areas of the residence. The layout establishes a generous outdoor recreation and entertaining area that remains closely integrated with the dwelling and maintains convenient circulation around the building. Existing site features, including the rainwater tank and garden shed, have been retained and incorporated within the overall site arrangement, ensuring the development responds efficiently to the constrained dimensions of the allotment.

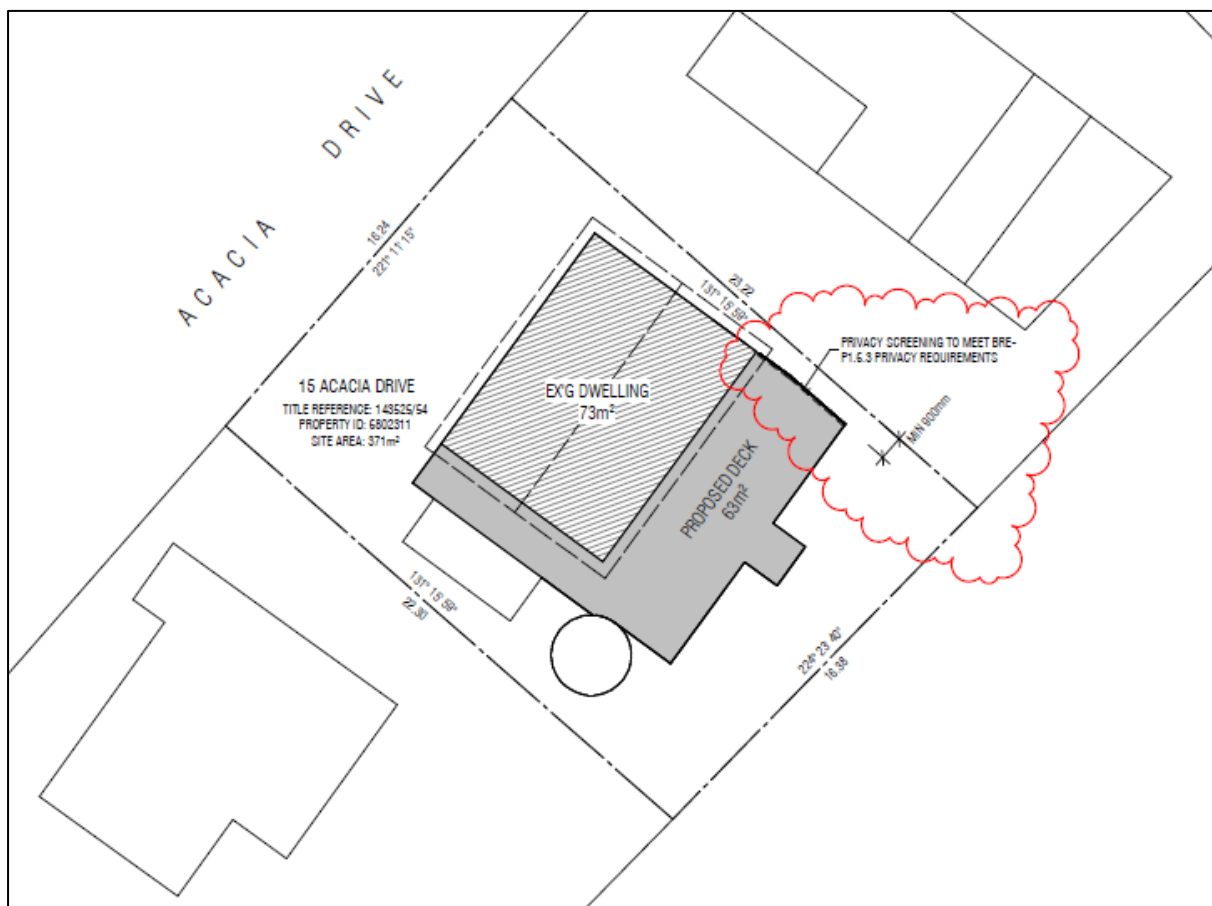


Figure 3: Site Plan – Existing Deck (Source: Edwards + Simpson).

The deck maintains setbacks of approximately 2.5 metres from the south-western side boundary, 3.32 metres from the south-eastern rear boundary and a minimum of 900 mm from the north-eastern side boundary, together with a substantially greater setback from the Acacia Drive frontage. A permanent privacy screen has been incorporated along the north-eastern side of the deck, comprising treated timber posts and timber screening battens that are integrated into the architectural design of the structure. The screening has been carefully designed to minimise opportunities for overlooking toward the adjoining property whilst preserving the open, lightweight appearance that is characteristic of residential development within the locality.

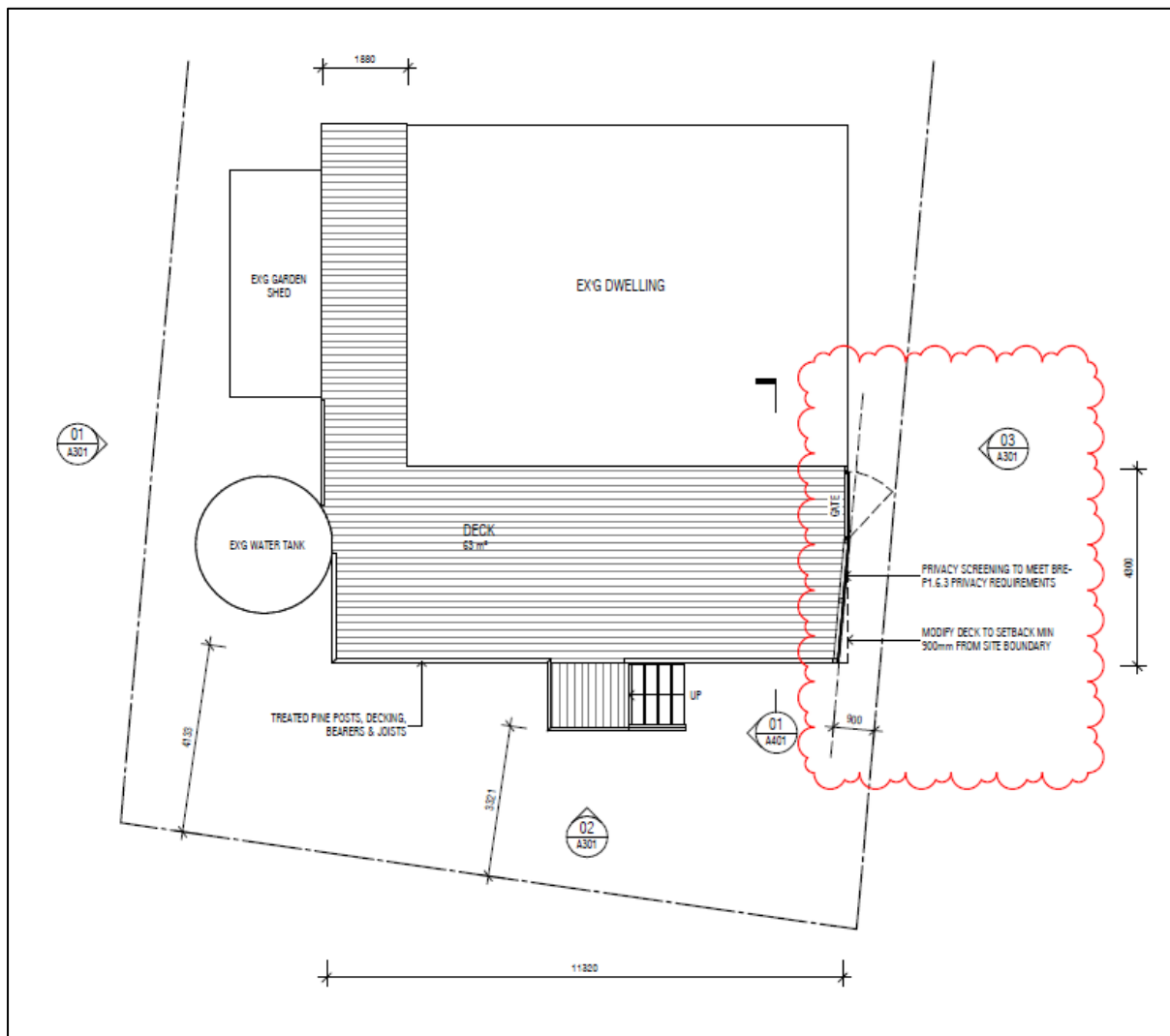


Figure 4: Floor Plan – Existing Deck (Adapted from: Edwards + Simpson).

Constructed primarily from treated pine decking boards supported by timber posts, bearers and joists, the deck incorporates integrated balustrading, privacy screening and stair access to the surrounding ground level. The finished floor level transitions from close to natural ground level adjacent to the western entry point to approximately 1.0 to 1.5 metres above natural ground level along the southern elevations, reflecting the natural fall of the land toward the coastline. The balustrade extends approximately one metre above the deck surface, resulting in a maximum overall height of approximately 2.5 metres above natural ground level at its highest point. The elevated design allows the structure to respond sympathetically to the site's topography whilst minimising the need for excavation or significant ground disturbance.

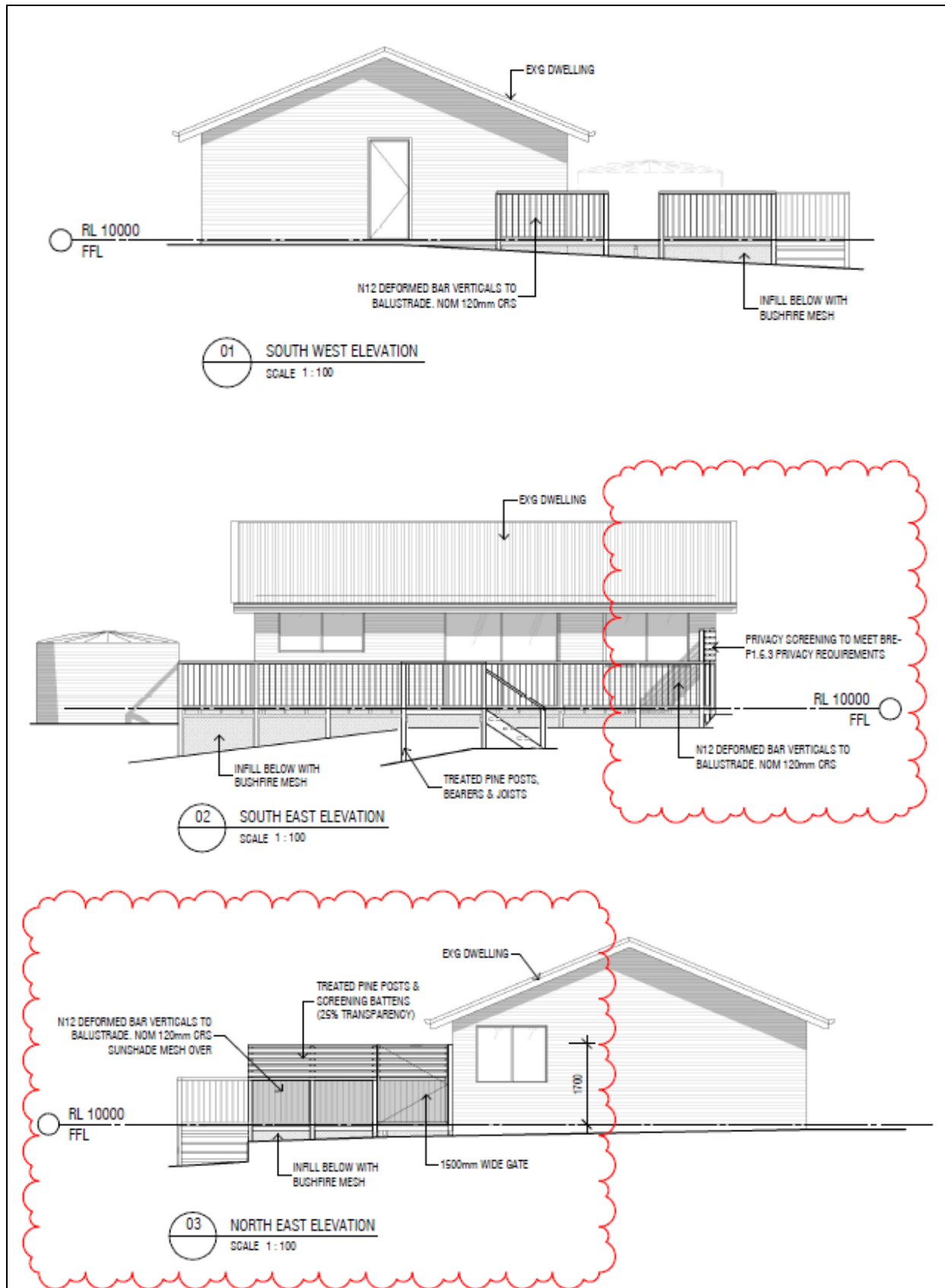


Figure 5: Elevation Plans – Existing Deck (Source: Edwards + Simpson).



Figure 6: Photo of deck looking southwest (photo taken May 2025).

In both scale and appearance, the deck remains clearly subordinate to the existing dwelling and presents as a modest and well-integrated residential addition that is entirely consistent with the established character of the site and surrounding coastal settlement. The proposal involves no intensification or change to the established residential use of the land and has been designed to provide a high-quality outdoor living environment while maintaining an appropriate level of privacy for adjoining properties and preserving the open, informal coastal character that defines the Ansons Bay Small Lot Residential area.



Figure 7: Photo of existing deck (left), illustrating separation between 15 Acacia Drive and 13 Acacia Drive (right).

4 Planning Assessment – *Tasmanian Planning Scheme – Break O’Day*

4.1 Assessment Overview

Applicable Zone(s):	Particular Purpose Zone – Ansons Bay Small Lot Residential
Use Status:	Single Dwelling ('permitted' use status)
Development Status:	Discretionary (relying on performance criteria)
Applicable Code(s):	Natural Assets
	Coastal Erosion Hazard
	Bushfire-Prone Areas
Applicable Specific Area Plan(s)	N/A

4.2 Zone Assessment

4.2.1 *Development Standards for Dwellings – Acceptable Solutions – Particular Purpose Zone – Ansons Bay Small Lot Residential*

BRE P1.0 Particular Purpose Zone – Ansons Bay Small Lot Residential			
BRE-P1.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
BRE-P1.6.1 Building design and siting			
A1	Site coverage must be not more than 50% of the site and a minimum of 25% of the site must be free from buildings, paving or other impervious surfaces.	Site coverage of the existing dwelling, water tank and shed is approximately 90 m ² , or 24.26% of the total site area. Site coverage percentage is not increased by virtue of the deck as the deck is unroofed. Despite this, combined coverage area of all structures upon the site is approximately 153 m ² , or 41.24% of the total site area. The proposal therefore satisfies the requirements of BRE-P1.6.1 A1 accordingly.	Complies
A2	Building height must be not more than 6.5m.	Maximum building height of the deck (from natural ground level to top of balustrade) is approximately 2.5 m. The proposal satisfies the requirements of BRE-P1.6.1 A2 accordingly.	Complies
A3	Buildings must have a setback from the primary road frontage: (a) of not less than 2m; or	Setback of the deck from the road frontage onto Acacia Drive is in excess of 6 metres. The proposal satisfies the requirements of BRE-P1.6.1 A3 accordingly.	Complies

BRE P1.0 Particular Purpose Zone – Ansons Bay Small Lot Residential			
BRE-P1.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
	(b) within the range of the frontage setbacks of buildings on adjoining properties, indicated by the hatched section in Figure BRE-P1.1.		
A4	Buildings must have a setback from the side and rear boundaries of not less than 1m.	The existing deck is setback approximately 2.5 m from the southwestern (side) boundary and 3.32 m from the southeastern (rear) boundary. However, the eastern corner of the deck is setback approximately 0.9 m from the northeastern (side) boundary. The deck is therefore inconsistent with the prescribed setbacks of A4 and relies on satisfying the corresponding performance criteria provided at BRE-P1.6.1 P4. Assessment of the proposal against this performance criteria is outlined at Section 4.2.2 of this report.	Does not Comply
BRE-P1.6.2 Solar efficiency			
A1	Buildings on the site or adjoining sites must not cause overshadowing and reduction of sunlight to habitable rooms and private open space to less than 3 hours between 9.00am and 5.00pm on 21 st June.	The deck is low to the ground and does not cause overshadowing of adjoining sites. The proposal satisfies the requirements of BRE-P1.6.2 A1 accordingly.	Complies
BRE-P1.6.3 Privacy			
A1	Direct views of windows of habitable rooms, external doorways, balconies, decks or patios of neighbouring dwellings must be screened with vegetation or separated not less than 9m.	The upper level deck and a living room (corner) window of the neighbouring dwelling at 13 Acacia Drive (F/R 143525/48) are separated approximately 6-7 metres from the eastern portion of the existing deck at 15 Acacia Drive. Direct views from the deck of these elements is possible. The deck is therefore inconsistent with A1 and relies on satisfying the corresponding performance criteria provided at BRE-P1.6.3 P1. Assessment of the proposal against this performance criteria is outlined at Section 4.2.2 of this report.	Does not Comply
BRE-P1.6.5 Development in areas at risk from natural hazards			

BRE P1.0 Particular Purpose Zone – Ansons Bay Small Lot Residential			
BRE-P1.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
A1	Buildings must be on land where the boundary is setback away from evidence of coastal erosion a distance equal to, or greater than, the vertical distance from the top of the cliff to the natural ground level at the bottom of the cliff, measured at the cliff top adjacent to the centre of the site boundary.	The submitted architectural drawings confirm that the existing timber deck is located wholly within the rear portion of the allotment and is positioned landward of the coastal escarpment. The deck, which has an area of approximately 63 m², is attached to the southern and eastern sides of the existing dwelling and is clearly shown to be set back from the seaward boundary of the property. The site is characterised by a sloping coastal landform, with the deck elevated above the natural ground on treated timber posts and stepping down toward the coastal side of the allotment. Having regard to the site layout, the observed topography and the relationship between the deck and the coastal cliff line, it is evident that the deck is situated on land where the relevant site boundary is set back from any evidence of coastal erosion. In practical terms, the deck is positioned sufficiently landward of the coastal escarpment to satisfy this geometric setback requirement, thereby ensuring that the structure is located outside the area typically associated with immediate coastal erosion risk and maintains an appropriate separation from the coastal edge. The proposal satisfies the requirements of BRE-P1.6.5 A1 accordingly.	Complies

4.2.2 Development Standards for Dwellings – *Performance Criteria* – Particular Purpose Zone – Ansons Bay Small Lot Residential

Note: For context, most of the performance criteria require regard to be had to the factors listed in their respective subclauses. The process of having regard to these factors requires that they must be considered and given due weight in the assessment of compliance. It does not necessitate strict compliance with each criterion.¹

¹ See, e.g., *B Paterson & Ors v Hobart City Council and Tasmania Wild Experience Pty Ltd* [2020] TASRMPAT 24 at [45] & [72].

