



DEVELOPMENT APPLICATION

PDPLANPMTD-2023/035242

PROPOSAL: Two Lots Subdivision (One Existing & One New)

LOCATION: 40 and 40a Cosgrove Drive, Richmond

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 19 March 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 19 March 2024. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 19 March 2024.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our Privacy Policy, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

Proposed Subdivision

Location:

Address 40 & 40a Cosgrove Drive
Suburb/Town Richmond Postcode 7025

Current Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for application fees to be in the name of: (if different from applicant)

Estimated cost of development

\$

Is the property on the Tasmanian Heritage Register?

Yes

No

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

PDPLIMPLN-2023/033 733
Amanda Beyer

Current Use of Site:

Does the proposal involve land administered or owned by the Crown or Council?

Yes

No


Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's Signature:

Signature  Date 28/2/24

PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST BE SUBMITTED WITH YOUR APPLICATION.

SEARCH OF TORRENS TITLE

VOLUME 174333	FOLIO 38
EDITION 3	DATE OF ISSUE 13-Jan-2022

SEARCH DATE : 13-Apr-2023

SEARCH TIME : 11.18 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 38 on Plan 174333

Derivation : Part of 569A-2R-0P Gtd to Thomas Daniel Cosgrove

Prior CT 152406/51

SCHEDULE 1

M940033 IAN ALFRED CHARLES CREESE as personal representative
of David Edward Randolph Creese Registered
13-Jan-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP33161, SP53642, SP117890, SP131435, SP133964 & SP152406
COVENANTS in Schedule of Easements
SP53642, SP102239, SP117890, SP131435 & SP152406 FENCING
PROVISION in Schedule of Easements
SP152406 BENEFITING EASEMENT: Right of Carriageway over the
Right of Way (SP117890) marked ABCD on Plan 174333
SP152406 BENEFITING EASEMENT: Right of Drainage over the
Drainage Easement variable width (SP152406) &
Drainage Easement 3.50 wide (SP133964) on Plan 174333
SP53642 & SP102239 COUNCIL NOTIFICATION under Section 468(12)
of the Local Government Act 1962
C192571 FENCING PROVISION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

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

Each lot on the plan is subject to:—

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

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

FENCING PROVISION

In respect of each Lot shown on the Plan the Vendor DAVID EDWARD RANDOLPH CREESE shall not be required to fence.

RIGHTS OF WAY

Lot 2 is TOGETHER WITH a right of carriageway over the right of way marked "right of way (private) and wayleave easement 3.78" shown on the Plan passing through Lot 31 on the Plan.

Lot 31 is SUBJECT TO a right of carriageway over the right of way marked "right of way (private) and wayleave easement 3.78" (appurtenant to Lot 2 on the Plan).

Lot 31 is TOGETHER WITH a right of carriageway over the right of way marked "right of way (private) 3.78" shown passing through Lot 2 on the Plan.

Lot 2 is SUBJECT TO a right of carriageway (appurtenant to Lot 31) over the right of way marked "right of way (private) 3.78" shown on the Plan.

DRAINAGE EASEMENT

Lot 1 on the Plan is SUBJECT TO a right of drainage (appurtenant to Lots 1 - 3 on Sealed Plan 24303) over the drainage easement 2.00 wide marked JK on the Plan.

Deletion of right of drainage hereon made by me pursuant to a Request to Amend made under Section 103 of the Local Government (Building and Miscellaneous Provisions) Act 1993

RECORDED BY *[Signature]* 31 / 10 / 1995

Lot 31 on the Plan is SUBJECT TO a right of drainage (appurtenant to the balance) over the drainage easement 3.00 wide marked IM on the Plan.

~~Lot 32 on the Plan is SUBJECT TO a right of drainage (appurtenant to the balance) over the drainage easement marked 3.00 wide marked NO on the Plan.~~

PIPELINE EASEMENT

Lot ³¹ 32 on the Plan is SUBJECT TO a pipeline easement (as herein defined) over the drainage and pipeline easement 2.00 wide shown on the Plan (appurtenant to the balance).

Lots 1 and 2 on the Plan are TOGETHER WITH a pipeline easement (as herein defined) over the drainage, pipeline and wayleave easement (variable width) No. 1 shown on the Plan.

Lot 1 on the Plan is TOGETHER WITH a pipeline easement (as herein defined) over the drainage, pipeline and wayleave easement (variable width) No. 2 shown on the Plan.

Lot 2 on the Plan is SUBJECT TO a ^{PIPELINE} ~~drainage~~ easement (appurtenant to Lot 1 on the Plan) over the drainage, pipeline and wayleave easement No. 2 shown on the Plan.

Pipeline Easement means:

The right to draw and convey water from Lot 5 on Sealed Plan No. 53642 and to lay pipes, hydro electricity cables and to convey water through, over and along the strips of land marked "drainage, pipeline and wayleave easement (variable width) No.s 1 and 2 with the right to enter upon the said strips of land marked "drainage, pipeline and wayleave easement (variable width) No.s 1 and 2 " for the purpose of inspecting, cleaning, repairing, maintaining, removing and/or enlarging the said pipe.

COVENANTS

The owners of each Lot on the Plan covenant with David Edward Randolph Creese to the intent that the burden of these covenants may run with and bind the covenantor's Lot and every part thereof the benefit thereof shall be annexed to and devolved with each and every part of every other Lot shown on the Plan to observe the following stipulations:-

- a) Not to erect, place or maintain any building, structure or fence upon such Lot or any part thereof unless and until the exterior design plans and finish of such building or structure (including

materials intended to be used therein) and its location and/or placement on such Lot have been approved by the Municipality of Richmond or its duly authorised officer or agent;

- b) Not to erect on such Lot a log cabin;
c) In respect of Lot 2, not to erect any residence or dwelling on the said Lot other than in the area delineated FGHI on the Plan;
d) In respect of Lot 1, not to erect any building or structure in the area delineated ABCDE on the Plan;
Lots 1, 2, 31 and 32 on the Plan which formerly comprised Lots 1 and 24 on Sealed Plan 53642 are affected by restrictive covenants set forth in that Sealed Plan.

BALANCE

Balance means balance of land remaining in Folio of the Register Volume 4867 Folio 18 at the date of acceptance hereof excepting the Lots on the Plan.

SIGNED by the said DAVID EDWARD)
RANDOLPH CREESE the registered)
proprietor of the land described)
in Certificate of Title Volume 4867)
Folio 18 in the presence of:)

[Handwritten signature]

[Handwritten signature]

SIGNED by NOEL JOHN WARE GLENN ALAN)
HAY and JUSTIN FRANCIS OTLOWSKI as)
Mortgagees pursuant to Mortgage No.)
in the presence of:-

[Handwritten signatures]

[Handwritten signature]

[Handwritten signatures]

This is the schedule of easements attached to the plan of **David Edward Randolph Creese**
(Insert Subdivider's Full Name)

..... affecting land in

Certificate of Title Volume 4867 Folio 18

(Insert Title Reference)

Sealed by **Municipality of Richmond** on **12th October 1992**

Solicitor's Reference **Ian Creese**
Creese, Crisp & Fay


Council Clerk/Town Clerk

05 X 3134

SEARCH OF TORRENS TITLE

VOLUME 102239	FOLIO 2
EDITION 11	DATE OF ISSUE 08-Dec-2009

SEARCH DATE : 13-Apr-2023

SEARCH TIME : 11.19 AM

DESCRIPTION OF LAND

Town of RICHMOND
 Lot 2 on Sealed Plan 102239
 Derivation : Part of 569A-2R-0P Gtd to T.D.Cosgrove
 Prior CT 4867/18

SCHEDULE 1

B510373 TRANSFER to DAVID EDWARD RANDOLPH CREESE Registered
 25-May-1992 at 12.01 PM