BRE P1.0 Particular Purpose Zone – Ansons Bay Small Lot Residential			
BRE-P1.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
BRE-P1.6.1 Building design and siting			
P4	Buildings must be designed and sited: (a) to further any local area objectives relating to the visual character of the settlement; and (b) to protect the residential amenity of adjoining dwellings by providing appropriate separation, having regard to: (i) the surrounding pattern of development; (ii) the existing degree of overlooking and overshadowing; (iii) maintaining a reasonable degree of solar access to secluded private open space and habitable room windows such that available sunlight is not reduced to below 3 hours on 21st of June, or if existing available sunlight is less than 3 hours on 21st June, not reducing the existing levels of available sunlight; (iv) maintaining reasonable privacy to private open space and windows; and (v) existing screening or the ability to implement screening to enhance privacy.	The deck has also been sited to protect the residential amenity of adjoining dwellings from overshadowing and overlooking. The surrounding pattern of development along Acacia Drive is characterised by compact coastal dwellings on relatively small allotments, many of which incorporate elevated decks and outdoor living areas oriented toward the water. A moderate degree of mutual visibility between neighbouring properties is therefore an inherent and accepted characteristic of the locality. This established development pattern is reinforced by the planning approval previously granted for the adjoining property to the north-east of the subject site, which authorised substantial dwelling additions and a new elevated rear deck incorporating privacy screening to protect the visual privacy of adjoining residents. This provides a useful local precedent demonstrating that elevated decks are an established and expected component of residential development within this locality and that carefully integrated privacy screening represents an appropriate and effective means of managing amenity impacts where required. Consistent with that established planning approach, the deck incorporates a minimum setback of 900 mm from the north-eastern side boundary together with a permanent privacy screen extending along the north-eastern side of the deck. Constructed from treated timber posts and timber screening battens, the screening has been carefully integrated into the overall design of the deck to minimise opportunities for direct overlooking toward the adjoining property whilst remaining sympathetic to the informal coastal character of the locality. Rather than appearing as an ancillary addition, the privacy screen forms an integral architectural	Complies

BRE P1.0 Particular Purpose Zone – Ansons Bay Small Lot Residential			
BRE-P1.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
		component of the deck and provides a practical and proportionate response to the relationship between the two adjoining residential properties. The structure itself remains modest in scale, with the deck platform generally ranging from approximately 1.0 to 1.5 metres above natural ground level and a maximum overall height to the top of the balustrade of approximately 2.5 metres. This restrained scale substantially limits any potential for visual bulk or intrusive overlooking. In terms of solar access, the deck remains unroofed and incorporates only lightweight framing, balustrading and privacy screening, meaning it casts minimal shadow when compared with a conventional enclosed building. The development therefore does not materially reduce sunlight to adjoining habitable room windows or secluded private open space and is not capable of reducing available sunlight below the benchmark of three hours on 21 June. Privacy outcomes are further enhanced by the orientation of the deck toward Ansons Bay rather than adjoining residential properties, together with the presence of existing vegetation, the rainwater tank and ancillary structures that interrupt sightlines between neighbouring properties. Collectively, the deck's setback from the north-eastern boundary, the integrated privacy screening and the existing site characteristics provide an effective and balanced response to potential overlooking while preserving the open coastal outlook that is a defining characteristic of the locality. Having regard to these matters, the constructed deck clearly furthers the local area objectives of the Particular Purpose Zone – Ansons Bay Small Lot Residential and maintains an appropriate level of residential amenity for adjoining	

BRE P1.0 Particular Purpose Zone – Ansons Bay Small Lot Residential			
BRE-P1.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
		properties. The development is modest in scale, residential in character, visually unobtrusive and entirely consistent with the established pattern of waterfront development in Ansons Bay. Potential impacts associated with overlooking or overshadowing have been appropriately addressed through the siting, design and integrated privacy screening of the deck. These measures reflect the planning principles previously adopted within the locality and ensure that the proposal achieves an appropriate balance between protecting residential amenity while maintaining the open, informal coastal character that defines the Ansons Bay settlement. Accordingly, the deck satisfies the performance criteria of BRE-P1.6.1 P4.	
BRE-P1.6.3 Privacy			
P1	Direct views of windows of habitable rooms, external doorways, balconies, decks or patios of neighbouring dwellings must be minimised by appropriately designed and located screening that is consistent with the local area objectives for this zone.	The constructed deck at 15 Acacia Drive, Ansons Bay has been designed and sited so that direct views toward windows of habitable rooms, external doorways, balconies, decks and patios of neighbouring dwellings are appropriately minimised in a manner that is both practical and consistent with the local area objectives for the Particular Purpose Zone – Ansons Bay Small Lot Residential. Those objectives envisage a compact coastal settlement characterised by relatively small residential buildings, a mixture of full-time and part-time occupation, and an open and welcoming appearance rather than highly enclosed or heavily screened development. In this context, the deck adopts an open timber design that is characteristic of coastal dwellings in Ansons Bay while incorporating an integrated privacy screen along the north-eastern side of the deck that responds specifically to the interface with the adjoining residential property. The screening has been carefully incorporated into the overall design so as to minimise	Complies

BRE P1.0 Particular Purpose Zone – Ansons Bay Small Lot Residential			
BRE-P1.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
		opportunities for direct overlooking without compromising the open and informal coastal character of the locality. The deck is positioned predominantly along the southern and eastern sides of the dwelling, where its principal outlook is directed toward the foreshore and Ansons Bay. The most frequently used areas of the deck are therefore oriented to capture expansive coastal views rather than overlook adjoining residential properties. This outward-facing arrangement, together with the incorporation of the integrated privacy screen and the minimum 900 mm setback from the north-eastern side boundary, substantially reduces opportunities for direct viewing into neighbouring habitable room windows and secluded private open spaces. In addition, the deck remains modest in height, with the platform generally between approximately 1.0 and 1.5 metres above natural ground level and an estimated maximum height of approximately 2.5 metres to the top of the balustrade. This restrained scale, combined with the angled relationship between the two dwellings, further limits the extent and intensity of any potential overlooking. Existing site features also contribute to maintaining an appropriate level of residential privacy between adjoining properties. The existing rainwater tank, ancillary outbuildings, vegetation and variations in topography interrupt sightlines between the two allotments and provide an additional degree of visual filtering. Collectively, these existing site characteristics, together with the integrated privacy screen and the orientation of the deck toward the coastline, ensure that opportunities for direct overlooking are effectively minimised whilst preserving the open	

BRE P1.0 Particular Purpose Zone – Ansons Bay Small Lot Residential			
BRE-P1.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
		coastal outlook that is fundamental to the enjoyment of the property. This outcome is also consistent with planning outcomes previously endorsed within the immediate locality. In 2019, the adjoining property at 13 Acacia Drive was granted planning approval for an elevated deck that, through conditions imposed by the planning authority, was required to incorporate privacy screening to protect the visual privacy of nearby residents in their dwellings and private open spaces. Whilst every application must be assessed on its individual merits, this demonstrates that elevated decks are an established and accepted component of residential development within Ansons Bay and that carefully integrated privacy screening represents an appropriate and effective means of balancing residential amenity with the open coastal character of the settlement. The proposed deck adopts the same planning approach, ensuring an appropriate level of visual privacy is maintained between the two adjoining properties. Having regard to the orientation of the deck toward Ansons Bay, its modest scale and height, the incorporation of integrated privacy screening, the increased separation from the north-eastern side boundary, and the existing vegetation, built form and landform that further interrupt sightlines, the development appropriately minimises direct views toward neighbouring dwellings. The proposal achieves a balanced planning outcome that protects residential privacy while remaining entirely consistent with the local area objectives for the Particular Purpose Zone – Ansons Bay Small Lot Residential. The integrated screening has been carefully designed as part of the overall architectural composition of the deck, ensuring that residential	

BRE P1.0 Particular Purpose Zone – Ansons Bay Small Lot Residential			
BRE-P1.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
		amenity is enhanced without detracting from the open and informal character that defines this established coastal settlement. Accordingly, the deck satisfies the performance criteria of BRE-P1.6.3 P1.	

4.3 Code Assessments

The following Codes have been assessed as being applicable to the proposal:

- Natural Assets Code

Assessment of applicable standards of the code – as they relate to the proposal – commences at Section 4.3.1 further below. Other Codes which are mapped within the planning scheme maps as being relevant to the development site but which are rendered inapplicable by virtue of exemption criteria contained within the respective Code standards, comprise the following:

- Coastal Erosion Hazard Code
- Bushfire-Prone Areas Code

A brief explanation of how the development complies with the exemption criteria within this Code is elaborated below.

Coastal Erosion Hazard Code

- The subject deck is identified within both the 'low' and 'medium' coastal erosion hazard bands within the 'coastal erosion hazard area' overlay mapping of the Code.
- Pursuant to the provisions of Clause C10.4.1(a) of the Code, the deck (qualifying as 'building work' within the meaning of the *Building Act 2016*) is exempt from requiring assessment against use and/or development standards of the Code.

Bushfire-Prone Areas Code

Clause C13.2.1 specifies that the Code applies to:

- *subdivision of land that is located within, or partially within, a bushfire-prone area; and*
- *a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.*

The proposed use/development does not qualify with either (a) or (b) and therefore does not require assessment against provisions of the Code.

4.3.1 Development Standards for Buildings and Works – *Acceptable Solutions* – Natural Assets

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area			
A1	Buildings and works within a waterway and coastal protection area must: (a) be within a building area on a sealed plan approved under this planning scheme; (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.	The deck is unable to satisfy the acceptable solutions of A1 and must therefore rely on demonstrating compliance with the corresponding performance criteria provided at Clause C7.6.1 P1.1 and P1.2. Assessment of the proposal against these performance criteria are outlined at Section 4.3.6 of this report.	Does not Comply
A3	Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.	The development does not comprise any new stormwater point discharge into a watercourse, wetland or lake.	Complies

4.3.2 Development Standards for Buildings and Works – *Performance Criteria* – Natural Assets

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area			
P1.1	Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:	The existing deck at 15 Acacia Drive, Ansons Bay has been designed and constructed in a manner that avoids and minimises adverse impacts on natural assets by responding sensitively to the	Complies

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
	(a) impacts caused by erosion, siltation, sedimentation and runoff; (b) impacts on riparian or littoral vegetation; (c) maintaining natural streambank and streambed condition, where it exists; (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; (e) the need to avoid significantly impeding natural flow and drainage; (f) the need to maintain fish passage, where known to exist; (g) the need to avoid land filling of wetlands; (h) the need to group new facilities with existing facilities, where reasonably practical; (i) minimising cut and fill; (j) building design that responds to the particular size, shape, contours or slope of the land; (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; (m) the environmental best practice guidelines in the <i>Wetlands and Waterways Works Manual</i>; and (n) the guidelines in the <i>Tasmanian Coastal Works Manual</i>.	physical and environmental characteristics of the site. The works are modest in scale, comprising an unroofed timber deck of approximately 63 m² attached directly to the existing single dwelling and supported on treated timber posts, bearers and joists. The structure is elevated above the natural ground surface rather than being established on substantial earthworks or filled platforms, allowing the landform beneath and around the deck to remain largely undisturbed. This approach significantly reduces the potential for erosion, siltation, sedimentation and stormwater runoff, while also ensuring that the development does not materially alter natural drainage patterns across the allotment. The deck is located wholly within an already developed residential lot and is physically integrated with the existing dwelling, representing a logical consolidation of built form rather than an expansion into undeveloped parts of the property. In this respect, the development groups new works with existing facilities and infrastructure in the most practical manner possible. The works involve only negligible cut and fill and have been designed to follow the existing slope of the site, stepping naturally with the terrain and responding appropriately to the site's size, contours and coastal topography. By relying on a lightweight timber-framed structure, the deck minimises disturbance to existing soils and vegetation and avoids the need for extensive excavation or retaining structures that could otherwise affect land stability or natural asset values. The deck is situated within a previously developed and managed residential setting and does not encroach upon wetlands, watercourses, riparian corridors or areas of significant littoral vegetation. There are no streams or	

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
		defined drainage channels on the subject land and, accordingly, the development does not affect streambank or streambed conditions, in-stream habitat features, or fish passage. No filling of wetlands has occurred. Available natural values information indicates that the immediate site does not contain threatened flora or other highly sensitive ecological features that would be adversely affected by the development, and the retrospective works are therefore unlikely to have any measurable impact on biodiversity values. The deck has also been positioned landward of the coastal escarpment and remains clearly subordinate to the existing dwelling, ensuring that it does not significantly interfere with coastal processes such as sand movement, shoreline recession or wave action. Because the structure is lightweight, elevated and readily maintainable, it is unlikely to necessitate future protective works such as retaining walls, revetments or erosion control measures that could themselves adversely affect natural assets. The design adopts a practical and low-impact approach consistent with accepted coastal and environmental management principles by minimising ground disturbance, preserving natural drainage and avoiding unnecessary intrusion into sensitive coastal environments. Overall, the retrospective approval of the existing deck represents a minor and environmentally benign addition to an established residential property. The structure is carefully integrated with the existing dwelling, requires minimal land disturbance, avoids sensitive natural features, preserves natural drainage and coastal processes, and is highly unlikely to generate any meaningful adverse impacts on the natural assets of the site	

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
		or surrounding area. For these reasons, the development is considered to satisfy the performance criteria at Clause C7.6.1 P1.1 accordingly.	

5 Conclusion

The retrospective approval sought for the existing deck at 15 Acacia Drive, Ansons Bay represents a modest, well-designed and sympathetically integrated addition to an established single dwelling that is entirely consistent with the intent and requirements of the Tasmanian Planning Scheme – Break O’Day. The deck is ancillary to the established residential use of the land, involves no change of use, and remains clearly subordinate to the principal dwelling in both scale and appearance. With a total area of approximately 63 m², lightweight timber construction, open balustrading and a maximum overall height of approximately 2.5 metres above natural ground level, the structure presents as a typical coastal residential addition that complements the established character of Ansons Bay and the prevailing pattern of residential development along Acacia Drive.

The proposal has been comprehensively assessed against the provisions of the Particular Purpose Zone – Ansons Bay Small Lot Residential together with the relevant requirements of the Natural Assets Code. The deck satisfies the applicable standards relating to site coverage, building height, frontage setback, solar efficiency and coastal erosion risk. Whilst the proposal relies upon performance-based assessment in relation to one side boundary setback and residential privacy, those matters have been satisfactorily addressed through the siting, orientation and design of the development, including the incorporation of integrated privacy screening and an appropriate setback from the adjoining north-eastern boundary. When considered in the context of the surrounding pattern of development, the modest scale of the structure, its orientation toward Ansons Bay and the established relationship between neighbouring properties, the proposal maintains an appropriate level of residential amenity and fully satisfies the relevant performance criteria.

The proposal has also been demonstrated to be environmentally responsive to its sensitive coastal setting. The deck follows the natural slope of the land and is supported on timber posts, thereby avoiding significant excavation, cut and fill, alteration of natural drainage patterns or disturbance of the site's environmental values. The development is confined to an already developed residential allotment, remains landward of the coastal escarpment, and will not adversely affect coastal processes, natural assets or ecological values, nor create any future requirement for shoreline protection works.

Overall, the existing deck represents an appropriate and low-impact form of residential development that furthers the local area objectives of the Particular Purpose Zone – Ansons Bay Small Lot Residential. It preserves the open and informal character of this established coastal settlement, provides an appropriate level of residential amenity for adjoining properties, responds sensitively to the environmental characteristics of the site, and is entirely consistent with both the strategic intent and statutory requirements of the Tasmanian Planning Scheme – Break O’Day. The proposal demonstrates sound planning merit, satisfies all relevant planning provisions and performance criteria, and is therefore considered suitable for retrospective approval.

ATTACHMENT 1: NATURAL VALUES REPORT

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference:

Requested For:

Report Type: Summary Report

Timestamp: 09:18:59 PM Friday 15 May 2026

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

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

Raptors: buffers Min: 500m Max: 5000m

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

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

Geoconservation: buffer 1000m

Acid Sulfate Soils: buffer 1000m

TASVEG: buffer 1000m

Threatened Communities: buffer 1000m

Fire History: buffer 1000m



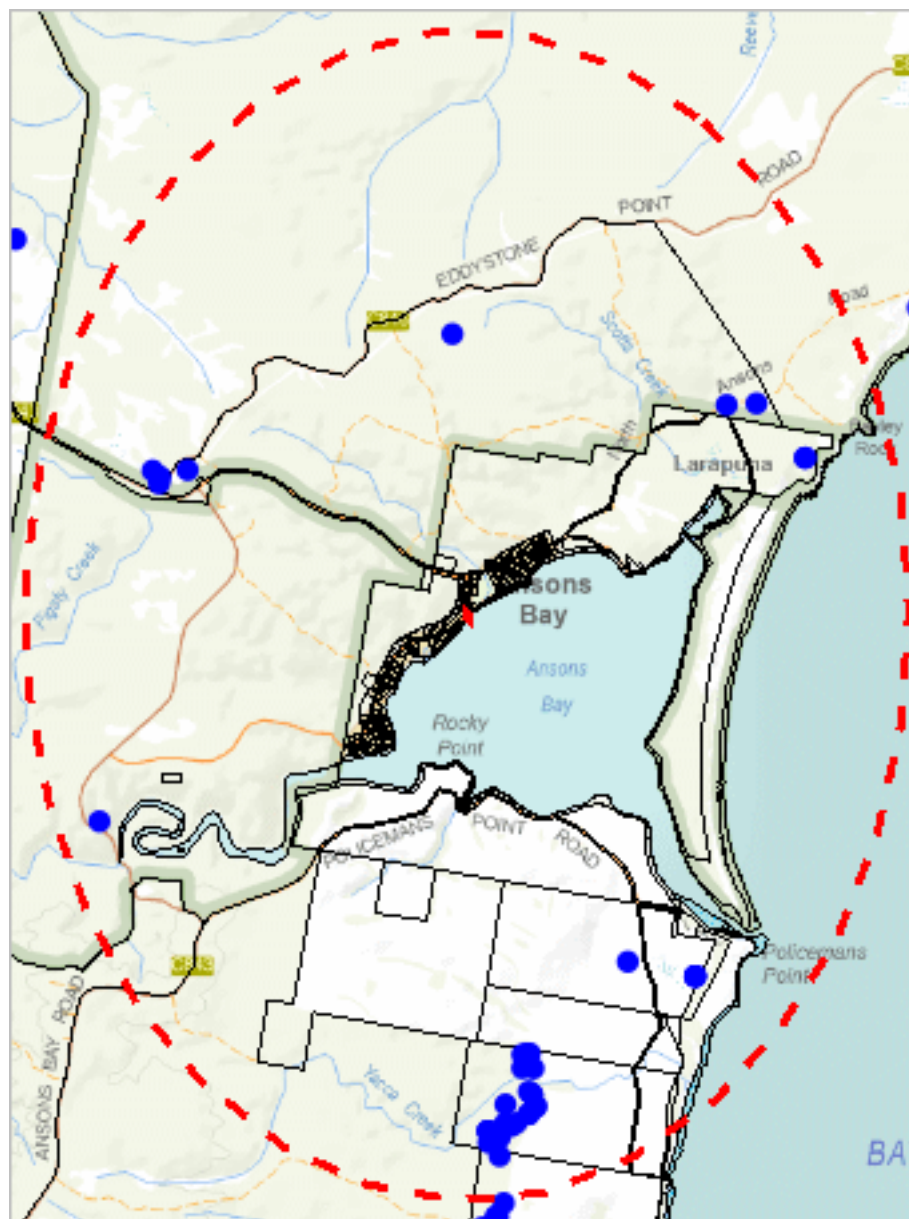
The centroid for this query GDA94: 606600.0, 5456200.0 falls within:

Property: 6802311

*** No threatened flora found within 500 metres ***

Threatened flora within 5000 metres

610628, 5461457



602587, 5450931

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

Threatened flora within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Threatened flora within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Acacia ulicifolia</i>	juniper wattle	r		n	5	07-Feb-2007
<i>Conospermum hookeri</i>	tasmanian smokebush	v	VU	e	2	13-Oct-1999
<i>Hibbertia virgata</i>	twiggy guineaflower	r		n	1	07-Oct-1984
<i>Hypolepis muelleri</i>	harsh groundfern	r		n	1	12-Sep-1989
<i>Hypolepis muelleri</i> x <i>rugosula</i>		ph		n	1	12-Sep-1989
<i>Lepidosperma forsythii</i>	stout rapiersedge	r		n	3	07-Feb-2007
<i>Myriophyllum muelleri</i>	hooded watermilfoil	r		n	4	11-Nov-1992
<i>Phyllangium divergens</i>	wiry mitrewort	v		n	1	19-Oct-1983
<i>Scutellaria humilis</i>	dwarf skullcap	r		n	2	02-Jun-2007
<i>Sowerbaea juncea</i>	purple rushlily	v		n	9	14-Nov-2007
<i>Xanthorrhoea arenaria</i>	sand grasstree	v	VU	e	13	07-Feb-2007
<i>Xanthorrhoea bracteata</i>	shiny grasstree	v	EN	e	1	24-Nov-2004

Unverified Records

No unverified records were found!

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

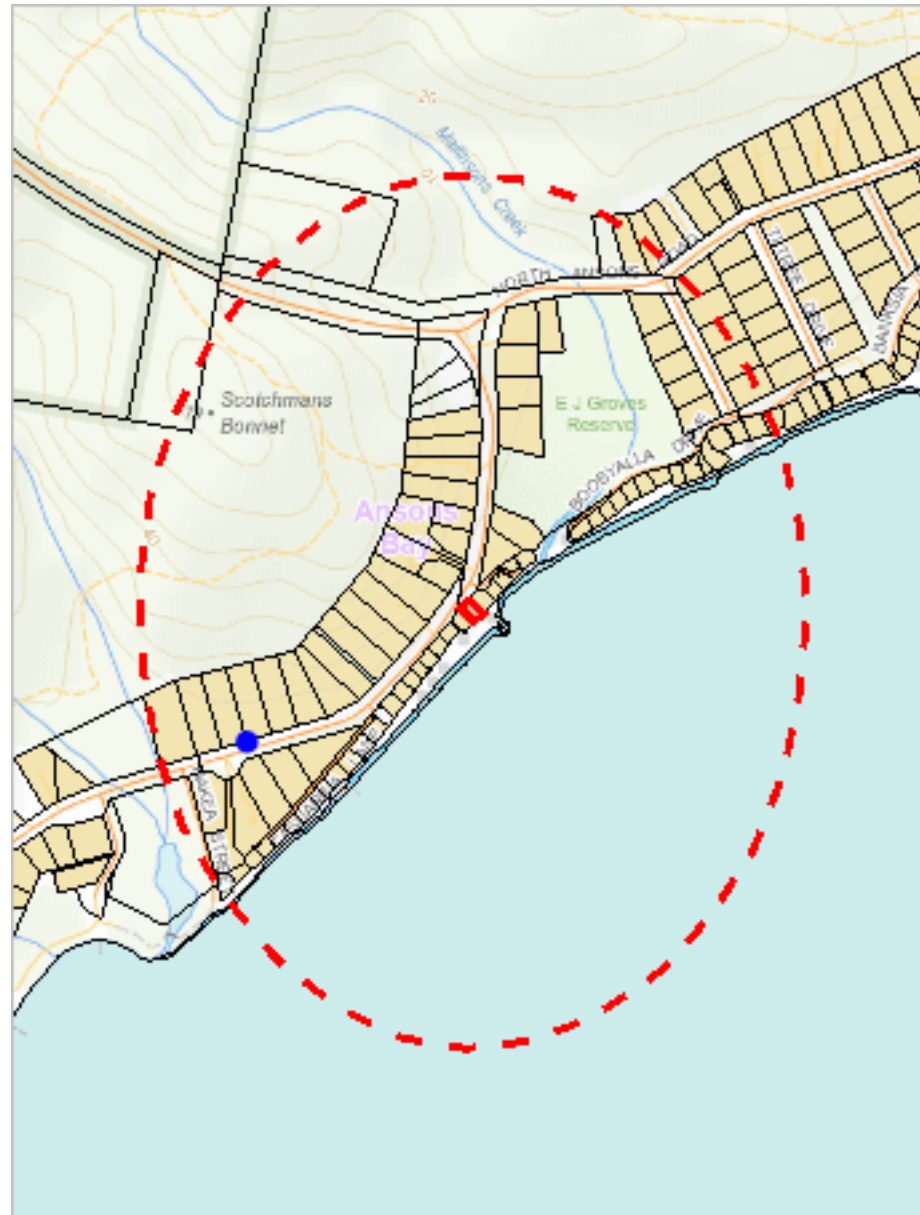
Telephone: 1300 368 550

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

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

Threatened fauna within 500 metres

607155, 5456920



606047, 5455479

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

Threatened fauna within 500 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Threatened fauna within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	10-Nov-2004

Unverified Records

No unverified records were found!

Threatened fauna within 500 metres (based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	1	0	0
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	Tasmanian masked owl	e	VU	e	1	0	1
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tailed quoll	r	VU	n	1	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	ae	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Galaxiella pusilla</i>	eastern dwarf galaxias	v	EN	n	1	0	0
<i>Pseudomys novaehollandiae</i>	pookila or new holland mouse	e	VU	n	1	0	0

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

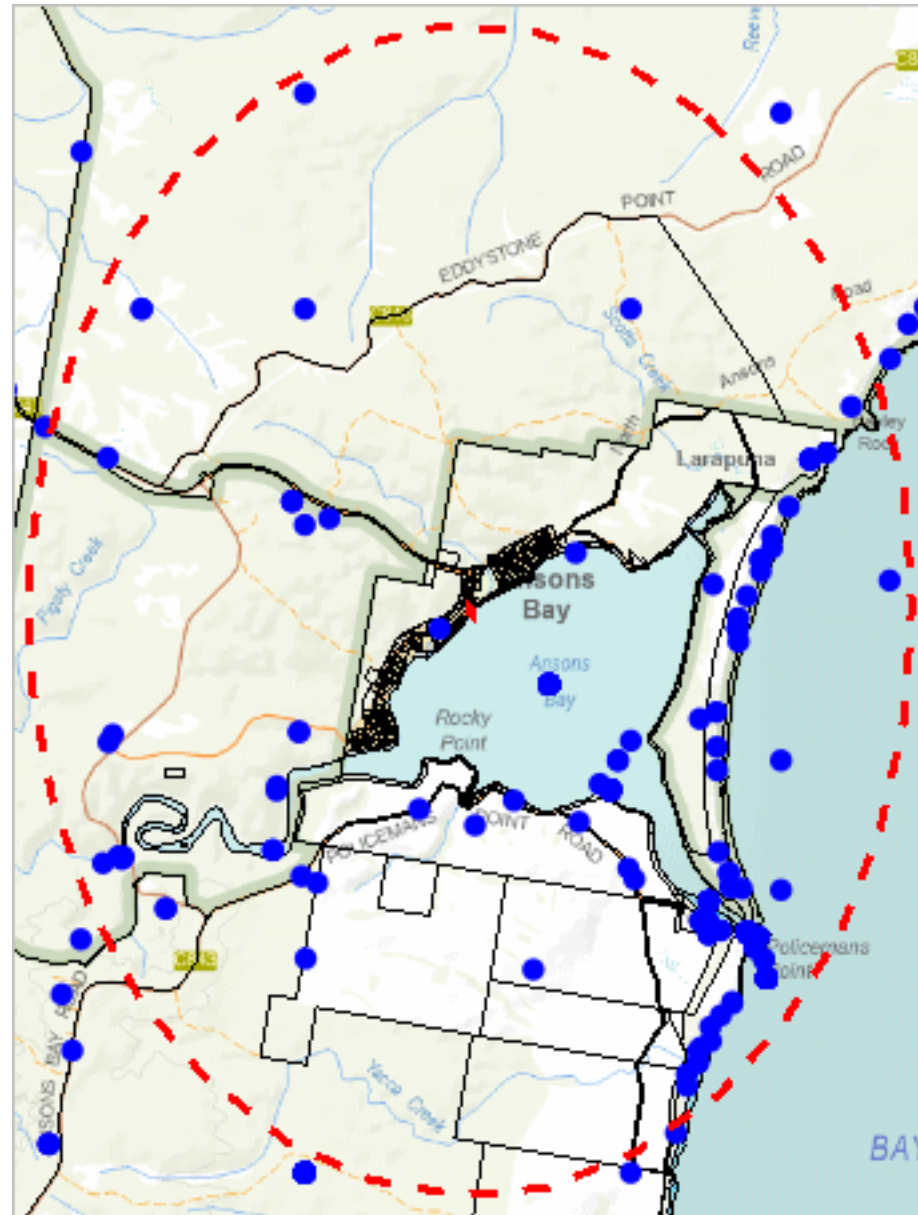
Telephone: 1300 368 550

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

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

Threatened fauna within 5000 metres

610628, 5461457



602587, 5450931

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

Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Threatened fauna within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Antipodia chaostola</i> subsp. <i>leucophaea</i>	chaostola skipper	e	EN	e	1	02-Dec-2025
<i>Aquila audax</i>	wedge-tailed eagle	pe	PEN	n	16	20-Aug-2023
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	17-Feb-2021
<i>Ardenna grisea</i>	sooty shearwater	v	VU	n	1	15-Feb-2021
<i>Arenaria interpres</i>	ruddy turnstone		VU	n	33	27-Oct-2022
<i>Calidris acuminata</i>	sharp-tailed sandpiper		VU	n	1	22-Mar-1999
<i>Ceyx azureus</i> subsp. <i>diemenensis</i>	Tasmanian azure kingfisher	e	EN	e	1	01-Jan-1900
<i>Charadrius mongolus</i> subsp. <i>mongolus</i>	mongolian plover		PEN	n	1	04-Jan-1966
<i>Dasyurus maculatus</i>	spotted-tailed quoll	r	VU	n	3	26-Jun-2018
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	4	08-Jun-2020
Eagle sp.	Eagle	e	EN	n	1	01-Jan-1985
<i>Eubalaena australis</i>	southern right whale	e	EN	m	1	26-Aug-1987
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	25	13-Feb-2023
<i>Hirundapus caudacutus</i>	white-throated needletail		VU	n	1	04-Feb-2023
<i>Neophema chrysostoma</i>	blue-winged parrot	v	VU	n	8	05-Feb-2023
<i>Podiceps cristatus</i>	great crested grebe	v		n	1	01-Jan-1900
<i>Polioccephalus cristatus</i> subsp. <i>australis</i>	great crested grebe	pv			1	31-Jan-1974
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	3	01-Jan-1976
<i>Pseudomys novaehollandiae</i>	pookila or new holland mouse	e	VU	n	1	07-Sep-1977
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	21	28-Aug-2020
<i>Sterna nereis</i> subsp. <i>nereis</i>	fairy tern	pv	PVU		3	05-Jan-1988
<i>Sternula albifrons placens</i>	Tasman little tern	e		n	2	27-Jan-2020
<i>Sternula nereis</i> subsp. <i>nereis</i>	fairy tern	v	VU	n	18	05-Feb-2023
<i>Thalassarche cauta</i>	shy albatross	v	EN	ae	7	05-Feb-2023
<i>Thinornis cucullatus</i>	hooded plover		PVU	ae	59	05-Feb-2023
<i>Thinornis rubricollis</i>	hooded plover		VU	n	32	08-Feb-2015
<i>Tringa nebularia</i>	common greenshank		EN	n	1	01-Jan-1900
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	Tasmanian masked owl	e	VU	e	3	15-Feb-2021

Unverified Records

No unverified records were found!