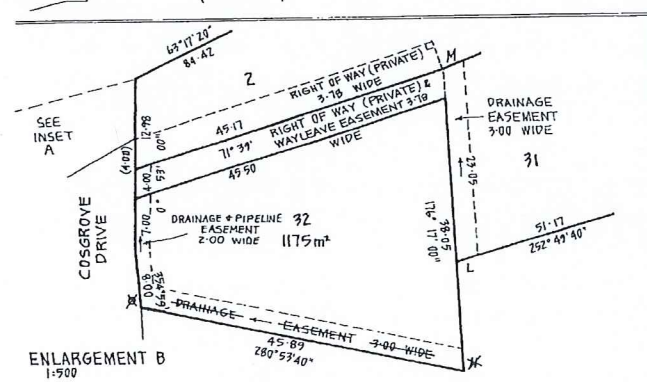
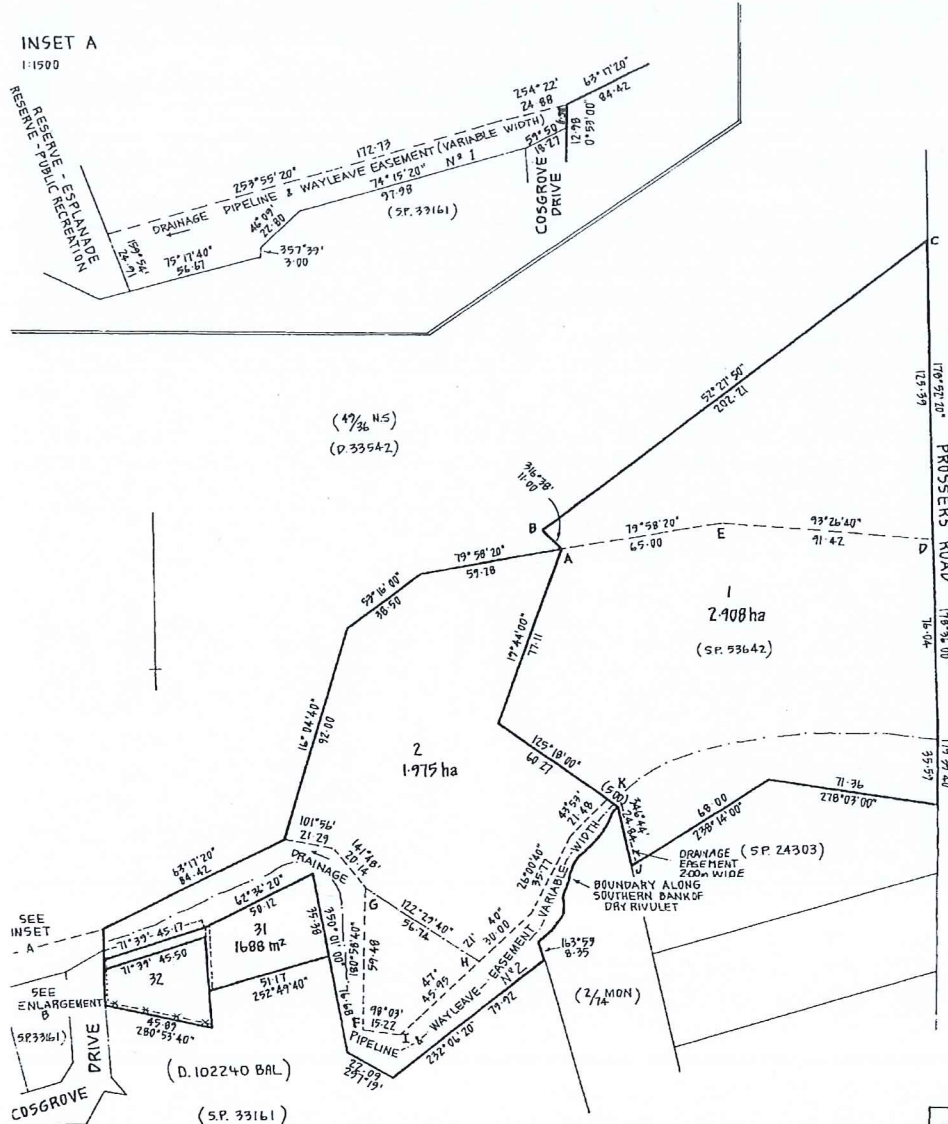
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP102239 EASEMENTS in Schedule of Easements
 SP33161 SP53642 SP102239 COVENANTS in Schedule of Easements
 SP53642 SP102239 FENCING PROVISION in Schedule of Easements
 SP53642 SP102239 COUNCIL NOTIFICATION under Section 468(12) of
 the Local Government Act 1962
 C942141 MORTGAGE to Westpac Banking Corporation Registered
 08-Dec-2009 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

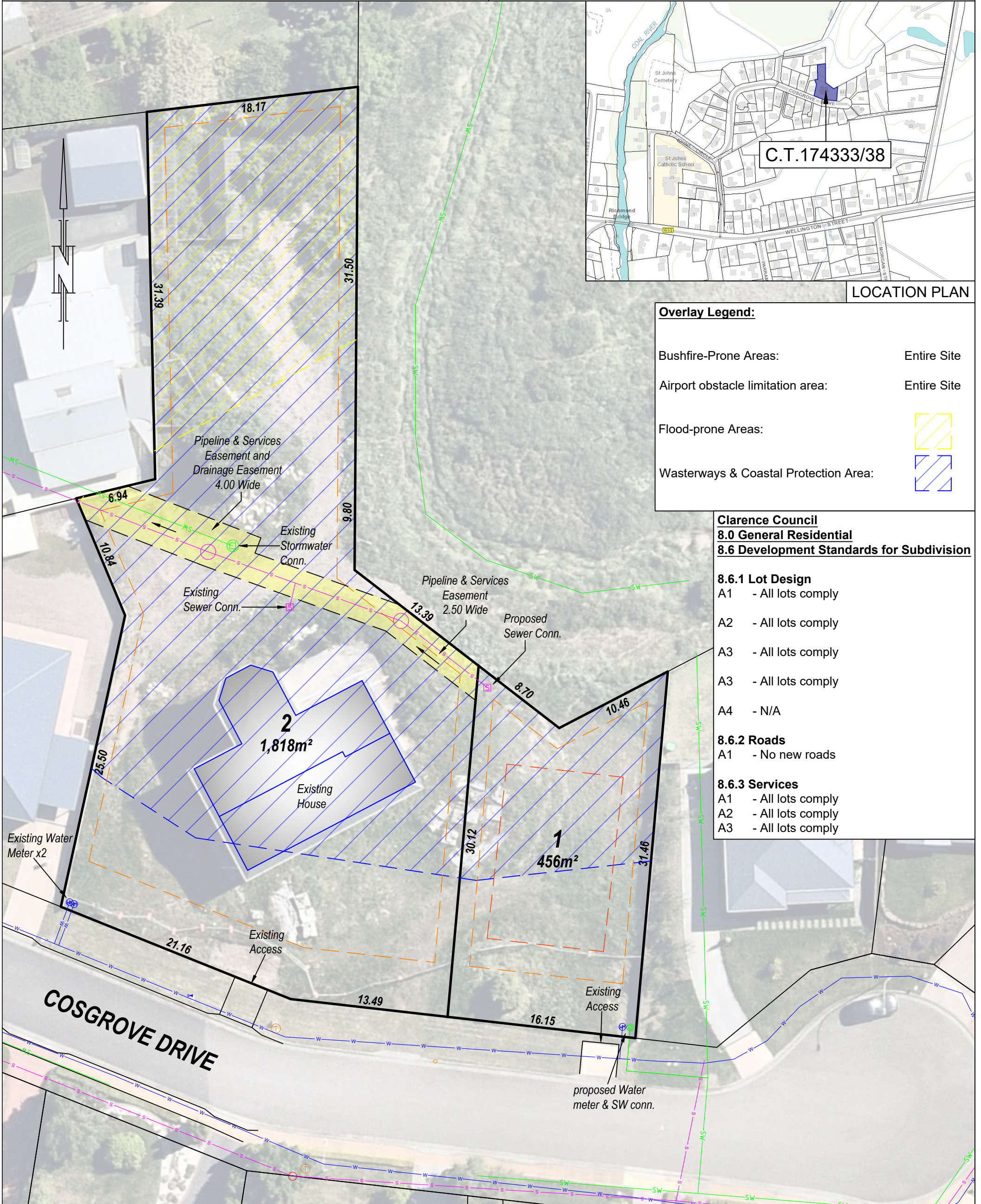
Owner: DAVID EDWARD RANDOLPH CREESE	PLAN OF SURVEY by Surveyor... CRAIG B. ROGERSON of land situated in the TOWN OF RICHMOND LAND DISTRICT OF MONMOUTH PARISH OF ULVA	REGISTERED NUMBER SP102239
Title Reference: C.T. 4-667-1B		Approved Effective from: 5 NOV 1992
Grantee: PART OF 567-2.0 GTD TO THOMAS DANIEL COSGROVE	SCALE 1:1500 MEASUREMENTS IN METRES	<i>Handwritten Signature</i> Recorder of Titles



B 813555 DRAINAGE EASEMENT 'N.O.' 3.00 WIDE DELETED PURSUANT TO REQUEST TO AMEND MADE UNDER SECTION 103 OF THE LOCAL GOVT. (B & M.P) ACT No.96 OF 1993.