Threatened fauna within 5000 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	1
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	3	0	0
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	Tasmanian masked owl	e	VU	e	1	0	1
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tailed quoll	r	VU	n	1	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	ae	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	0
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Galaxiella pusilla</i>	eastern dwarf galaxias	v	EN	n	1	0	1
<i>Pseudomys novaehollandiae</i>	pookila or new holland mouse	e	VU	n	1	0	1
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1

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

Telephone: 1300 368 550

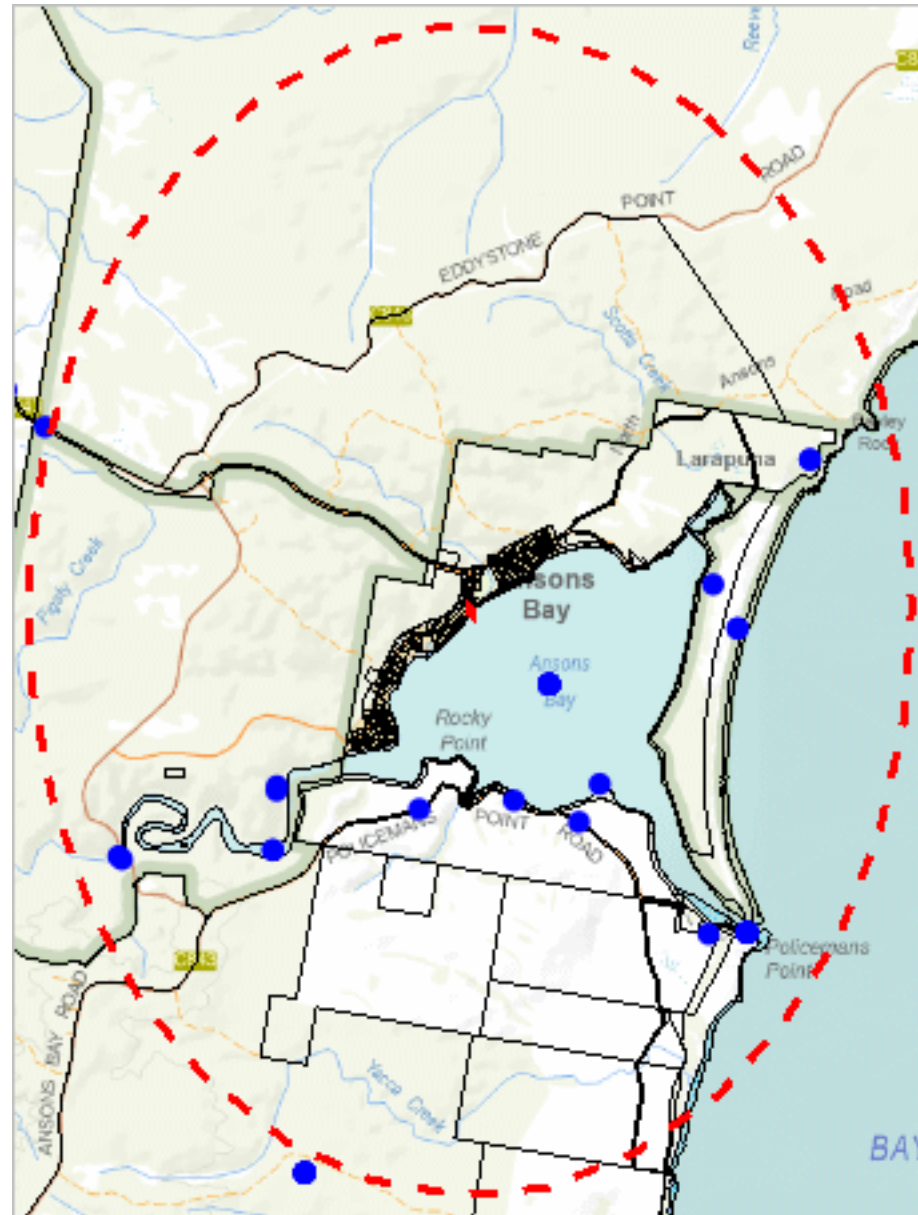
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

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

*** No Raptor nests or sightings found within 500 metres. ***

Raptor nests and sightings within 5000 metres

610628, 5461457



602587, 5450931

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

Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Raptor nests and sightings within 5000 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
163	Eagle sp.	Eagle	Nest	1	01-Jan-1985
	Aquila audax	wedge-tailed eagle	Not Recorded	1	27-Jan-2018
	Aquila audax	wedge-tailed eagle	Sighting	15	20-Aug-2023
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Carcass	1	17-Feb-2021
	Falco cenchroides	nankeen kestrel	Sighting	1	27-Dec-2020
	Falco peregrinus	peregrine falcon	Sighting	1	04-Dec-2021
	Haliaeetus leucogaster	white-bellied sea-eagle	Not Recorded	3	04-Nov-2017
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	22	13-Feb-2023

Unverified Records

No unverified records were found!

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

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

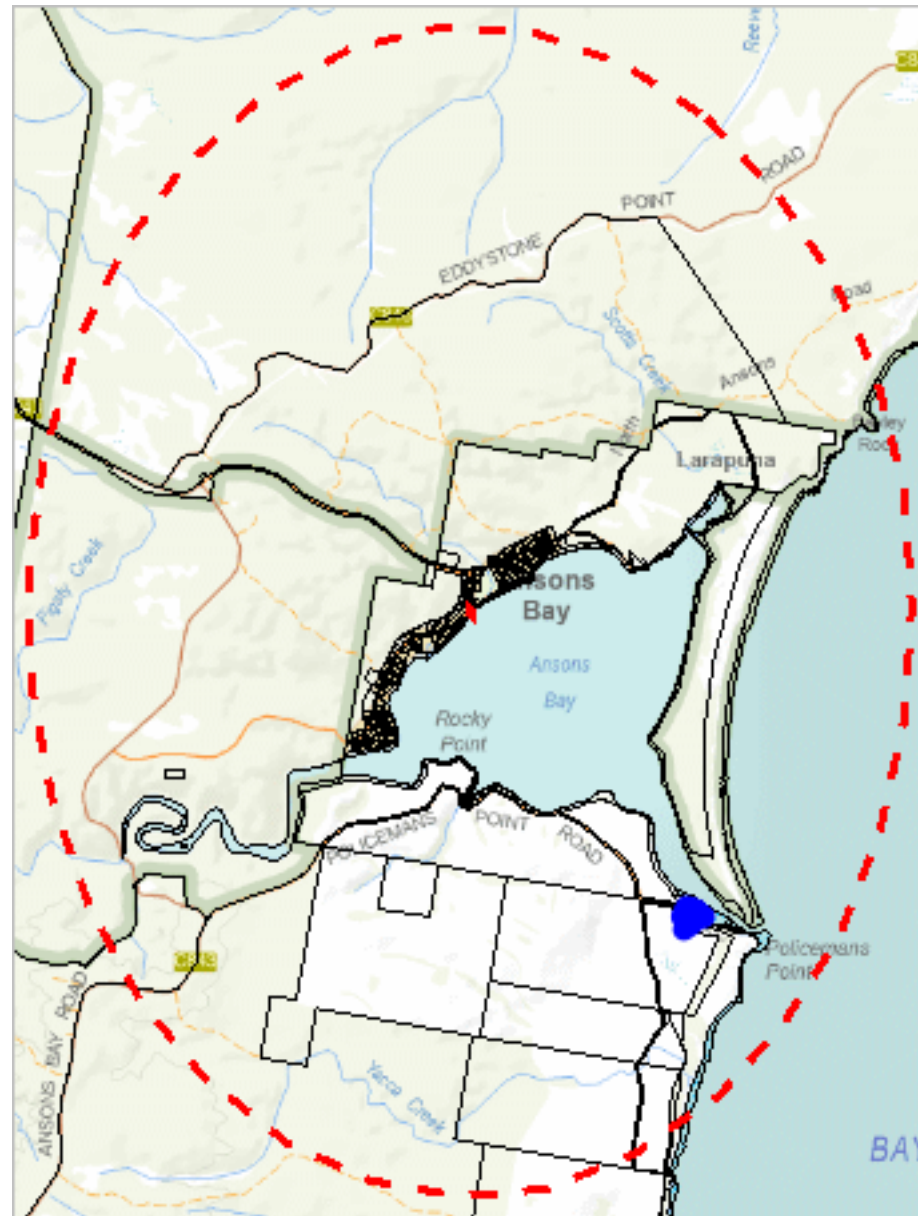
For more information about raptor nests, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

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

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

*** No Tas Management Act Weeds found within 500 metres ***



602587, 5450931

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

Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Tas Management Act Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Rubus fruticosus	blackberry	32	19-Apr-2011

Unverified Records

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

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

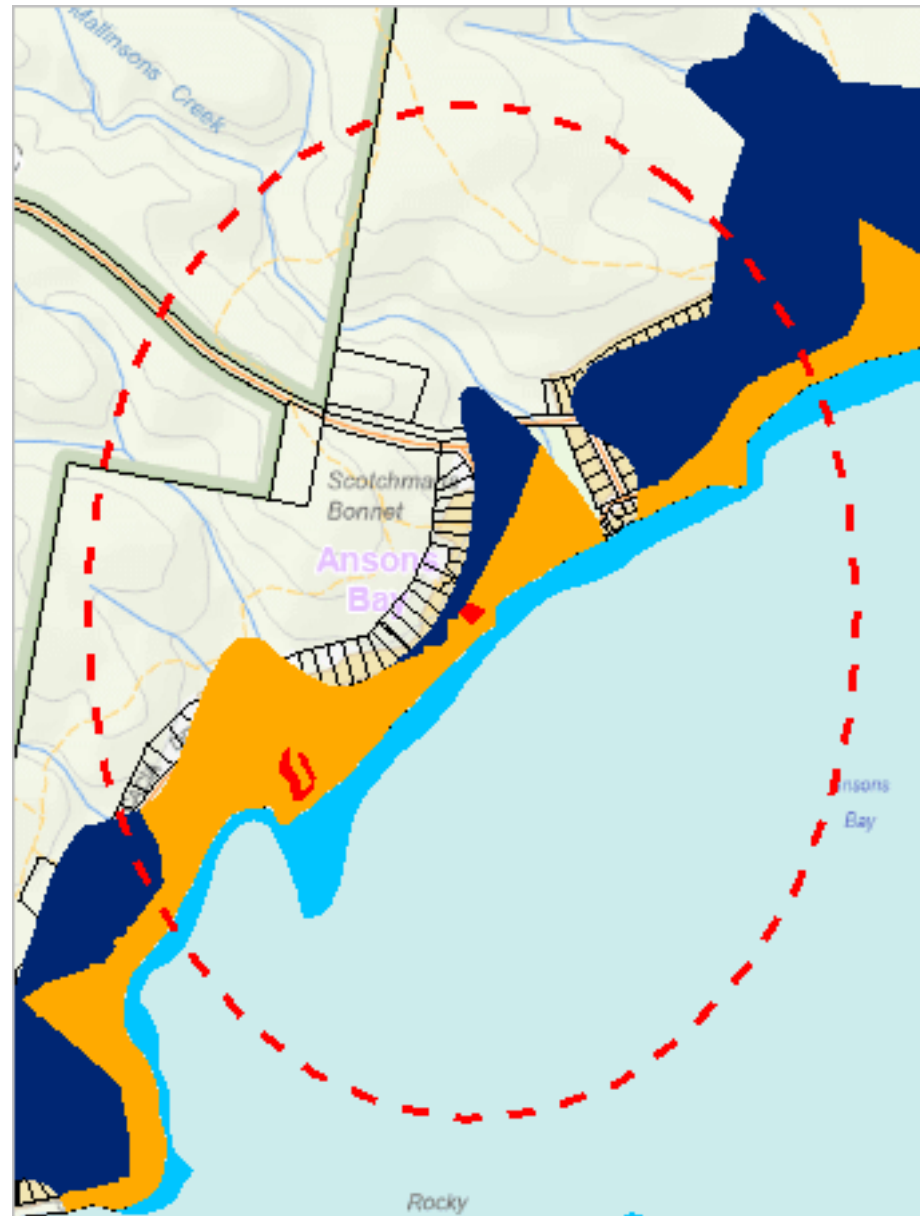
*** No Priority Weeds found within 500 metres ***

*** No Priority Weeds found within 5000 metres ***

*** No Geoconservation sites found within 1000 metres. ***

Acid Sulfate Soils within 1000 metres

607540, 5457424



605662, 5454974

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

Acid Sulfate Soils within 1000 metres

Legend: Coastal Acid Sulfate Soils (0 - 20m AHD)

 High  Low  Extremely Low

Legend: Inland Acid Sulfate Soils (>20m AHD)

 High  Low  Extremely Low

Legend: Marine Subaqueous/Intertidal Acid Sulfate Soil

 High (Intertidal)  High (Subtidal)

Legend: Cadastral Parcels



Acid Sulfate Soils within 1000 metres

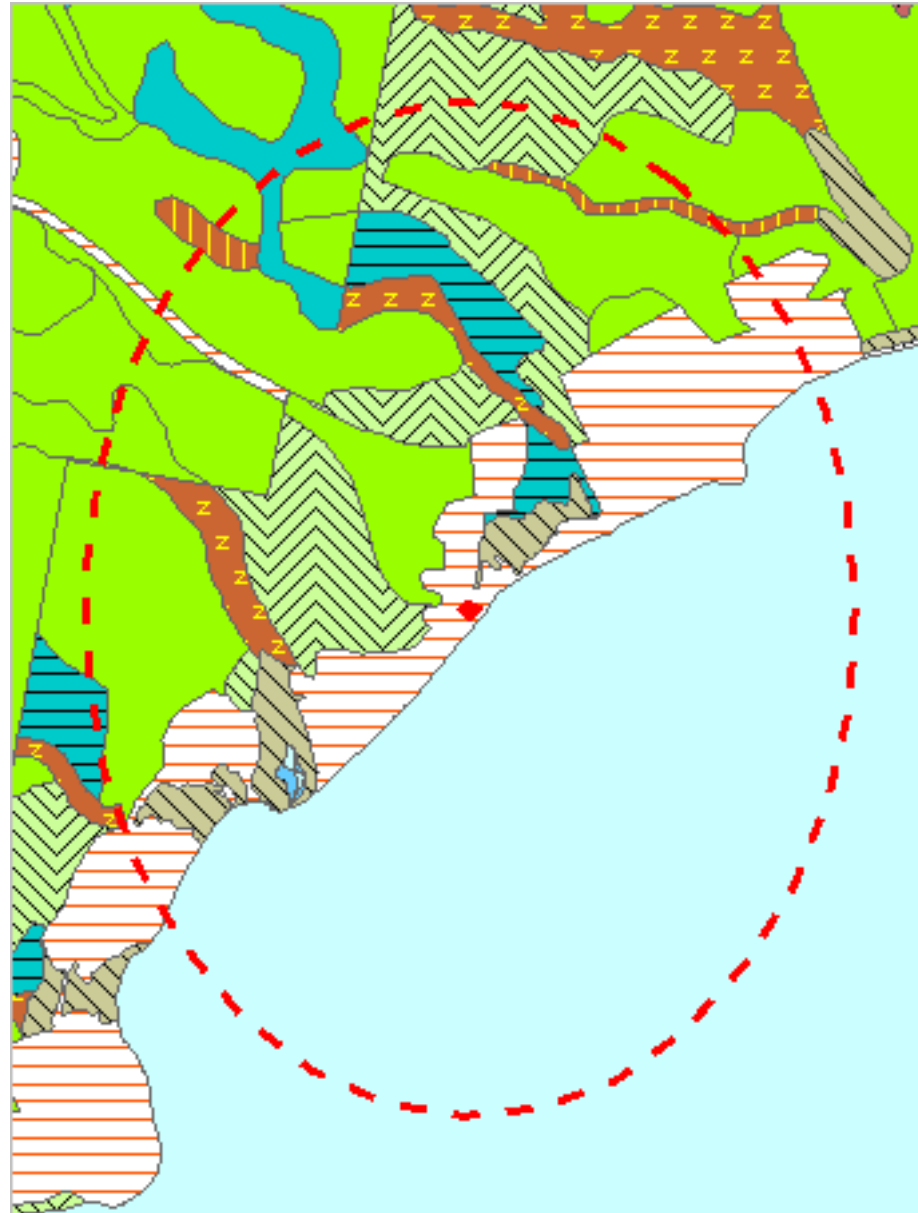
Dataset Name	Acid Sulfate Soil Probability	Acid Sulfate Soil Atlas	Description
Coastal Acid Sulfate Soils	Extremely Low	Ci(p2)	Extremely low probability of occurrence (1-5% of mapping unit). with occurrences in small areas. Sandplains and dunes 2-10m AHD, ASS generally below 1m from the surface. Heath, forests. Holocene or Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). Analytical data are incomplete but are sufficient to classify the soil with a reasonable degree of confidence.
Coastal Acid Sulfate Soils	Extremely Low	Cj(p3)	Extremely low probability of occurrence (1-5% of mapping unit). with occurrences in small areas. Sandplains and dunes >10m AHD, ASS generally below 1m from the surface. Heath, forests. Mainly Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	High	Ae(p3)	High probability of occurrence (>70% chance of occurrence in mapping unit). Floodplains <2m AHD, ASS generally within upper 1m. Grasslands, reedlands and wetland forests. (e.g Melaleuca, Casuarina). Includes backplains. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	Low	Be(p3)	Low probability of occurrence (6-70% chance of occurrence in mapping unit). Floodplains <2m AHD, ASS generally within upper 1m. Grasslands, reedlands and wetland forests. (e.g Melaleuca, Casuarina). Includes backplains. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Marine Subaqueous and Intertidal Acid Sulfate Soils	High	Ab(p3)	High probability of occurrence (>70% chance of occurrence in mapping unit). Intertidal flats, PASS generally within upper 1m. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.

For more information about Acid Sulfate Soils, please contact Land Management Enquiries.

Telephone: (03) 6777 2227

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

Address: 171 Westbury Road, Prospect, Tasmania, Australia, 7250



605662, 5454974

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

Legend: TASVEG 5.0

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

TASVEG 5.0 Communities within 1000 metres

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

TASVEG 5.0 Communities within 1000 metres

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

Legend: Cadastral Parcels



TASVEG 5.0 Communities within 1000 metres

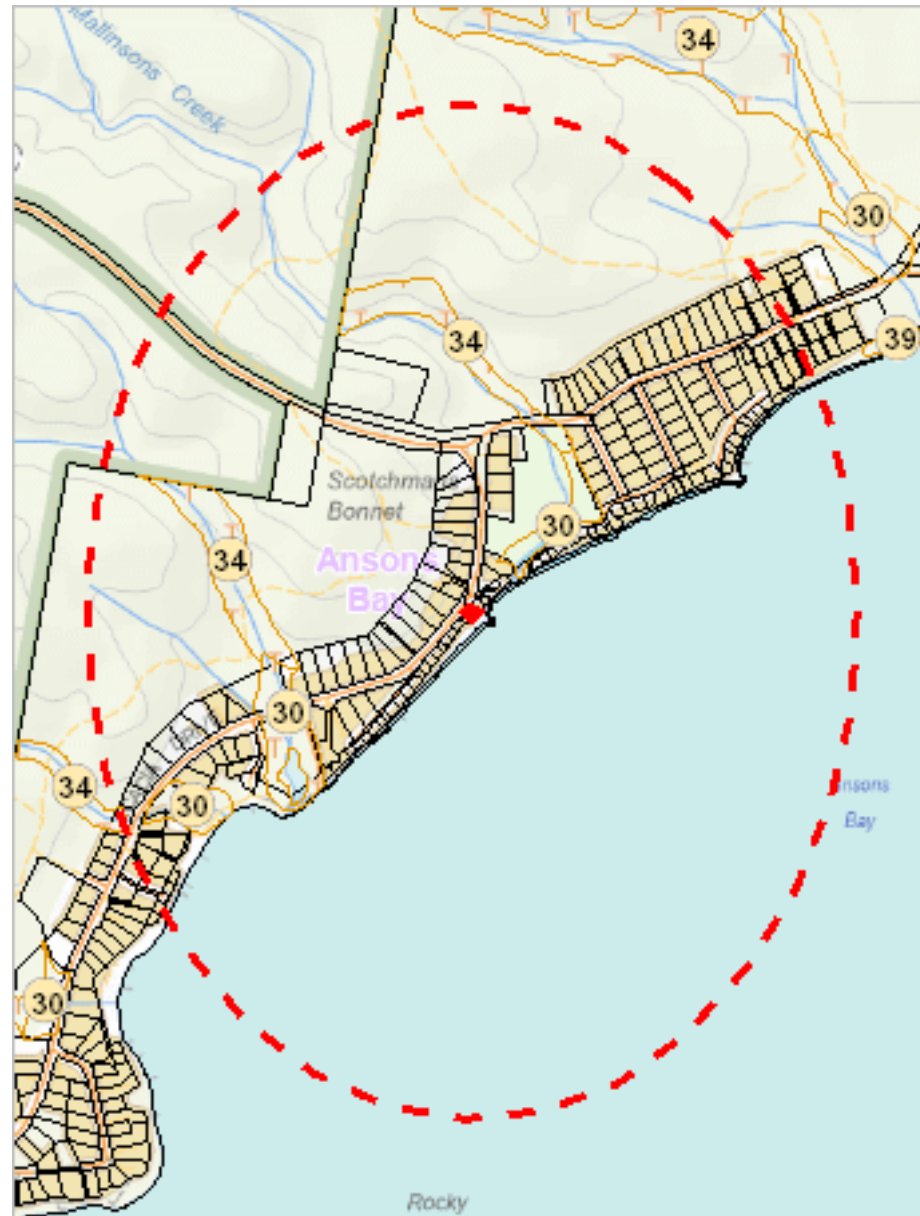
Code	Community	Notable Tree
ASS	(ASS) Succulent saline herbland	
DAC	(DAC) Eucalyptus amygdalina coastal forest and woodland	
DOB	(DOB) Eucalyptus obliqua dry forest	
FUM	(FUM) Extra-urban miscellaneous	
NME	(NME) Melaleuca ericifolia swamp forest	
OAQ	(OAQ) Water, sea	
SBR	(SBR) Broad-leaf scrub	
SRE	(SRE) Eastern riparian scrub	
WOB	(WOB) Eucalyptus obliqua forest with broad-leaf shrubs	
WOU	(WOU) Eucalyptus obliqua wet forest (undifferentiated)	

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

Telephone: (03) 6165 4320

Email: TVMMPsupport@nre.tas.gov.au

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



605662, 5454974

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

Threatened Communities (TNVC 2020) within 1000 metres

Legend: Threatened Communities

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

Legend: Cadastral Parcels



Threatened Communities (TNVC 2020) within 1000 metres

Scheduled Community Id	Scheduled Community Name
30	Melaleuca ericifolia swamp forest
34	Riparian scrub

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

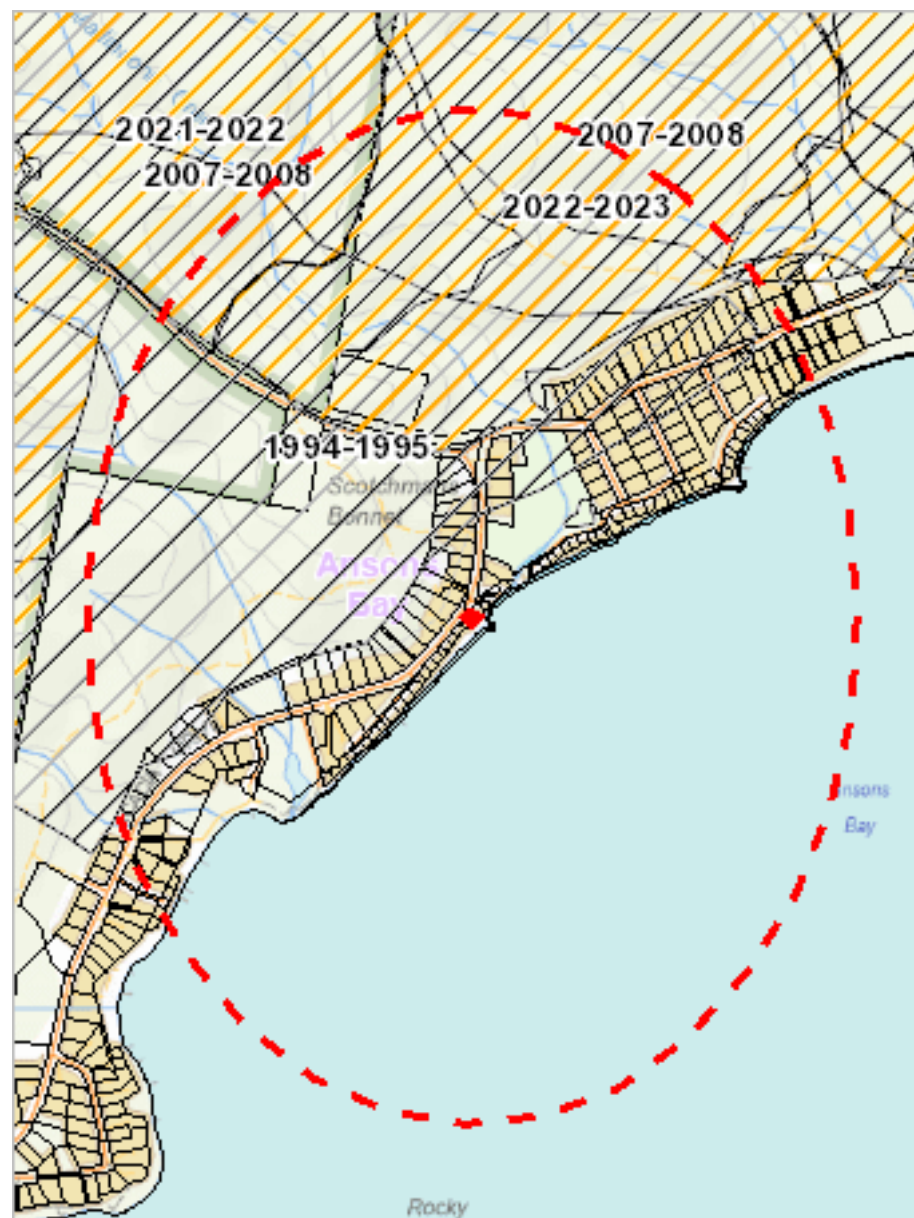
Telephone: (03) 6165 4320

Email: TVMMPsupport@nre.tas.gov.au

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

Fire History (All) within 1000 metres

607540, 5457424



605662, 5454974

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

Fire History (All) within 1000 metres

Legend: Fire History All

-  Bushfire-Unknown Category
-  Completed Planned Burn

-  Bushfire

Legend: Cadastral Parcels



Fire History (All) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
1313	Anson's Bay Tip	25-Oct-1994	Bushfire	Undetermined	111.38655985
22012442	North Ansons Road, Ansons Bay	29-Mar-2022	Bushfire	Deliberate	79.00043923
25014644	Boobyalla Drive	05-Apr-2025	Bushfire	Accidental	0.19694859
600328	Ansons Bay	18-Mar-2012	Bushfire	Accidental	0.00184519
TNA201BU	Ansons Bay - Blue Gum Drive West	11-May-2023	Planned Burn	Planned Burn	91.84087593
	Ansons Bay	19-Dec-2001	Planned Burn	Planned Burn	20.16605906
	Ansons Bay 2	19-Apr-2008	Planned Burn	Planned Burn	118.26354973
	Ansons Bay A	05-Sep-2007	Planned Burn	Planned Burn	72.13451183

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.

Telephone: 1800 000 699

Email: planning@fire.tas.gov.au

Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

Fire History (Last Burnt) within 1000 metres

607540, 5457424



605662, 5454974

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

Fire History (Last Burnt) within 1000 metres

Legend: Fire History Last

-  Bushfire-Unknown category
-  Completed Planned Burn

 Bushfire

Legend: Cadastral Parcels



Fire History (Last Burnt) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
1313	Anson's Bay Tip	25-Oct-1994	Bushfire	Undetermined	111.38655985
22012442	North Ansons Road, Ansons Bay	29-Mar-2022	Bushfire	Deliberate	79.00043923
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	Ansons Bay A	05-Sep-2007	Planned Burn	Planned Burn	72.13451183

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.

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Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

BUSH FIRE HAZARD ASSESSMENT REPORT

CLASS 1A DWELLING 'RETROSPECTIVE' DECK EXTENSION

EXEMPTION SOLUTION

15 ACACIA DRIVE – ANSONS BAY

07TH JULY 2026



Disclaimer: The information in this report is ensuring compliance with the Tasmanian Planning Scheme, Break 'O' Day Local Provision Schedule, and consistent with, the Director's Determination 16th July 2024 – Bushfire Hazard Areas V1.2, *Building Act 2016 & Building Regulations 2016* (Part 5 Division 6). The information stated within this report is also based on the instructions of AS 3959 – 2018 – Construction of buildings in bush fire-prone areas. The purpose of this code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

"It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions."

GPM P/L has taken all reasonable steps to ensure that the information and data collected in the preparation of this assessment is accurate and reflects the conditions on and adjoining the site and allotment on the date of assessment. GPM P/L do not warrant or represent that the information contained within this assessment report is free from errors or omissions and accepts no responsibility for any loss, damage, cost or expense (direct or indirect) incurred as result of a person taking action in respect to any representation, statement or advice referred to in this report. This report is only to be used for the purpose of which it was commissioned.

Document Version: 01 – 07th July 2026

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EXECUTIVE SUMMARY

The development being assessed is the 'retrospective' construction of a deck extension to an existing Class 1A Dwelling. The site is located in Ansons Bay, a small East Coast Tasmania town, consisting of permanent residents and shack owners. The development site is surrounded by managed ground in the form of existing residential/holiday homes and outbuildings, driveway and hardstand areas, manicured gardens in all directions. Acacia Drive adjoins the northwestern boundary of the allotment.

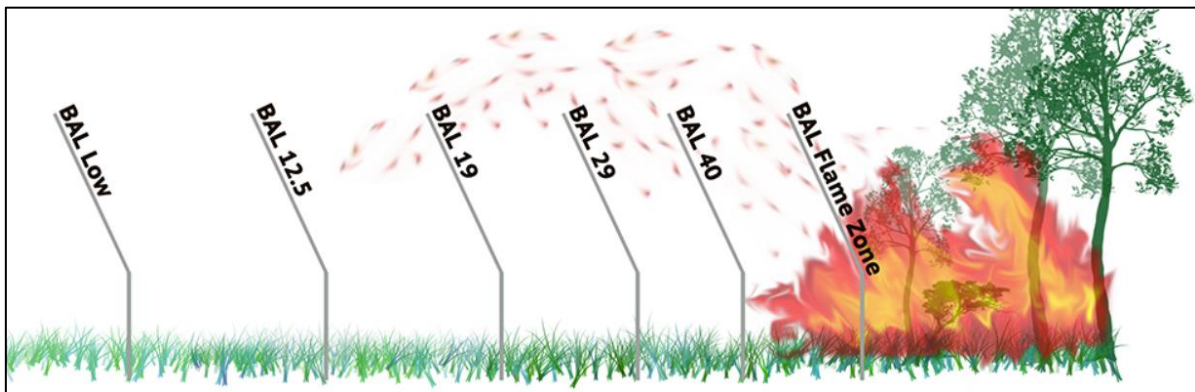
The Ansons Bay Conservation Area exists between the subject allotment southeastern boundary and Ansons Bay itself. Although this land is managed by PWS, inadvertently it is physically managed by individual owners to provide access and fire safety to their boatsheds that sit on this land. It is kept well maintained with the grassland kept <100mm in height at all times (please note that this is not covered under a formal agreement). The odd shrub and small tree exist, however does not provide enough density to increase any fire risk.

The development area is located within an area of Particular Purpose Zoning. The lot size is 371m² and is accessed off Acacia Drive.

Although the allotment is defined as being in a Bushfire Prone Area, assessment of the allotment has concluded that there is no further risk of bushfire associated with the proposed development for the following reasons:

- The bushfire attack level BAL – Exemption is based on insufficient risk to warrant specific bushfire construction requirements. It is predicted on low threat vegetation and non-vegetated areas (see Clause 2.2.3.2).

The Bushfire Attack Level (BAL) Report and Bushfire Hazard Management Plan (BHMP) has been prepared under the *Building Act 2016 & Building Regulations 2016* and the Director's Determination 16th July 2024 – Bushfire Hazard Areas V1.2.



INTRODUCTION

Clients: Robert Arnold

Development Type / BCA Classification: 'Retrospective' deck extension to an existing Class 1A dwelling.

Plans: As per attachments.

Area Schedule: Deck - 63m²

Construction Materials/Standards: AS3959 – 2018 does not require construction requirements for building assessed in bushfire prone areas in accordance with Section 2. The bushfire attack level BAL – Exemption is based on insufficient risk to warrant specific bushfire construction requirements. It is predicted on low threat vegetation and non-vegetated areas (see Clause 2.2.3.2).

Date of Site Inspection: February 2026

Inspected by: Justin Cashion – Ground Proof Mapping P/L

This proposal will ensure that “use and development is appropriately designed, located, serviced and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.”

This Bushfire Risk assessment report will define the sites Bushfire Attack Level classification and determine its compliance with the requirements of the National Construction Code (NCC), 2022 and AS3959 – Construction of Buildings in Bushfire Prone Areas 2018.

This report will satisfy associated Council Building Requirements.

DESCRIPTION OF PROPOSAL

Proposal: 'Retrospective' deck extension to an existing Class 1A dwelling.

Applicants Name: Robert Arnold

Location: 15 Acacia Drive – Ansons Bay

Property ID: 6802311

Title Reference: 143525/34

Lot Size: 371m²

Zoning: Particular Purpose Zoning.

Code Overlay(s):

Bushfire Prone Areas Code

Coastal Erosion Code

Natural Assets Code

Council: Break 'O' Day

Defendable Space/HMA – No requirements to satisfy defendable space or a hazard management area (HMA) as is assessed as a BAL Exemption solution, although this solution relies on the existing managed ground of the entire property as currently managed, to continue in perpetuity.