Handwritten Signature
RECORDER OF TITLES
31 / 10 / 1995

LAST SURVEY PLAN NO. S.P. 53642
LAST TASMANTIAN DISTRICT NO. 1216
TASMANIAN DISTRICT NO. 28
PLAN EXISTING BEFORE AMEND TO BE CROSS REFERENCED ON THIS PLAN



LOCATION PLAN

Overlay Legend:

- Bushfire-Prone Areas: Entire Site
- Airport obstacle limitation area: Entire Site
- Flood-prone Areas:
- Wasterways & Coastal Protection Area:

Clarence Council
8.0 General Residential
8.6 Development Standards for Subdivision

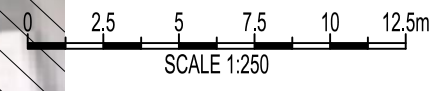
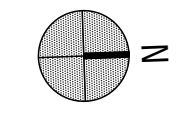
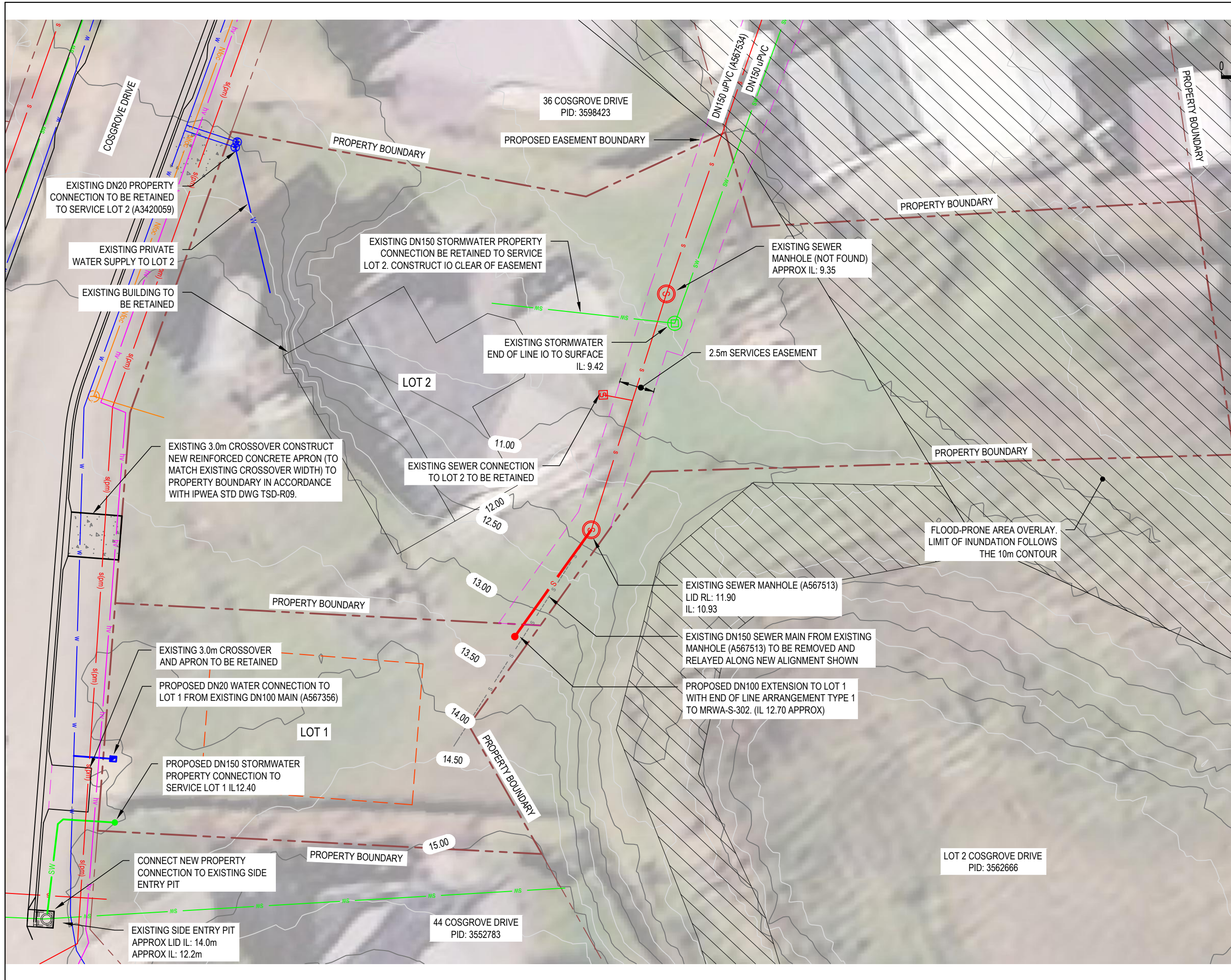
- 8.6.1 Lot Design**
- A1 - All lots comply
 - A2 - All lots comply
 - A3 - All lots comply
 - A3 - All lots comply
 - A4 - N/A
- 8.6.2 Roads**
- A1 - No new roads
- 8.6.3 Services**
- A1 - All lots comply
 - A2 - All lots comply
 - A3 - All lots comply

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C	Updated services + easements	NC	19/01/24	NC
B	Remove Staging & Lot 3	LH	09/01/24	LH
A	Update title information + add staging information	LH	02/08/23	LH

OWNER: DION R. CREESE & LACHLAN E. CREESE
TITLE REFERENCE: C.T.174333/38
LOCATION: 40 COSGROVE DRIVE, RICHMOND

Proposed Subdivision

Date: 25/01/2023	Reference: CREEI07 14775-05
Scale: 1:300 (A3)	Municipality: CLARENCE



DA 116/01/2024 REVISED ISSUE
 DA 12/09/2023 ISSUED FOR RFI RESPONSE
 P1 31/08/2023 PRELIMINARY ISSUE
 REV DATE REMARK

SAFETY IN DESIGN REPORT PER WHS REGULATIONS
 The following risks which are unique to this design have been identified: NIL
 This report does not relieve contractors from their responsibilities under the Act to identify, report, mitigate and manage all aspects of risk and safety.



Johnstone McGee & Gandy Pty. Ltd.
 ACN 009 547 139 ABN 76 473 834 852
 117 Harrington Street, Hobart, Tas (03) 6231 2555
 49-51 Elizabeth Street, Launceston, Tas (03) 6334 5548
 www.jmg.net.au info@jmg.net.au info@jmg.net.au

PROJECT
**40 COSGROVE DRIVE,
 RICHMOND**

TITLE
CONCEPT SERVICES PLAN

Accepted MJR (Discipline Head)	<i>[Signature]</i>	Date	16.01.2023
Accepted CJM (Team Leader)	<i>[Signature]</i>	Date	16.01.2023
Approved CJM (Principal)	<i>[Signature]</i>	Date	16.01.2023

This document must be signed "Approved" by JMG to authorise it for use. JMG accepts no liability whatsoever for unauthorised or unlicensed use.

SCALES @ A3	DESIGNED BY	DRAWN BY
1:250	CJM	JFB
	PLOT DATE	16/01/2024

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check Architects & other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. JMG accepts no responsibility for dimensional information scaled or digitally derived from this document.

PLOT DETAILS J230457CS - CIVIL 3D BASE.DWG

PROJECT NO. **230457CS**

DWG NO. **C01** REVISION **DA1**

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8th December 2023

Clarence City Council
38 Bligh Street, Rosny Park
Natalie
Attention: Natalie Waters

RE: Proposed subdivision – 40 Cosgrove Drive, Richmond (PDPLANPMTD- 2023/035242)

Dear Natalie,

The following letter provides a brief assessment of the natural values present on 40 Cosgrove Drive, Richmond a part of a proposed 3 lot subdivision (Appendix 1). The proposed subdivision is partially within a Waterway and Coastal Protection Area and as such triggers the Natural Assets Code C7.7.1.

This letter provides information on the natural values of the site as per a written request from Clarence City Council (dated 15 May 2023) and a follow-up email dated the 7th November 2023 (from the Natalie Waters - Council Planner).