Access – Existing access is onto Acacia Drive (Council maintained street/road). No requirements to satisfy access and egress as is assessed as a BAL Exemption solution.

Water Supply – No requirements to satisfy a bushfire fighting water supply as is assessed as a BAL Exemption solution, however the positioning of a Static Water Supply (BAL tank) on the allotment, should be considered for further protection.

Construction – AS3959 – 2018 does not require construction requirements for building assessed in bushfire prone areas in accordance with Section 2. The bushfire attack level BAL – Exemption, is based on insufficient risk to warrant specific bushfire construction requirements. It is predicted on low threat vegetation and non-vegetated areas (see Clause 2.2.3.2). Please note that the Exemption Solution is only valid and a certificate of substantial compliance provided, if the construction requirements of the attached plans are fully adhered to. The plans specifically note that the 'retrospective' development will require the addition of having the deck enclosed.

Surrounding Area - The development site is surrounded by a combination of managed ground, hardstand areas within 100m of the development site.

Predominant Fire Direction – The predominant fire direction during the summer period is from the North and North West. There is a consolidated area of coastal forest and woodland that exists in this direction.

EXEMPTION JUSTIFICATION

The following are points that support/justify an Exemption Solution and provides basis for the decision that the proposal will not modify the bushfire attack mechanisms that are likely to impact the dwelling:

- There is no flammable vegetation on the subject allotment.
- The actual extension footprint is no closer to any bushfire prone vegetation than the existing dwelling footprint.
- The classifiable bushfire prone vegetation adjoining to the southeast is managed grassland, and is not contiguous with other bushfire prone vegetation. Although this grassland is managed by PWS, inadvertently it is physically managed by individual owners to provide access and fire safety to their boatsheds that sit on this land (acknowledged by PWS) It is kept well maintained with the grassland kept <100mm in height at all times.
- The 'retrospective' deck extension does not prevent/block emergency service access to the dwelling.
- The deck addition is unlikely to significantly increase the fire load.
- The proposal does not increase the likelihood of flammable materials being stored underneath (as the retrospective plans specifically note that the development will require the addition of having the deck enclosed).
- The proposal does not change the occupancy of the site (it is an ensuite, and is not designed to increase occupancy by addition of bedrooms or by changing the land use to visitor accommodation).

HMA Requirements

N/A for a BAL Exemption solution.

HMA Guidelines

N/A for a BAL Exemption solution.

Access/Egress Requirements

N/A for a BAL Exemption solution.

Water Supply

N/A for a BAL Exemption solution, however the positioning of a Static Water Supply (BAL tank) on the allotment, should be considered for further protection.

OTHER CONSIDERATIONS

Natural and Cultural Values

No natural or cultural values were identified on site or through desktop assessments, which would have prevented the development of the site. The following resources were checked as part of the desktop assessment;

- Natural Values Atlas – DPIPWE 2026
- TasVeg 5.0 – Tasmanian Government / DPIPWE 2026
- The List – DPIPWE 2026

Other Environmental or Planning Issues

No environmental or planning issues were identified on site or through desktop assessments, including review of the Tasmanian Planning Scheme, Break 'O' Day Local Provision Schedule.

CONCLUSIONS / RECOMMENDATIONS

This assessment covers the 'retrospective' construction of a deck extension to an existing Class 1A Dwelling.

The development site is located in a residential setting. The risk of bushfire attack needed to be considered as the site is classified as being in a Bushfire Prone Area and may be susceptible to bushfires in the future. However, assessment of the allotment has concluded that there is no further risk of bushfire associated with the proposed development for the following reason, as justified earlier in this report:

- The bushfire attack level BAL – N/A or Exempt is based on insufficient risk to warrant specific bushfire construction requirements. It is predicted on low threat vegetation and non-vegetated areas (see Clause 2.2.3.2).
- Please note that the Exemption Solution is only valid and a certificate of substantial compliance provided, if the construction requirements of the attached plans are fully adhered to. The plans specifically note that the 'retrospective' development will require the addition of having the deck enclosed.

This report should be considered in conjunction with all other planning documents for this proposed development in case of conflict. It is the client's responsibility to provide this report to all relevant parties that are involved with the planning, development or construction of this proposed extension. Any changes in relation to these functions that may alter the proposed BAL rating, need to be addressed with GPM P/L as there may be a necessity for a new assessment to be undertaken.

Other valuable resources in regards to bushfires and planning and preparation are available on the Tasmania Fire Service (TFS) website @ www.fire.tas.gov.au

REPORT PREPARATION & CERTIFICATION

This Bushfire Risk Assessment Report was prepared by:

Justin Cashion – Ground Proof Mapping P/L.

Signature: *Justin Cashion*

Date: 07/07/2026

This Bushfire Risk Assessment Report is certified by:

Justin Cashion – Ground Proof Mapping P/L.

Signature: *Justin Cashion*

Date: 07/07/2026

Accredited Person under part 4A of the Fire Service Act 1979: Accreditation No: **BFP-112**

Certificate: **GPM 26 - 013**

DEFINITIONS

Term	Definition
accredited person	Means as defined in the act
BAL	A means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per square metre, which is the basis for establishing the requirements for construction to improve protection of building elements from attack by a bushfire (AS 3959-2018).
BAL ratings	Used as the basis for establishing the requirements for construction to improve protection of a (proposed) building from bushfire attack. There are 6 BAL ratings; low, 12.5, 19, 29, 40 and FZ.
bushfire hazard management plan	Means as defined in the Act
bushfire-prone area	Means: land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; and where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare.
bushfire-prone vegetation	Means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.
contiguous	Means separated by less than 20m.
defendable space	An area of land around a building where vegetation is modified and managed to reduce the effects of flame contact and radiant heat associated with a bushfire.
hazard management zone / area	Means the zone / area, between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for firefighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.
Part 5 agreement	Means as defined in the Act.
TFS	Means the Tasmanian Fire Service.
slope	The slope under the classified vegetation in relation to the (proposed) building.
static water supply	Means water stored in a tank, swimming pool, dam, or lake that is available for firefighting purposes at all times.
vegetation	The vegetation that presents a bushfire hazard within 100 metres of the development and is classified in accordance with Section 2 of AS 3959-2018.

REFERENCES

- Standards Australia Limited. (2011). AS 3959 – 2018 – *Construction of buildings in bush fire-prone areas*.
- Tasmanian Planning Scheme, Break 'O' Day Bay Local Provision Schedule.
- Australian Building Codes Board. (2022). *National Construction Code* - ABCB.
- Director's Determination 16th July 2024 – Bushfire Hazard Areas V1.2.
- *Building Act 2016 & Building Regulations 2016*.
- UTS:CLG / TFS. Development and Building in Bushfire Prone Areas course resources.
- Edwards & Simpson Drawings Project No. 25012 - 05/05/26.

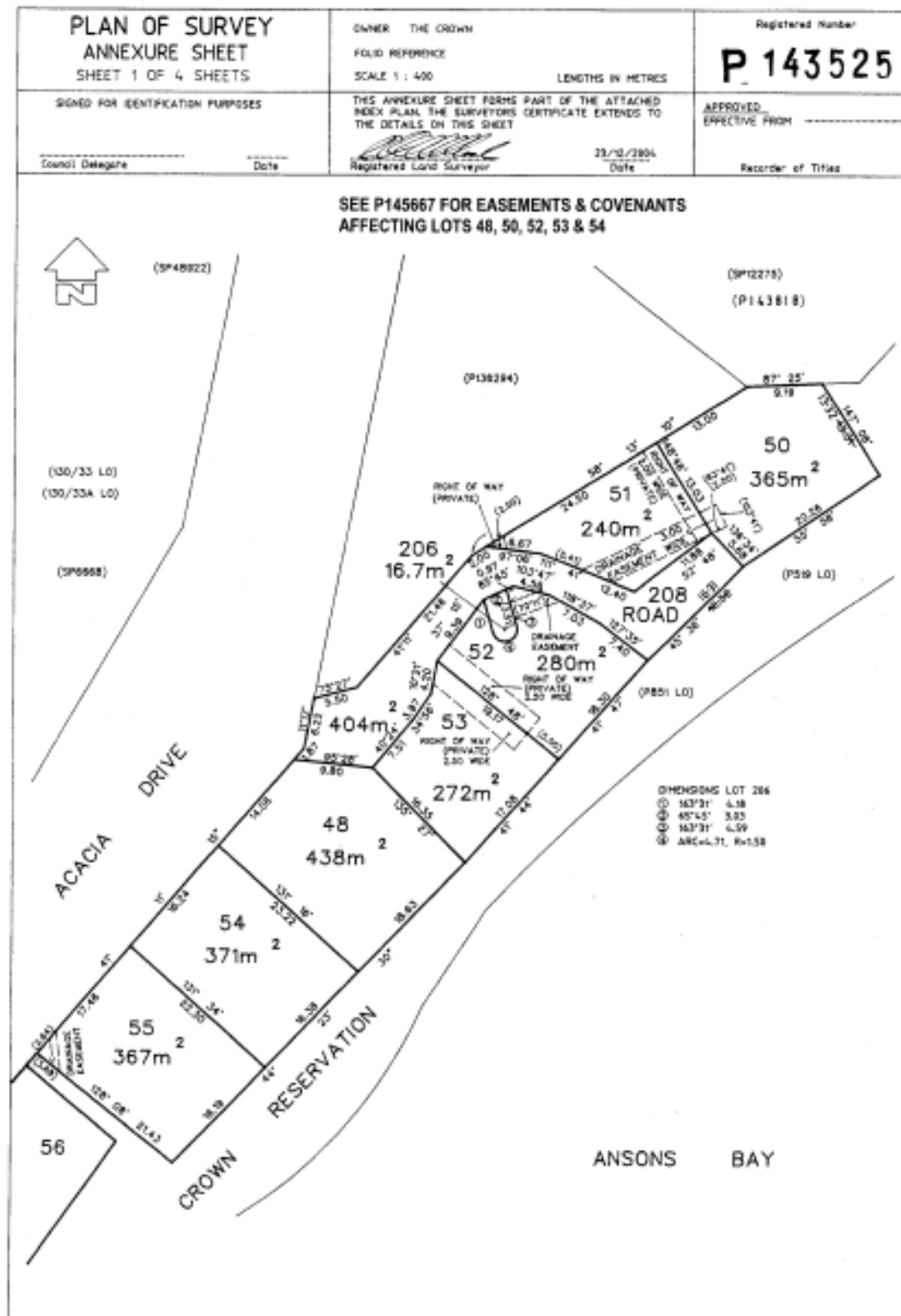


Figure 1: Title Plan (Lot 34).



Figure 2: Aerial View of allotment.

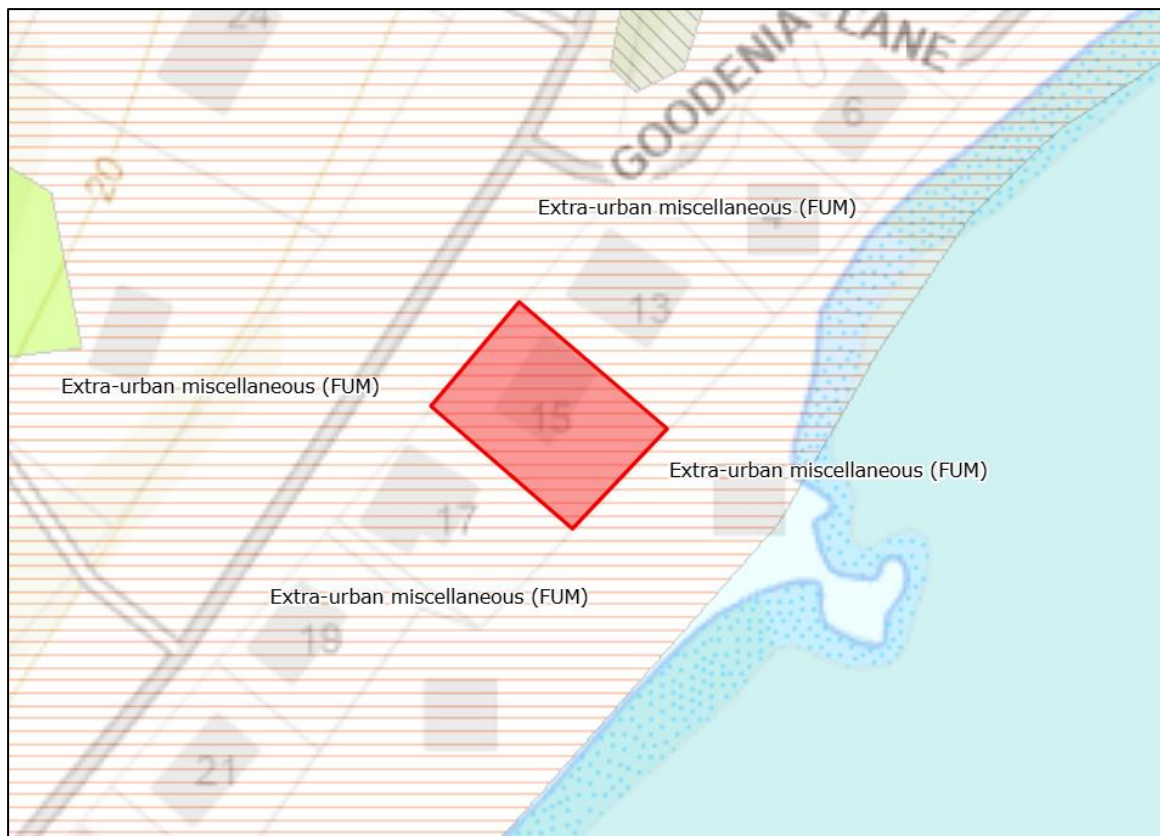


Figure 3: TasVeg 5.0 Map.

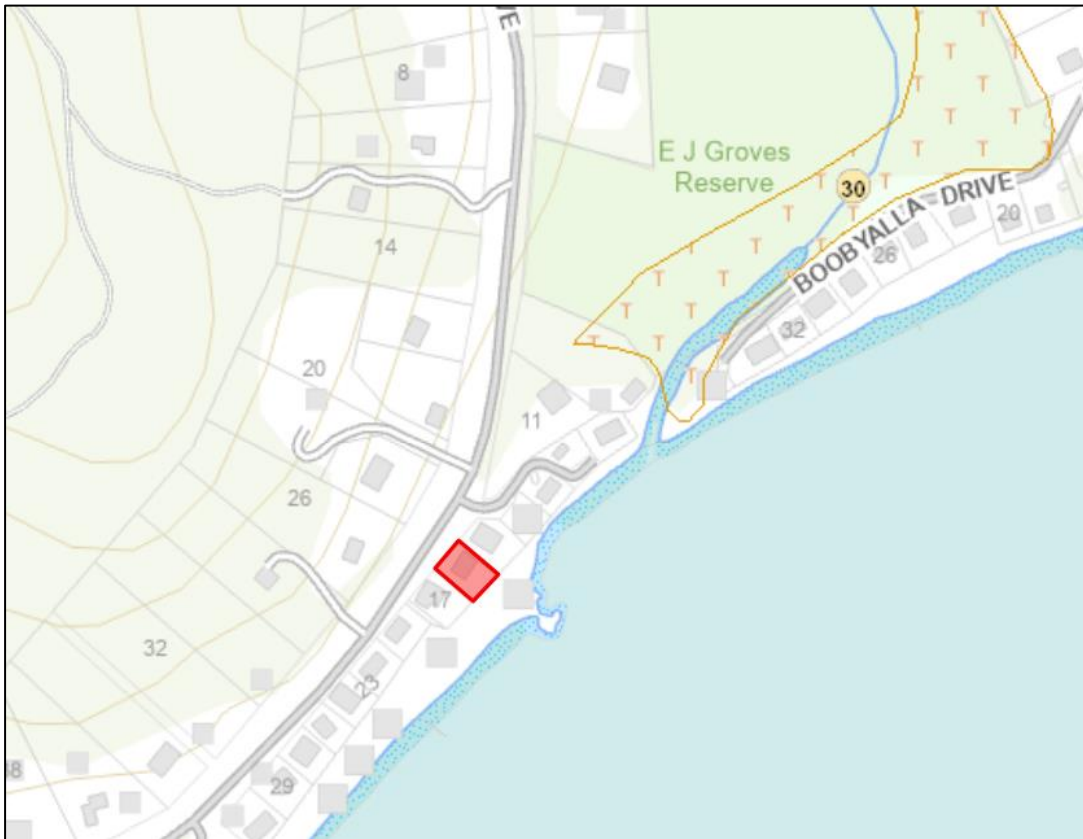


Figure 4: Natural & Cultural Values Map (nothing identified on subject allotment).



Figure 5: Photo of development site (please note that retrospective works will be completed on the existing deck for compliance with an exemption solution e.g. sub floor enclosure with bushfire screen mesh).