The site was visited on the 13th November 2023 and all natural values.

The land current contains an existing dwelling (partially constructed) and is surrounded by rough pasture and old gardens. It borders existing residences to the east, south and west and a cleared agricultural lot to the north. The northern boundary of the land is adjacent to an unnamed drainage line which enters the Coal River approximately 400m to the west (Figure 1).

Natural values assessment

The site, and land immediately adjacent to the site contains no intact natural values with only exotic species recorded (refer to Appendix 2). The vegetation community is classified as Urban Land (FUR) with agricultural land (FAG) to the north. Dominant species included cocksfoot, rye grass, canary grass, great brome, plantago, *Brassica* sp., scarlet pimpernel and various fruit trees. The declared weeds African boxthorn (*Lycium ferrocissimum*) and white weed (*Lepidium draba*) were recorded on the site and on the adjacent agricultural land to the north.

Four threatened flora species have been recorded within 100m of the site - *Vittadinia muelleri*, *Lepidium hyssopifolium*, *Calocephalus citreus* and *Rumex bidens*. None of these species were recorded at the site and due to the modified nature of the site are not likely to occur.

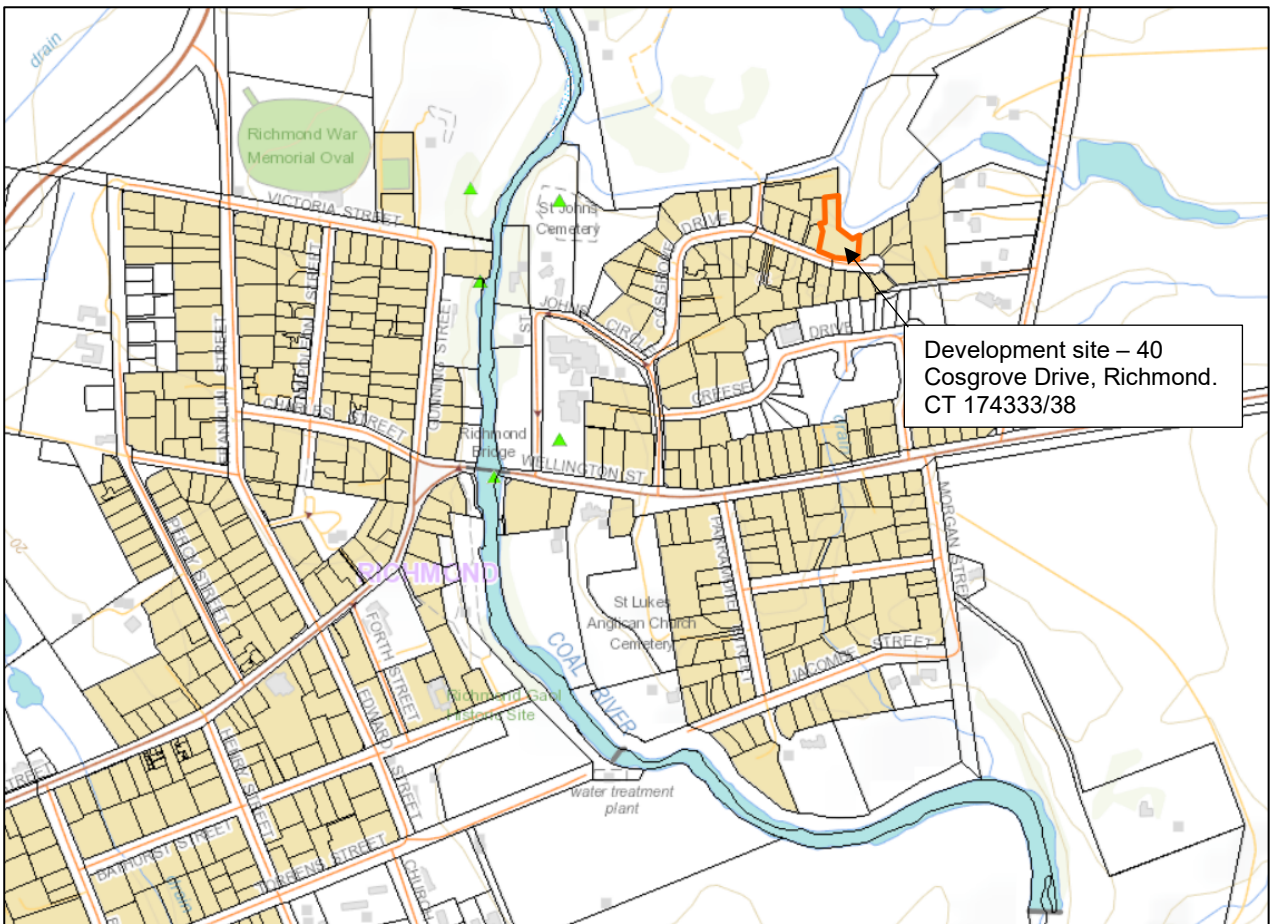


Figure 1 – Location Plan

Assessment against the Natural Assets Code (C7.7.1.)

As the proposed subdivision is partially within a waterway and coastal protection area (WCPA) (Figure 2) the provisions of C7.7.1 must be addressed.

The development does not meet the acceptable solution of the scheme and have been assessed under the Performance Criteria P1

P1

Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:

- (a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area;*
- and*

Response: As the site contains no natural values the building areas and hazard management areas associated with the subdivision will not have any direct impacts within the WCPA.

- (b) future development likely to be facilitated by the subdivision*

Response: the subdivision will result in the formation of 2 new lots with building areas that are within or partially with the WCPA. As there are no natural values within the site to be impacted the provision of the WCPA under (C7.6.1) can be met for this lot as per the following.

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:

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

Response: Future building works can include sedimentation and erosion control provisions to avoid impacts.

- b) impacts on riparian of littoral vegetation;*

Response: There is no littoral vegetation within the WCPA.

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

Response: There is no natural streambank or streambed within the site.

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

Response: Not applicable to this site. No in-stream habitat etc. present.

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

Response: Building works on the lot will not impact natural flow or drainage.

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

Response: Not applicable to this site.

- g) the need to avoid land filling of wetlands;*

Response: Not applicable to this site.

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

Response: N/A

- i) minimising cut and fill;*

Response: Ground level on Lot 3 will be raised a part of the development to respond to flood inundation.

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

Response: New lots are limited in size and are generally flat.

k) minimising impacts on coastal processes, including sand movement and wave action;

Response: Not applicable to this site.

l) minimising the need for future works for the protection of natural assets, infrastructure and property;

Response: To be assessed at the development stage for dwelling on the new lots.

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

Response: Not applicable to this site.

n) the guidelines in the Tasmanian Coastal Works Manual.

Response: Not applicable to this site.

Summary

An assessment of 40 Cosgrove Drive, Richmond found that the portions of the site that are subject to the WCPA contain no intact natural values and that the provisions of the C7.7.1 can be met.

It is recommended that the declared weeds African boxthorn and white weed that occur on the site are controlled as part of the subdivision development.

Please do not hesitate to contact me if you require any further information regarding this matter.

Yours sincerely,

Andy Welling

Environmental Consultant

andy.welling@enviro-dynamics.com.au

Appendix 1 – Subdivision Plan

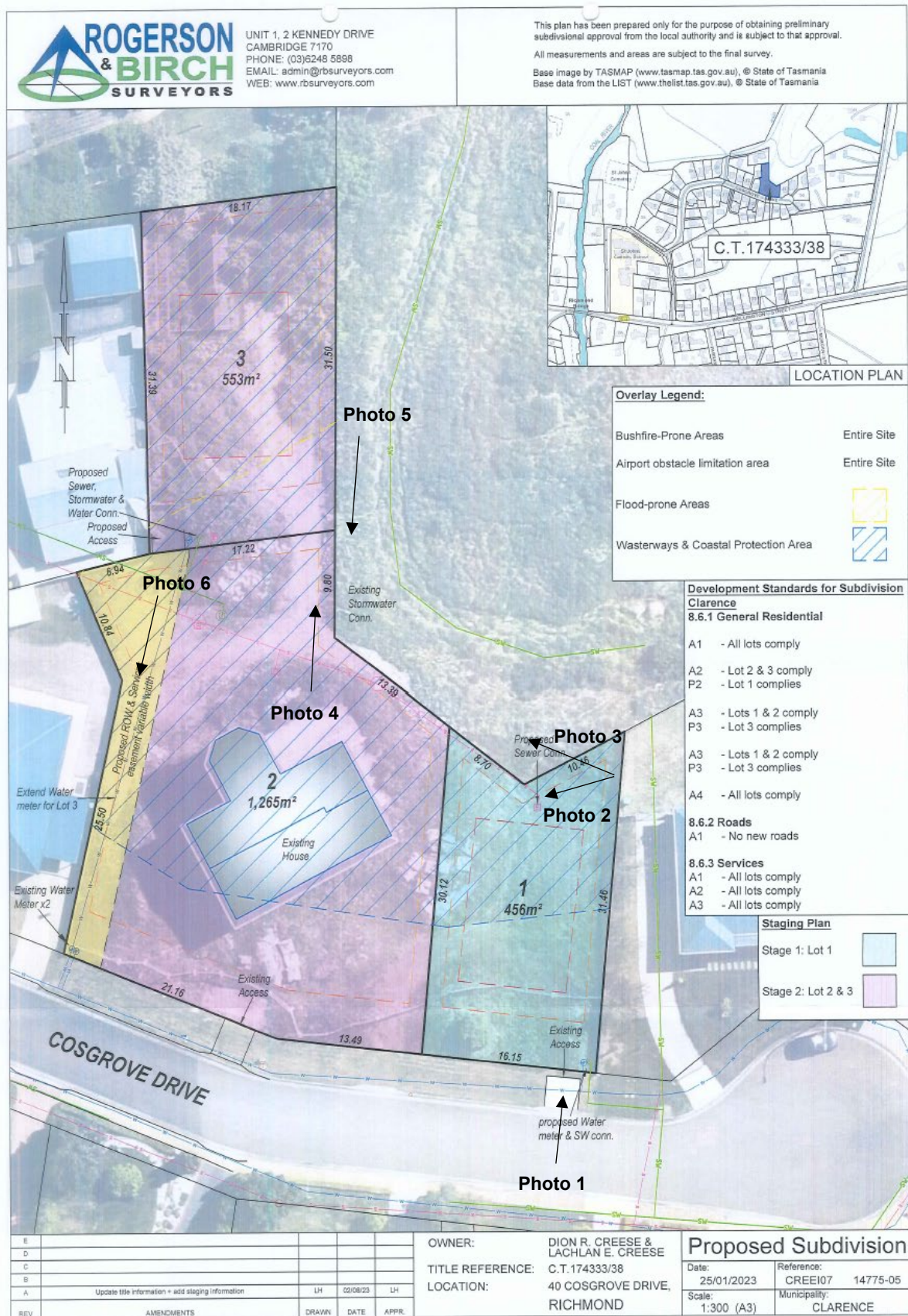


Figure 2. Detail Plan - Survey (Rogerson and Birch, January 2023)

Appendix 2 - Site Photos (photo locations indicated in Figure 2)



Photo 1 – Looking north to Lot 1.



Photo 2 Looking toward dwelling on Lot 2 from NE corner of Lot 1.



Photo 3 – Looking NW along boundary between site and adjoining larger lot. Unnamed drainage line with African boxthorn evident.



Photo 4 -Looking north along boundary of Lot 3.



Photo 5 – Looking south from boundary of Lot 3 towards dwelling on Lot 2.



Photo 6 -Looking south along boundary of Lot 2.



MATTHEW CLARK
PLANNERS

Bushfire Hazard Report

40 Cosgrove Drive Richmond
Subdivision

For Lachlan and Dion Creese
February 2024



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Appendix A - Proposed Subdivision Plan

Appendix B - Bushfire Hazard Management Plan

Appendix C - Site Photos

Appendix D - Certificate of Compliance

Appendix E - Owner Consent for Part 5 Agreement



1. Introduction

MC Planners have been engaged by Lachlan and Dion Creese to prepare a bushfire hazard assessment for a subdivision. The address of the property is 40 Cosgrove Drive, Richmond. The author, Matthew Clark, is a provisionally Accredited Person under Part 4A of the *Fire Service Act 1979*.

The proposed development involves the subdivision of land located within a bushfire-prone area necessitating an assessment against the Bushfire-Prone Areas Code of the *Tasmanian Planning Scheme - Clarence Local Provisions Schedule*.

This report considers:

- Whether the site is within a bushfire-prone area;
- The characteristics of the site and surrounding land;
- The proposed use and development that may be threatened by bushfire hazard;
- The applicable Bushfire Attack Level (BAL) rating;
- Appropriate bushfire hazard mitigation measures; and
- Compliance with planning requirements pertaining to bushfire hazard.

In order to demonstrate compliance with the Bushfire-Prone Areas Code this report includes a Certificate of Compliance (for planning purposes).

2. Site Location and Context

The address of the subject property is 40 Cosgrove Drive, Richmond. The subject site is identified by PID 9981206 and CT 174333/38 and CT 102239/2 (refer to Figure 1). In its entirety 40 Cosgrove Drive is approximately 2.2023 ha in area and is situated on land which can be termed as the northeast quadrant of the township of Richmond.

The title subject to subdivision, CT 174333/38, currently contains a single dwelling. The second title, CT 102239/2, is not subject to subdivision and is vacant (farm) land. The proposed subdivision will allow for all lots (2) to have frontage to Cosgrove Drive.

To the north, south and west land contains existing residential dwellings.

Planning Context

The relevant planning instrument for the assessment of use and development on the site is the *Tasmanian Planning Scheme - Clarence Local Provision Schedule* ("Planning Scheme"). The subject site (CT 174333/38) is within the Planning Scheme's 'General Residential' zone and the entire site is also within the Planning Scheme's Bushfire-Prone Areas overlay. The adjacent site (CT 102239/2) is currently zoned 'Agriculture'.

Richmond is a 19th century Georgian village with significant convict history situated within the Clarence City Council municipality and has a population of approx. 1500 residents.

Natural Values

The onsite vegetation is classified (as per TASVEG4.0) Modified Land (FUR) and within 100m to the east, south and west is a mix of established dwellings with some managed grassland vegetation. To the northeast is land classified (as per TASVEG4.0) Agricultural Land (FAG). A natural values assessment was not required.



Figure 1: Aerial view of site (outlined in red) and surrounding land (source: thelist map accessed 12/07/2023).

3. Use and Development

The proposal is to subdivide the subject land into two allotments. Lot 1 will be 456m² and Lot 2 will be a balance lot containing an existing residential dwelling and will be 1818m². The existing and proposed use is ‘Residential’ as such no change of use application was required.

Please see Appendix A for the Subdivision Plan.

The proposed subdivision will not require the clearance of native vegetation on the site to enable the construction of residential dwellings so that dwellings comply with bushfire hazard management requirements. Any clearing required on adjacent land would be subject to planning permit conditions.

4. Bushfire Hazard Assessment

The subject site is located within the Planning Scheme’s Bushfire-Prone Areas overlay therefore, the site is within a ‘bushfire prone area’ as defined in the Planning Scheme.

The key factors affecting bushfire behaviour are fuel, weather conditions and topography. This section of the report considers these factors in the context of the Australian Standard AS3959-2018 - Construction of buildings in bushfire-prone areas, which is required in order to determine compliance with planning and building requirements for bushfire protection.

AS:3959-2018 provides categories for classifying vegetation based on structural characteristics. ‘Effective Slope’ refers to the slope of land underneath bushfire-prone

vegetation relative to the subject site. Effective Slope affects a fire’s rate of spread and flame length and is accordingly a critical aspect affecting bushfire behaviour. AS3959-2018 refers to five categories of Effective Slope and these have been used for the purpose of this analysis. Figure 2 shows land within 100m of the site.

The process for determining BAL ratings is outlined in AS:3959-2018. This assessment has relied on Method 1, which considers vegetation type, distance from hazardous vegetation and effective slope.

A site visit was conducted 13 July 2023.

Step 1: Relevant fire danger index: FDI 50

Step 2: Assess the vegetation within 100m in all directions.

Figure 2 shows the land within 100m of the proposed development as this is the minimum area for consideration under AS 3959-2018.

See Appendix C for site Photos.



Figure 2 shows land within 100m of the proposed development as this is the minimum area for consideration under AS 3959-2018.



Vegetation

The land to all directions of the site has been mostly cleared of native vegetation, with the north-east currently generally open paddocks. The vegetation to the north-east is classified as Class G Grassland in accordance with Table 2.3 of AS 3959-2018.