Figure 6: Photo of adjoining PWS Ansons Bay Conservation Area to the southeast.



Bushfire Hazard Practitioner Accreditation Certificate

In accordance with Section 60D of the Fire Service Act 1979

Justin Cashion

Accreditation No: BFP - 112

Accreditation Category: 2

Is hereby granted accreditation to perform the functions of an Accredited Person under Part 4A of the Fire Service Act 1979 with the following conditions and restrictions:

Scope of Work		Status
1	Certify a Bushfire Hazard Management Plan for the purposes of the Building Act 2016.	Accredited
2	Certify an Exemption from a Bushfire Hazard Management Plan for the purposes of the Building Act 2016 or the Land Use Planning and Approvals Act 1993.	Accredited
3A	Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for Vulnerable Uses and Hazardous Uses for the purposes of the Land Use Planning and Approvals Act 1993.	Accredited
3B	Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for small subdivisions (less than 10 lots) for the purposes of the Land Use Planning and Approvals Act 1993.	Accredited
3C	Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for large subdivisions (more than 10 lots, or multiple stages) for the purposes of the Land Use Planning and Approvals Act 1993.	Accredited
4	Certify an Emergency Management Strategy or Bushfire Emergency Plan for all uses and classes of building for the purposes of the Building Act 2016 or the Land Use Planning and Approvals Act 1993.	Not Accredited
Conditions Conform with requirements of the Chief Officer's Scheme for the Accreditation of Bushfire Hazard Practitioners, and Bushfire Hazard Advisory Notes issued by the Chief Officer.		

This accreditation remains valid until such time that it is surrendered, varied, suspended or revoked.


 Jeff Harper AFSM
 ACHIEF OFFICER

1 May 2018

Figure 7: Accreditation Documentation.



Michael Sims
Senior Account Executive

Marsh Pty Ltd
ABN 86 004 651 512
Ground Floor,
93 Clifftiere Street,
Launceston, Tasmania 7250
Tel: (03) 63333214
Michael.Sims@marsh.com

Justin Cashion
Ground Proof Mapping Pty Ltd
81 Elizabeth Street
Norwood TAS 7250

5 August 2025

Dear Justin,

Confirmation of Cover Ground Proof Mapping Pty Ltd

INSURANCE CLASS	INSURER	POLICY NO	COVERAGE	POLICY PERIOD
Public Liability	Lloyd's of London through CFC Underwriting Ltd	3290298	\$20,000,000 any one claim	31/08/2025 - 31/08/2026
Professional Indemnity	Lloyd's of London through CFC Underwriting Ltd	3290298	\$1,000,000 any one claim \$2,000,000 In the aggregate	31/08/2025 - 31/08/2026
Motor Vehicle	Allianz Australia Insurance Ltd - GC	138RN00066VSD	Section 1 - Market Value or Sum Insured whichever is the lesser Section 2 - \$35,000,000	01/04/2025 - 01/04/2026
Workers' Compensation	Allianz Australia Insurance Ltd	LWL0016802	Liability at Common Law - Unlimited	01/04/2025 - 01/04/2026

*Inclusive of FSLIESL, Statutory Charges and Fees.

Occupation including but not limited to:

- Bushfire Management & Mitigation Planning
- Bushfire Attack Level (BAL), Bushfire Hazard Management Plans (BHMP's), Bushfire Emergency Plans, Bushfire Evacuation & Action Plans
- Planning and Supervision of Low & High Intensity Burn Programs
- Unplanned Bushfire Suppression under direction/supervision of one of Tasmania's 3 Fire Agency bodies; Tasmanian Fire Service (TFS), Sustainable Timber Tasmania (STT) and Parks and Wildlife Service/DPIPWE (PWS).
- Providing Nationally Accredited Fire Training under qualification for specific fire management modules
- Vegetation assessments & plans
- Ecological assessments & plans
- Post Fire Regeneration and Rehabilitation Plans

THANK YOU

We are here to assist you with all your insurance needs, so please call us if you have any questions or visit our website for information about other products/services at www.marsh.com.au.

Yours faithfully,

Michael Sims
Senior Account Executive
Michael.Sims@marsh.com

Our Ref: 070-GROPRIO 211-0508/2025 - SIMSM

Confirmation of Cover

Figure 8: Copy of Insurance.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: **Robert Arnold** *Owner /Agent*
89 Second River Road *Address*
Lilydale **7268** *Suburb/postcode*

Qualified person details:

Qualified person: **Justin Cashion**
Address: **81 Elizabeth Street** Phone No: **0487 476 479**
Launceston **7250** Fax No: **N/A**
Licence No: **BFP - 112** Email address: **justin@groundproofmapping.com.au**

Qualifications and Insurance details: **Accredited to Report on Bushfire Hazards under Part IVA of the Fire Services Act 1979. Current Insurance with INTAS Insurances Services.**
(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise: **Analysis of Hazards in Bushfire-Prone Areas.**
(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: **15 Acacia Drive** Lot No: **34**
Ansons Bay **7264** Certificate of title No: **143525**
The assessable item related to this certificate: **Inspection and inspection of the Bushfire Hazard and Determination of the Bushfire Attack Level (BAL) for a 'retrospective' deck extension to an existing Class 1A Dwelling.**
(description of the assessable item being certified)
Assessable item includes –

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

Certificate details:

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

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

building work, plumbing work or plumbing installation or demolition work: ☐

or

a building, temporary structure or plumbing installation: ☒

In issuing this certificate the following matters are relevant –

Documents:

Bushfire Attack Level (BAL EXEMPTION Solution) Assessment & Bushfire Hazard Management Plan (BHMP) for the construction of a 'retrospective' deck extension to an existing Class 1A Dwelling.

Relevant
calculations:

As per AS 3959-2018 Construction of Buildings in Bushfire Prone areas and onsite findings.

References:

AS 3959-2018 Construction of Buildings in Bushfire Prone areas.
Tasmanian Planning Scheme – Break 'O' Day Local Provisions
Schedule.
NCC 2022.
Director's Determination – Bushfire Hazard Areas V1.2, 16th July 2024–
Building Act 2016 & Building Regulations 2016.

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

Bushfire Attack Level - BAL EXEMPTION Solution for the proposed construction of a 'retrospective' deck extension to an existing Class 1A Dwelling.

Scope and/or Limitations

This report evaluates the risks to the development associated with bushfire hazard and defines the site's Bushfire Attack Level (BAL). It also determines the compliance of the development with the requirements of the Building Code of Australia 2022, Director's Determination – Bushfire Hazard Areas V1.2, 16th July 2024, *Building Act 2016* and *Building Regulations* and AS 3959-2018 Construction of Buildings in Bushfire Prone Areas. It recommends measures to help protect buildings from the effects of a bushfire and reduce the likelihood of fatalities arising from occupants of a dwelling who do not evacuate a property prior to exposure from a bushfire event.
The information contained within this report is based on the instructions of AS 3959-2018. The Standard states that "Although this Standard is designed to improve the

performance of buildings when subjected to bushfire attack in designated bushfire-prone areas there can be no guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions.”

The effectiveness of the measures and recommendations detailed in this report are dependent on their implementation and maintenance for the life of the development. Should the site characteristics that this assessment has been measured from alter from those identified, the BAL classification may differ and cause this report to become void. The inspection has been undertaken and report provided on the understanding that the report:

- Only deals with the potential bushfire risk. All other statutory assessments are outside the scope of this report.
- Only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development.
- Doesn't deal with Impacts of future development.
- Vegetation growth has not been considered.

No liability can be accepted for actions by Lot Owners, Council or Government Agencies which compromise the effectiveness of this report.

I certify the matters described in this certificate.

	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:	Justin Cashion	GPM 26 - 013	07/07/2026

606600

606600

5456200

5456200



Important:

PROJECTION: Universal Transverse Mercator (UTM).

HORIZONTAL DATUM: Geocentric Datum of Australia 1994(GDA94)

MAP GRID: Mapping Grid of Australia (MGA94)



Disclaimer:

Whilst GPM (and its agents) make every reasonable effort to locate and identify features on the land which is the subject of this map not all features either above or below the surface have been located. Users are advised to independently verify all data for accuracy and completeness prior to use.

Bushfire Hazard Site Assessment Map

PID Number: 6802311

Client: Robert Arnold

Address: 15 Acacia Drive
Ansons Bay 7264

Production Date: 07/07/2026

Assessor: Justin Cashion

Accreditation No.: BFP - 112 (1, 2, 3a & 3b)

Notes:

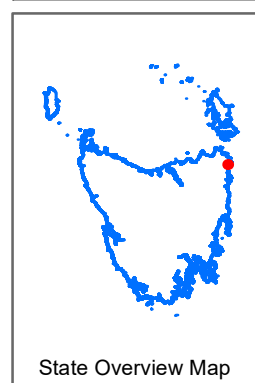
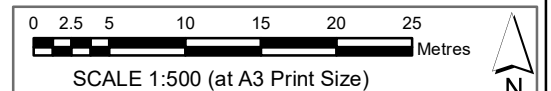
Class 1A Dwelling Deck Extension 'Retrospective'
Exemption - Insufficient Increase in Risk

Site Assessment Map should be read in conjunction
with Bushfire Hazard Report GPM 26 - 013

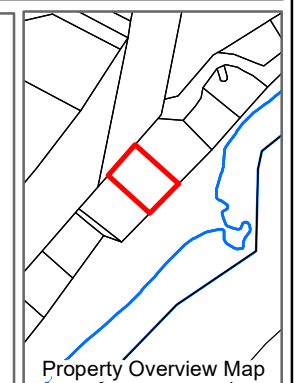
Base data from theLIST (www.thelist.tas.gov.au), © State of Tasmania

Legend

- Cadastre Parcel Boundaries
- 15 Acacia Drive
- Class 1A Dwelling Footprint
- Existing Outbuilding
- Existing Access
- Retrospective Deck Extension Footprint
- 10m Contours Statewide
- Hydrology Lines



State Overview Map



Property Overview Map



Ansons Bay Conservation Area
PWS Tenure Managed by Landowners
For Boat Shed Access & Fire Safety

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference:

Requested For:

Report Type: Summary Report

Timestamp: 09:18:59 PM Friday 15 May 2026

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

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

Raptors: buffers Min: 500m Max: 5000m

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

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

Geoconservation: buffer 1000m

Acid Sulfate Soils: buffer 1000m

TASVEG: buffer 1000m

Threatened Communities: buffer 1000m

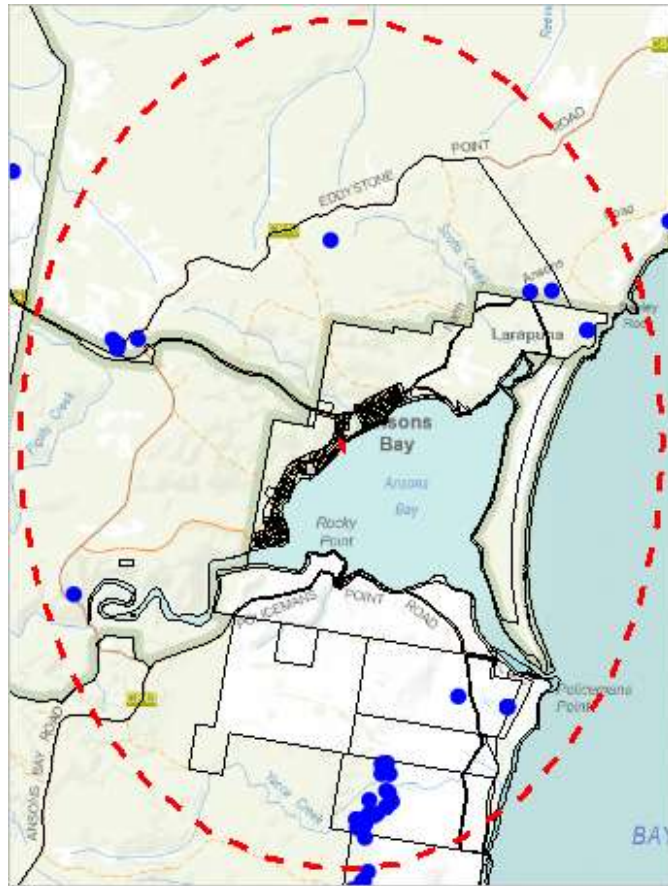
Fire History: buffer 1000m



The centroid for this query GDA94: **606600.0, 5456200.0** falls within:

Property: 6802311

*** No threatened flora found within 500 metres ***



602587, 5450931

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

Threatened flora within 5000 metres

Legend: Verified and Unverified observations

 Point Verified

 Point Unverified

 Line Verified

 Line Unverified

 Polygon Verified

 Polygon Unverified

Legend: Cadastral Parcels



Threatened flora within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Acacia ulicifolia	juniper wattle	r		n	5	07-Feb-2007
Conospermum hookeri	tasmanian smokebush	v	VU	e	2	13-Oct-1999
Hibbertia virgata	twiggy guineaflower	r		n	1	07-Oct-1984
Hypolepis muelleri	harsh groundfern	r		n	1	12-Sep-1989
Hypolepis muelleri x rugosula		ph		n	1	12-Sep-1989
Lepidosperma forsythii	stout rapiersedge	r		n	3	07-Feb-2007
Myriophyllum muelleri	hooded watermilfoil	r		n	4	11-Nov-1992
Phyllangium divergens	wiry mitrewort	v		n	1	19-Oct-1983
Scutellaria humilis	dwarf skullcap	r		n	2	02-Jun-2007
Sowerbaea juncea	purple rushlily	v		n	9	14-Nov-2007
Xanthorrhoea arenaria	sand grasstree	v	VU	e	13	07-Feb-2007
Xanthorrhoea bracteata	shiny grasstree	v	EN	e	1	24-Nov-2004

Unverified Records

No unverified records were found!

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

Telephone: 1300 368 550

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

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



606047, 5455479

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

Threatened fauna within 500 metres

Legend: Verified and Unverified observations

 Point Verified

 Point Unverified

 Line Verified

 Line Unverified

 Polygon Verified

 Polygon Unverified

Legend: Cadastral Parcels



Threatened fauna within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	10-Nov-2004

Unverified Records

No unverified records were found!

Threatened fauna within 500 metres

(based on Range Boundaries)

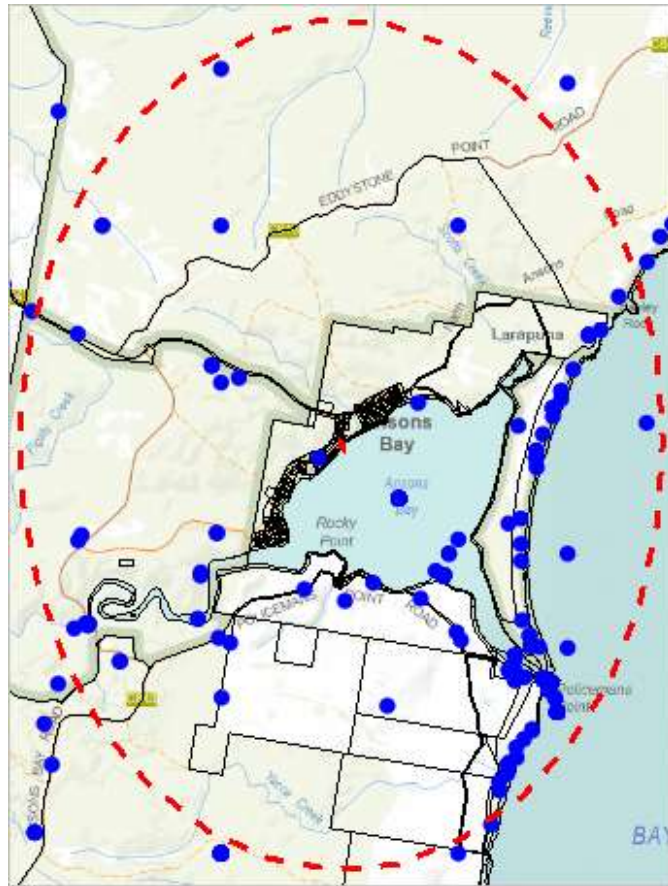
Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	1	0	0
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	Tasmanian masked owl	e	VU	e	1	0	1
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tailed quoll	r	VU	n	1	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	ae	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Galaxiella pusilla</i>	eastern dwarf galaxias	v	EN	n	1	0	0
<i>Pseudomys novaehollandiae</i>	pookila or new holland mouse	e	VU	n	1	0	0

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

Telephone: 1300 368 550

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

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



602587, 545093I

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

Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified

▭ Polygon Verified

▭ Polygon Unverified

Legend: Cadastral Parcels



Threatened fauna within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Antipodia chaostola</i> subsp. <i>leucophaea</i>	chaostola skipper	e	EN	e	1	02-Dec-2025
<i>Aquila audax</i>	wedge-tailed eagle	pe	PEN	n	16	20-Aug-2023
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	17-Feb-2021
<i>Ardenna grisea</i>	sooty shearwater	v	VU	n	1	15-Feb-2021
<i>Arenaria interpres</i>	ruddy turnstone		VU	n	33	27-Oct-2022
<i>Calidris acuminata</i>	sharp-tailed sandpiper		VU	n	1	22-Mar-1999
<i>Ceyx azureus</i> subsp. <i>diemenensis</i>	Tasmanian azure kingfisher	e	EN	e	1	01-Jan-1900
<i>Charadrius mongolus</i> subsp. <i>mongolus</i>	mongolian plover		PEN	n	1	04-Jan-1966
<i>Dasyurus maculatus</i>	spotted-tailed quoll	r	VU	n	3	26-Jun-2018
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	4	08-Jun-2020
<i>Eagle</i> sp.	Eagle	e	EN	n	1	01-Jan-1985
<i>Eubalaena australis</i>	southern right whale	e	EN	m	1	26-Aug-1987
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	25	13-Feb-2023
<i>Hirundapus caudacutus</i>	white-throated needletail		VU	n	1	04-Feb-2023
<i>Neophema chrysostoma</i>	blue-winged parrot	v	VU	n	8	05-Feb-2023
<i>Podiceps cristatus</i>	great crested grebe	v		n	1	01-Jan-1900
<i>Poliiocephalus cristatus</i> subsp. <i>australis</i>	great crested grebe	pv			1	31-Jan-1974
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	3	01-Jan-1976
<i>Pseudomys novaehollandiae</i>	pookila or new holland mouse	e	VU	n	1	07-Sep-1977
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	21	28-Aug-2020
<i>Sterna nereis</i> subsp. <i>nereis</i>	fairy tern	pv	PVU		3	05-Jan-1988
<i>Sternula albifrons placens</i>	Tasman little tern	e		n	2	27-Jan-2020
<i>Sternula nereis</i> subsp. <i>nereis</i>	fairy tern	v	VU	n	18	05-Feb-2023
<i>Thalassarche cauta</i>	shy albatross	v	EN	ae	7	05-Feb-2023
<i>Thinornis cucullatus</i>	hooded plover		PVU	ae	59	05-Feb-2023
<i>Thinornis rubricollis</i>	hooded plover		VU	n	32	08-Feb-2015
<i>Tringa nebularia</i>	common greenshank		EN	n	1	01-Jan-1900
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	Tasmanian masked owl	e	VU	e	3	15-Feb-2021

Unverified Records

No unverified records were found!