There are established and managed gardens in close proximity to the existing dwelling (on the subject lot). Therefore, the vegetation to the north and northeast of the site is classified as Class G Grassland; the vegetation directly surrounding the existing dwellings is classified as low threat; and the vegetation beyond the managed gardens/low threat vegetation is classified as Class G Grassland in accordance with Table 2.3 of AS 3959-2018.

The vegetation classification which currently applies to the vegetation on the site is Grassland to the north and northwest (greater than 50m) and Grassland to the north and north-east (greater than 50m).

Effective Slope

For the site, the land to the northeast has a gentle rising slope from the creek. Therefore, the effective slope to the south and east is upslope; 4° downwards to the north; and downslope 4° to the east.

Step 3: Distance from classified vegetation

This section sets out the required separation distances from bushfire-prone vegetation to achieve the required BAL. It should be noted that AS3959 Table 2.6 only provides BAL ratings for separation distance up to and including 50m from grassland. Therefore, grassland less than 100m but greater than 50m separation from the site has been excluded from assessment.

Vegetation - North

This vegetation on the northern end of the site is comprised of a modified landscape associated with the urban environment with a small number of native trees scattered from the edge of the existing dwellings from the northern eastern boundary. Beyond the boundary, there is farmland.

Vegetation - South

This vegetation on the northern end of the site is comprised of a modified landscape associated with the urban environment. Beyond the boundary, there is urban environment.

Vegetation - East

This vegetation on the northern end of the site is comprised of a modified landscape associated with the urban environment with a small number of native trees scattered from the edge of the existing dwellings from the north-eastern boundary. Beyond the boundary, there is farmland and urban environment.

Vegetation - West

This vegetation on the northern end of the site is comprised of a modified landscape associated with the urban environment. Beyond the boundary, there is urban environment.

Step 4: Effective slope under classified vegetation



Table 1 - Lot 1

Direction from site:	North	East	South	West
Vegetation Type:	Class G Grassland	Low-threat Clause 2.2.3.2(e)(f)	Low-threat Clause 2.2.3.2(e)(f)	Low-threat Clause 2.2.3.2(e)(f)
Relationship to site:	Downslope	Downslope	Upslope	Upslope
Effective Slope	-4°	-4°	4°	4°
Required Separation Distance BAL-12.5:	16-<50m	16-<50m	16-<50m	16-<50m
Required Separation Distance BAL-19:	11-<16m	11-<16m	11-<16m	11-<16m
Minimum separation:	0m	0m	0m	0m
Assessed BAL:	BAL-FZ	Low	Low	Low
Proposed BAL:	12.5			



Table 2 - Lot 2

Direction from site:	North	East	South	West
Vegetation Type:	Class G Grassland	Class G Grassland	Low-threat Clause 2.2.3.2(e)(f)	Low-threat Clause 2.2.3.2(e)(f)
Relationship to site:	Downslope	Downslope	Upslope	Upslope
Effective Slope	-4°	-4°	4°	4°
Required Separation Distance BAL-12.5:	16-<50m	16-<50m	16-<50m	16-<50m
Required Separation Distance BAL-19:	11-<16m	11-<16m	11-<16m	11-<16m
Minimum separation:	0m	0m	0m	0m
Assessed BAL:	BAL-FZ	Low	Low	BAL-FZ
Proposed BAL:	12.5			

Step 5: Determination of Bushfire Attack Level (BAL)

Building areas shown are indicative only and are shown for planning purposes. These areas are flexible in they may change position if setbacks and HMAs are achieved and adhered to.

Lot Number	Achievable BAL Rating
1	BAL-12.5
2 (balance)	BAL-12.5

Minimum Separation Required

The proposed dwellings are required to be able to achieve BAL-19. At BAL-19 exposure, the proposed development may be subject to increasing levels of ember attack, windborne burning debris, and radiant heat flux between 12-19 kW/sqm. The available area onsite will provide some separation for BAL-19, but an additional 12m wide area is required on the adjoining title (CT102239/2) in the same ownership. This arrangement will need to be put into a Part 5 Agreement.

5. Bushfire Protection Measures

During a bushfire event, a number of bushfire attack mechanisms may threaten buildings and occupants, including:

- Radiant heat;



- Direct flame contact;
- Ember attack; and
- Wind.

The key bushfire attack mechanism is wind-borne embers and debris.

A range of bushfire protection measures are recommended to improve the resilience of the proposed development and achieve a tolerable level of residual risk for occupants. The protection measures outlined in this section have been consolidated in a Bushfire Hazard Management Plan (BHMP - see Appendix B).

Additional measures to reduce and improve resilience are also recommended but are at the discretion of the developer and future developers within the subdivision.

5.1 Construction Standards

Future habitable buildings located within the specified building areas and provided with the requisite hazard management areas are to be designed and constructed to a minimum of BAL12.5 under AS3959-2018. Refer to section 4.2 above for specific BAL ratings for the subdivision lots. The building areas for each lot are shown on the attached BHMP.

The minimum setbacks from bushfire-prone vegetation are demonstrated on the BHMP.

Building areas shown on lot 1 is indicative only. These areas are flexible in they may change position if setbacks and HMAs are achieved and adhered to.

The HMA must be verified by the assessing building surveyor prior to occupancy. Subject to implementation of the BHMP and compliant detailed design, the proposal will comply with clause 2.3.1 of the Determination.

5.2 Access

The existing access from Cosgrove Drive has been identified as LGA Subdivision Road and is currently 6m in width with a large turning circle. There are currently no passing bays installed along this road, which is close to 400m total in length, and constructed and sealed.

A new crossover will be required for lot 1. Access to all lots is to be made compliant prior to issuing of titles.

Roads are to be developed in accordance with Table C13.1 of the Bushfire-Prone Areas Code, as there are no new public roads proposed for this stage of the development this is not applicable.

This proposal includes new property access and no new public roads, so Table C13.2 is addressed in the attached subdivision plan and Table C13.1 is not applicable.

The proposed access arrangements for the subdivision must comply with C13.6.2 Subdivision: Public and firefighting and access. The proposal complies with the performance criteria for this standard because the layout of accesses is less than 30m.

A fire trail is not proposed nor considered necessary, so the standards contained within Table C13.3 are not relevant.

Subject to implementation of the Access, the proposal will comply with clause 2.3.2 of the Determination.



Element		Requirements
A.	Roads	<p>Unless the development standards in the zone require a higher standard, the following apply:</p> <ul style="list-style-type: none"> (a) two-wheel drive, all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 2m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; (h) curves have a minimum inner radius of 10m; (i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7metres in width; (j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and (k) carriageways less than 7m wide have 'NoParking' zones on one side, indicated by a road sign that complies with Australian Standard AS1743-2001 Road signs-Specifications.

Element		Requirements
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (j) terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (ii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.



C.	Property access length is 200m or greater.	The following design and construction requirements apply to property access: (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	Not applicable to this development

5.3 Water supply for firefighting

Arrangements for fire-fighting water supply for the proposed lots must comply with Table C13.5 of the Bushfire Prone Areas Code.

There is a reticulated water supply available for the lots and a fire hydrant on the frontage of the property within Cosgrove Drive, thus all lots are within the required 90m hose lay (Lot 3 at 74m) thus compliant with A2(a) Table C13.5.

Table C13.5 - Static Water Supply for fire fighting		
Element		Requirements
A.	Distance between building area to be protected and water supply.	The following requirements apply: (a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Static water supplies.	The static water supply: (a) may have a remotely located offtake connected to the static water supply; (b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) must be metal, concrete, or lagged by non-combustible materials if above ground; and (e) if a tank can be located so it is shielded in all directions in compliance with Section 3.5 of <i>Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas</i> , the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6mm thickness
C.	Signage for static water connections.	The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with: (a) water tank signage requirements of <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i> ; or (b) <i>Water Supply Signage Guideline, version 1.0</i> , Tasmanian Fire Service, February 2017



D.	Hardstand	A hardstand area for fire appliances must be: (a) no more than 3m from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.
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A Certificate of Compliance confirming compliance with the above provisions is attached as Appendix D.

The proposal will comply with clause 2.3.3 of the Determination.



5.4 Hazard Management Areas

The Hazard Management Area ('HMA') refers to land that is managed in a minimum fuel condition so as to reduce the potential exposure of habitable buildings and occupants to radiant heat and flames and to provide defensible space. The effectiveness of the hazard management areas is reliant on ongoing maintenance by landowners.

The minimum extents of the Hazard Management Area (HMA) are demonstrated on the BHMP. Management prescriptions for the proposed HMA are provided in Table 5. The required HMA requires a 12m wide area to be put into a Part 5 Agreement with adjoining title (CT102239/2) in the same ownership.

Vegetation in the Hazard Management Area for each lot is to be managed and maintained by the respective lot owners prior to the sealing of titles. Subject to the implementation of the HMA, the proposal will comply with clause 2.3.4 of the Determination.

Table 5 - Hazard Management Area Prescriptions

Within 10m of habitable buildings	<ul style="list-style-type: none"> No storage of flammable materials (e.g. firewood); Avoid locating flammable garden materials near vulnerable building elements such as glazed windows/doors, decks and eaves (e.g. non-fire-retardant plants and combustible mulches); Non-flammable features such as paths, driveways and paved areas are encouraged around habitable buildings.
Trees within HMA	<ul style="list-style-type: none"> Maintain canopy separation of approximately 2.0m; Ensure no branches overhang habitable buildings; Remove tree branches within 2.0m of ground level below; Locate any new tree plantings 1.5 x their mature height from buildings; Avoid planting trees with loose, stringy or ribbon bark.
Understory vegetation within HMA	<ul style="list-style-type: none"> Maintain grass cover at <100mm; Maintain shrubs to <2.0m height; Shrubs to be maintained in clumps so as to not form contiguous vegetation (i.e. clumps up to 10sqm in area, separated from each other by at least 10m); Avoid locating shrubs directly underneath trees; Periodically remove dead leaves, bark and branches from underneath trees and around habitable buildings.

The Bushfire Hazard Management Plan (BHMP) indicates the area of the lot being managed to a low threat state and provides for suitable separation distances from the development building to hazard to achieve the BAL-12.5 Separation distances. The Hazard Management Area (HMA) has/is to be established in accordance with the Bushfire Hazard Management Plan.

Hazard Management Area includes the area to protect the buildings as well as the access and water supplies. Vegetation in the Hazard Management Area (the entire site) is to be managed and maintained in a minimum fuel condition, Low Threat vegetation in accordance with AS3959-2018.

Maintenance Schedule

- Removal of fallen limbs, leaf & bark litter
- Cut lawns short (less than 100mm) and maintain
- Remove pine bark and other flammable garden mulch



- Complete under-brushing and thin out the understorey
- Prune low hanging trees to ensure separation from ground litter
- Prune larger trees to establish and maintain horizontal and vertical canopy separation
- Minimise storage of petroleum fuels
- Maintain road access to the buildings to be defended and water storage area
- Remove fallen limbs, leaf & bark litter from roofs, gutters and around the building

5.5 Optional Protection Measures

The following recommendations are not specifically regulated under any planning or building standards at present hence do not form part of the Bushfire Hazard Management Plan. If implemented however, they will improve bushfire protection for future occupants.

Electrical Infrastructure

Overhead power lines are a common source of unplanned fires, particularly during high wind conditions. Where practicable, electricity connections to properties should be provided underground to remove this potential fire source.

Building Design

Building configuration can be used to improve building resilience. It is recommended that future developers of buildings within the subdivision consider adopting the following design features:

- Simple roof shapes with roof pitch at 18 degrees or greater, to reduce the potential for ember accumulation. This measure ought to be combined with non-combustible gutter guards to prevent accumulation within guttering;
- Simple building shapes are preferable, as they reduce opportunity for embers and debris to be trapped against the building within re-entrant corners;
- Keep walls as low as possible. Large expansive walls present greater surface area to wind turbulence and to radiant heat;
- Slab-on-ground construction is generally more resilient than suspended slab construction.



6. Conclusion

The proposed subdivision site is located in a bushfire-prone area.

The attached Bushfire Hazard Management Plan prepared for the subdivision outlines the required protection measures for the proposed lots including hazard management areas, building siting and construction, access, and water supply standards. Protection measures will reduce bushfire risk to future residents, developments and to firefighters, as outlined in this report and the associated bushfire hazard management plan. The required Hazard Management Area requires a 12m wide area to be put into a Part 5 Agreement with adjoining title (CT102239/2) in the same ownership.

Requirements for water and access are also specified on the BHMP. The Bushfire Hazard Management Plan is certified as being compliant with the Bushfire-Prone Areas Code C13.0 of the *Tasmanian Planning Scheme - Clarence Local Provision Schedule*.

Subject to the BHMP being implemented, the development will comply with the bushfire protection requirements of the National Construction Code.

7. References

Department of Primary Industries and Water, The LIST, viewed 12 September 2022, www.thelist.tas.gov.au

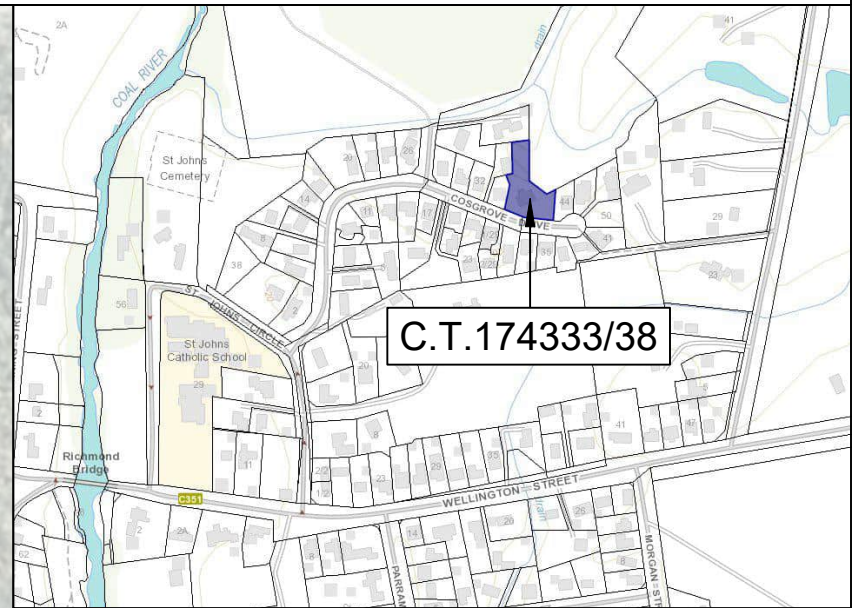
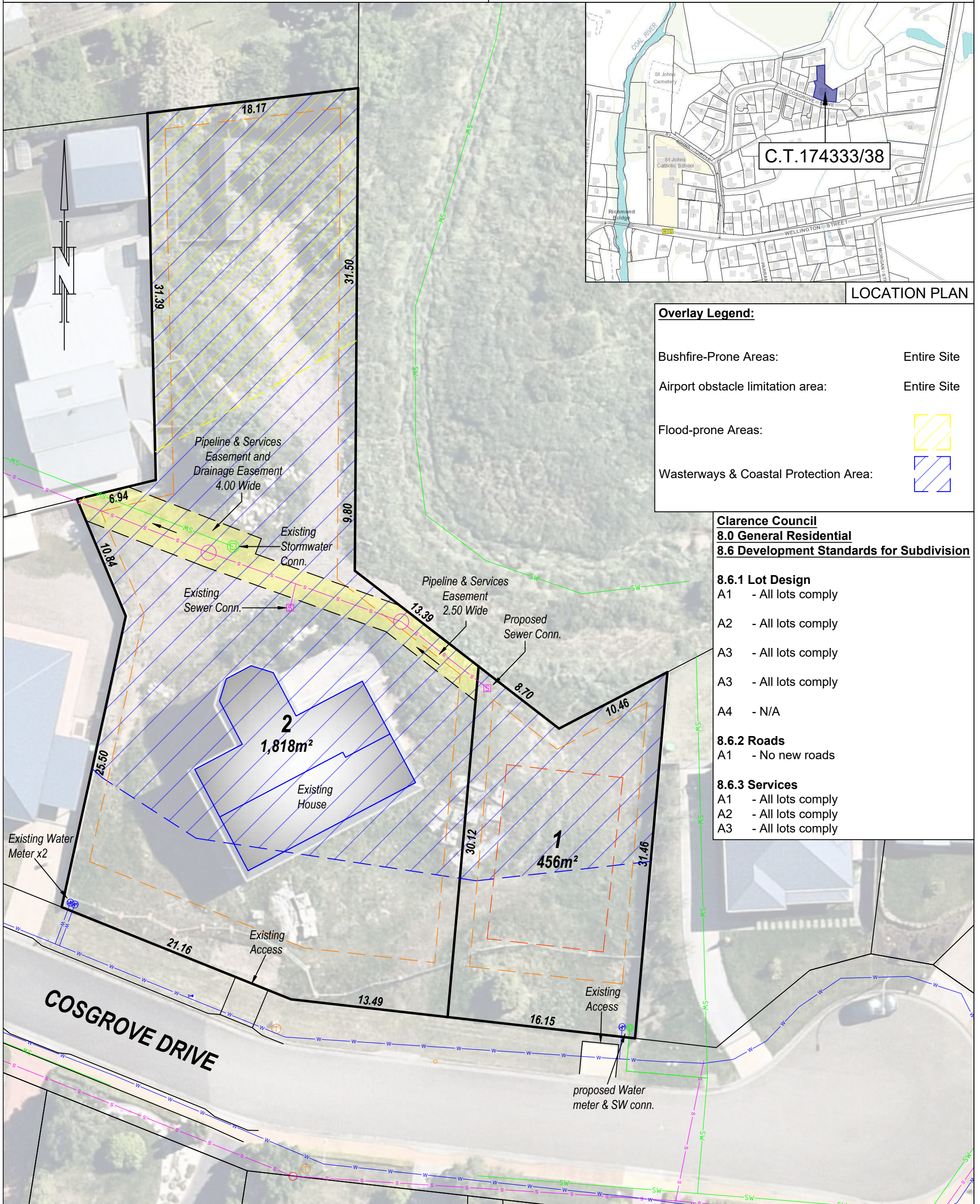
Director of Building Control, 2021, Director's Determination - Bushfire Hazard Areas, Version No.1.1 Department of Justice (Tasmania).