Threatened fauna within 5000 metres (based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	1
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	3	0	0
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	Tasmanian masked owl	e	VU	e	1	0	1
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tailed quoll	r	VU	n	1	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	ae	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	0
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Galaxiella pusilla</i>	eastern dwarf galaxias	v	EN	n	1	0	1
<i>Pseudomys novaehollandiae</i>	pookila or new holland mouse	e	VU	n	1	0	1
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1

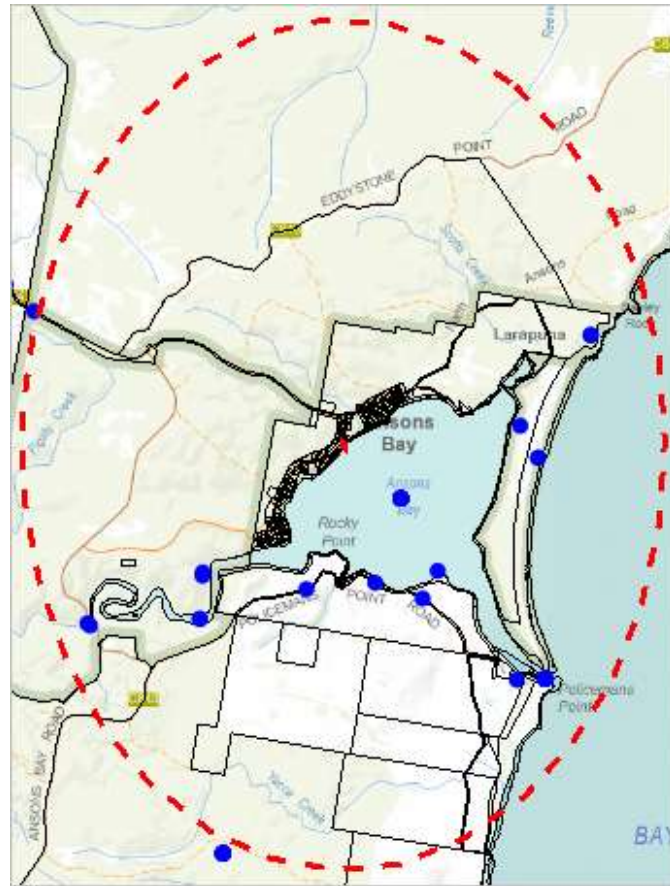
For more information about threatened species, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

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

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

*** No Raptor nests or sightings found within 500 metres. ***



602587, 5450931

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

Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

✍ Line Unverified

● Point Unverified

□ Polygon Verified

✍ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Raptor nests and sightings within 5000 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
163	Eagle sp.	Eagle	Nest	1	01-Jan-1985
	Aquila audax	wedge-tailed eagle	Not Recorded	1	27-Jan-2018
	Aquila audax	wedge-tailed eagle	Sighting	15	20-Aug-2023
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Carcass	1	17-Feb-2021
	Falco cenchroides	nankeen kestrel	Sighting	1	27-Dec-2020
	Falco peregrinus	peregrine falcon	Sighting	1	04-Dec-2021
	Haliaeetus leucogaster	white-bellied sea-eagle	Not Recorded	3	04-Nov-2017
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	22	13-Feb-2023

Unverified Records

No unverified records were found!

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

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

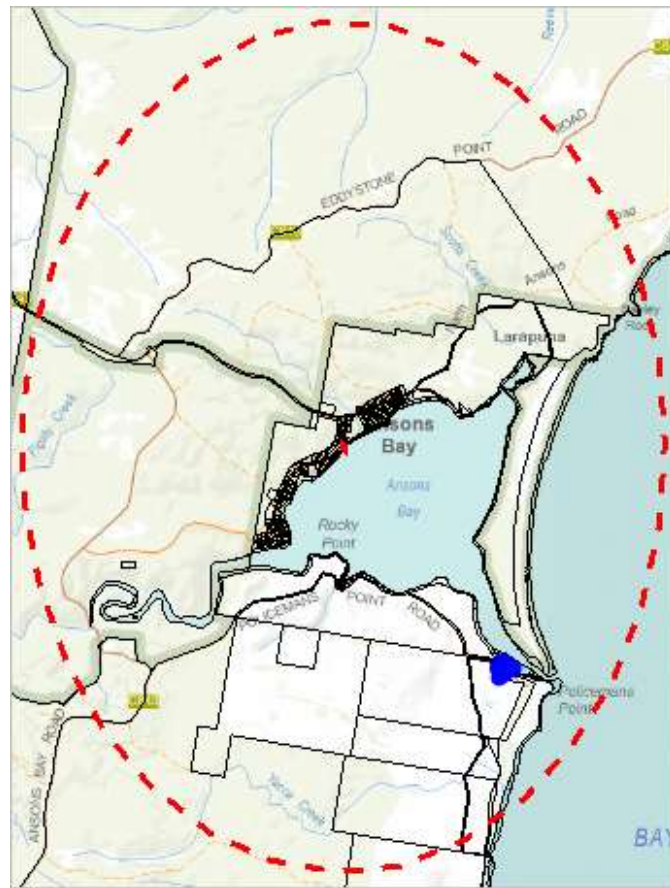
For more information about raptor nests, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

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

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

*** No Tas Management Act Weeds found within 500 metres ***



602587, 5450931

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

Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Tas Management Act Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Rubus fruticosus	blackberry	32	19-Apr-2011

Unverified Records

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

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

*** No Priority Weeds found within 500 metres ***

*** No Priority Weeds found within 5000 metres ***

*** No Geoconservation sites found within 1000 metres. ***



605662, 5454974

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

Acid Sulfate Soils within 1000 metres

Legend: Coastal Acid Sulfate Soils (0 - 20m AHD)

 High  Low  Extremely Low

Legend: Inland Acid Sulfate Soils (>20m AHD)

 High  Low  Extremely Low

Legend: Marine Subaqueous/Intertidal Acid Sulfate Soil

 High {Intertidal}  High {Subtidal}

Legend: Cadastral Parcels



Acid Sulfate Soils within 1000 metres

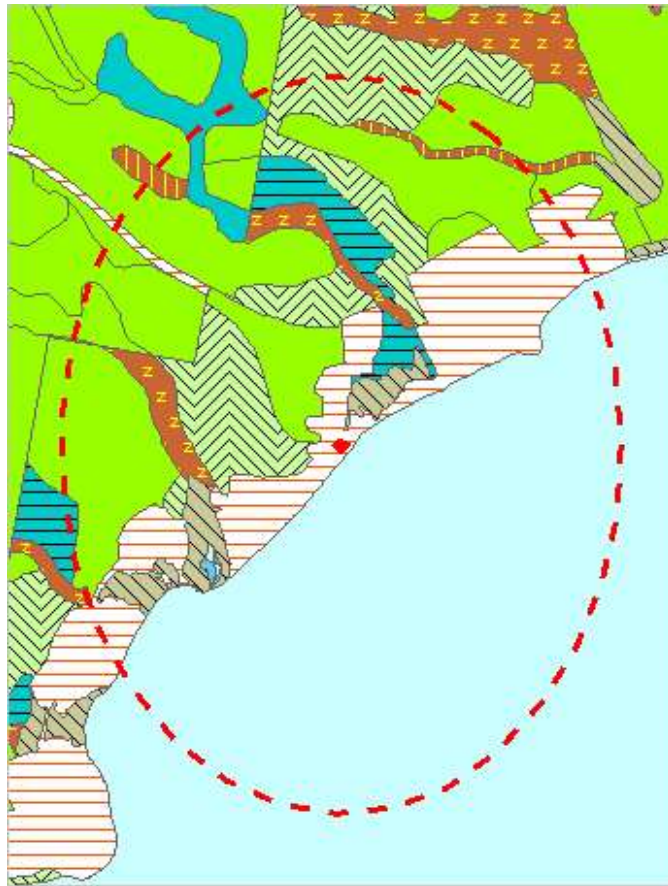
Dataset Name	Acid Sulfate Soil Probability	Acid Sulfate Soil Atlas	Description
Coastal Acid Sulfate Soils	Extremely Low	Ci(p2)	Extremely low probability of occurrence (1-5% of mapping unit). with occurrences in small areas. Sandplains and dunes 2-10m AHD, ASS generally below 1m from the surface. Heath, forests. Holocene or Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). Analytical data are incomplete but are sufficient to classify the soil with a reasonable degree of confidence.
Coastal Acid Sulfate Soils	Extremely Low	Cj(p3)	Extremely low probability of occurrence (1-5% of mapping unit). with occurrences in small areas. Sandplains and dunes >10m AHD, ASS generally below 1m from the surface. Heath, forests. Mainly Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	High	Ae(p3)	High probability of occurrence (>70% chance of occurrence in mapping unit). Floodplains <2m AHD, ASS generally within upper 1m. Grasslands, reedlands and wetland forests. (e.g Melaleuca, Casuarina). Includes backplains. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	Low	Be(p3)	Low probability of occurrence (6-70% chance of occurrence in mapping unit). Floodplains <2m AHD, ASS generally within upper 1m. Grasslands, reedlands and wetland forests. (e.g Melaleuca, Casuarina). Includes backplains. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Marine Subaqueous and Intertidal Acid Sulfate Soils	High	Ab(p3)	High probability of occurrence (>70% chance of occurrence in mapping unit). Intertidal flats, PASS generally within upper 1m. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.

For more information about Acid Sulfate Soils, please contact Land Management Enquiries.

Telephone: (03) 6777 2227

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

Address: 171 Westbury Road, Prospect, Tasmania, Australia, 7250



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

Legend: TASVEG 5.0

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

TASVEG 5.0 Communities within 1000 metres

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

TASVEG 5.0 Communities within 1000 metres

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

Legend: Cadastral Parcels



TASVEG 5.0 Communities within 1000 metres

Code	Community	Notable Tree
ASS	(ASS) Succulent saline herbland	
DAC	(DAC) Eucalyptus amygdalina coastal forest and woodland	
DOB	(DOB) Eucalyptus obliqua dry forest	
FUM	(FUM) Extra-urban miscellaneous	
NME	(NME) Melaleuca ericifolia swamp forest	
OAQ	(OAQ) Water, sea	
SBR	(SBR) Broad-leaf scrub	
SRE	(SRE) Eastern riparian scrub	
WOB	(WOB) Eucalyptus obliqua forest with broad-leaf shrubs	
WOU	(WOU) Eucalyptus obliqua wet forest (undifferentiated)	

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

Telephone: (03) 6165 4320

Email: TVMMPsupport@nre.tas.gov.au

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



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

Threatened Communities (TNVC 2020) within 1000 metres

Legend: Threatened Communities

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

Legend: Cadastral Parcels



Threatened Communities (TNVC 2020) within 1000 metres

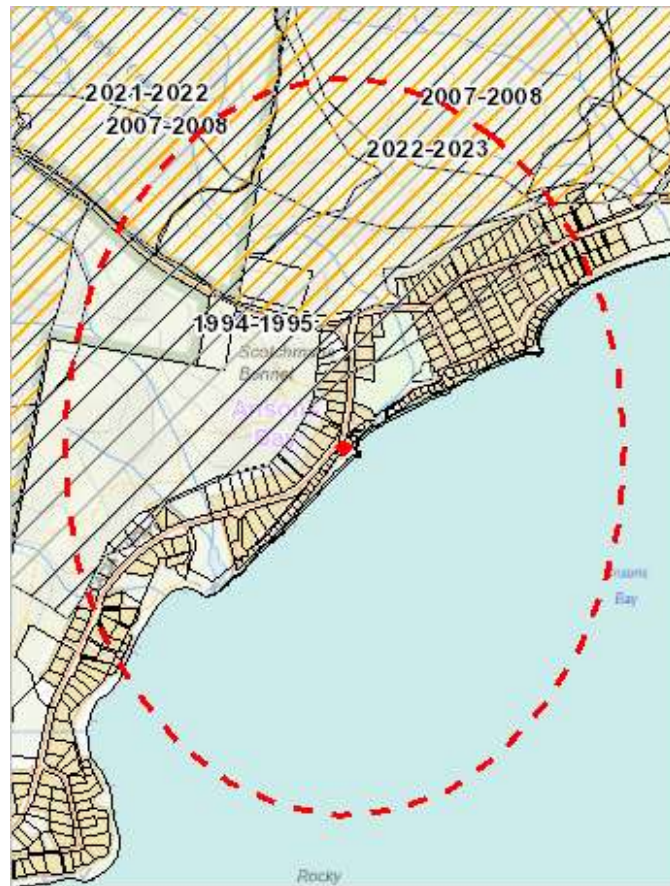
Scheduled Community Id	Scheduled Community Name
30	Melaleuca ericifolia swamp forest
34	Riparian scrub

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

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Email: TVMMPsupport@nre.tas.gov.au

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

Fire History (All) within 1000 metres

Legend: Fire History All

-  Bushfire-Unknown Category
-  Completed Planned Burn

-  Bushfire

Legend: Cadastral Parcels



Fire History (All) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
1313	Anson's Bay Tip	25-Oct-1994	Bushfire	Undetermined	111.38655985
22012442	North Ansons Road, Ansons Bay	29-Mar-2022	Bushfire	Deliberate	79.00043923
25014644	Boobyalla Drive	05-Apr-2025	Bushfire	Accidental	0.19694859
600328	Ansons Bay	18-Mar-2012	Bushfire	Accidental	0.00184519
TNA201BU	Ansons Bay - Blue Gum Drive West	11-May-2023	Planned Burn	Planned Burn	91.84087593
	Ansons Bay	19-Dec-2001	Planned Burn	Planned Burn	20.16605906
	Ansons Bay 2	19-Apr-2008	Planned Burn	Planned Burn	118.26354973
	Ansons Bay A	05-Sep-2007	Planned Burn	Planned Burn	72.13451183

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.

Telephone: 1800 000 699

Email: planning@fire.tas.gov.au

Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000



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

Fire History (Last Burnt) within 1000 metres

- Legend: Fire History Last
-  Bushfire-Unknown category
 -  Completed Planned Burn

 Bushfire

- Legend: Cadastral Parcels
- 

Fire History (Last Burnt) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
1313	Anson's Bay Tip	25-Oct-1994	Bushfire	Undetermined	111.38655985
22012442	North Ansons Road, Ansons Bay	29-Mar-2022	Bushfire	Deliberate	79.00043923
25014644	Boobyalla Drive	05-Apr-2025	Bushfire	Accidental	0.19694859
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TNA201BU	Ansons Bay - Blue Gum Drive West	11-May-2023	Planned Burn	Planned Burn	91.84087593
	Ansons Bay 2	19-Apr-2008	Planned Burn	Planned Burn	118.26354973
	Ansons Bay A	05-Sep-2007	Planned Burn	Planned Burn	72.13451183

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