Standards Australia, 2018, AS 3959-2018 - Construction of buildings in bushfire-prone areas, Standards Australia, Sydney.



APPENDIX A

Proposed Subdivision Plan



LOCATION PLAN

Overlay Legend:

Bushfire-Prone Areas:	Entire Site
Airport obstacle limitation area:	Entire Site
Flood-prone Areas:	
Wasterways & Coastal Protection Area:	

Clarence Council
8.0 General Residential
8.6 Development Standards for Subdivision

8.6.1 Lot Design

- A1 - All lots comply
- A2 - All lots comply
- A3 - All lots comply
- A3 - All lots comply
- A4 - N/A

8.6.2 Roads

- A1 - No new roads

8.6.3 Services

- A1 - All lots comply
- A2 - All lots comply
- A3 - All lots comply

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C	Updated services + easements	NC	19/01/24	NC
B	Remove Staging & Lot 3	LH	09/01/24	LH
A	Update title information + add staging information	LH	02/08/23	LH

OWNER: DION R. CREESE & LACHLAN E. CREESE
TITLE REFERENCE: C.T.174333/38
LOCATION: 40 COSGROVE DRIVE, RICHMOND

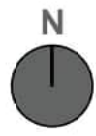
Proposed Subdivision

Date: 25/01/2023	Reference: CREEI07 14775-05
Scale: 1:300 (A3)	Municipality: CLARENCE

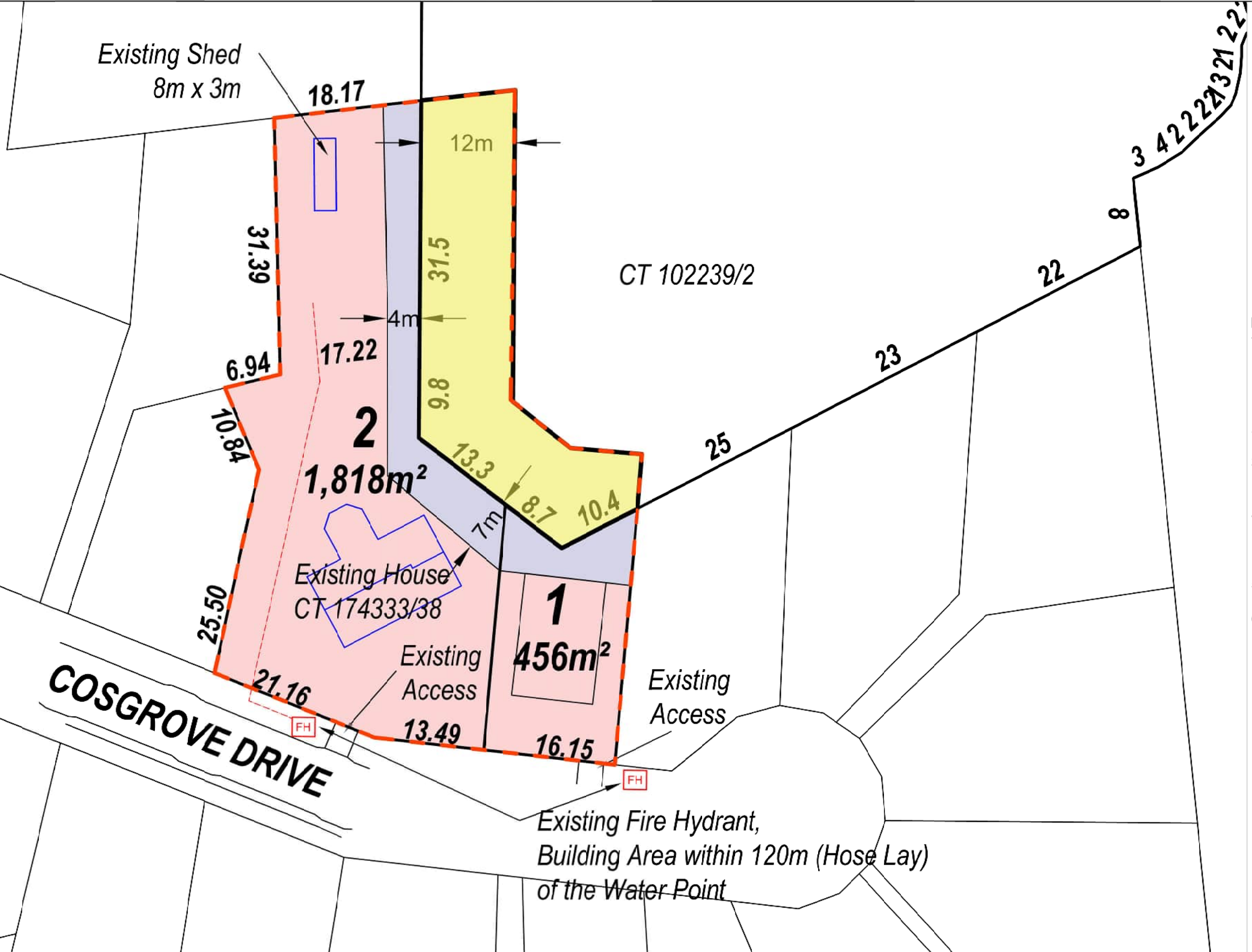


APPENDIX B

Bushfire Hazard Management Plan



Existing Shed
8m x 3m



LEGEND

- FH FIRE HYDRANT LOCATION
- BAL-12.5 BUILDING AREA
- BAL-19 BUILDING AREA
- HAZARD MANAGEMENT AREA
- BUILDABLE AREA
- APPROX. HOSE LAY LENGTH
- EXTERNAL HMA - PART 5 AGREEMENT AREA

- BHMP NOTES:**
1. This plan must be read in conjunction with the Bushfire Hazard Report (BHR) prepared by Mat Clark (BFP-P), Bushfire Hazard Practitioner, dated February 2024 (23017).
 2. The subject property is 40 Cosgrove Drive, Richmond (CT 174333/38).
 3. This plan demonstrates compliance with the Directors Determination - Bushfire Hazard Areas.
 4. The Hazard Management Areas (HMA) indicated on this plan must be established and maintained in accordance with Section 5.1 of BHR.
 5. Property access arrangements must comply with Section 5.3 of the BHR.
 6. Fire fighting water supply arrangements must comply with Section 5.4 of the BHR.



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PROJECT 40 COSGROVE DRIVE, RICHMOND	
TITLE BUSHFIRE HAZARD MANAGEMENT PLAN	
SCALES @ 1:500	PLOT DATE 01-02-2024
PROJECT NO. 23017	DWG NO. 2301702

DC NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check Architects & other project drawings for co-ordination between structure, fabric, fixtures, fitting, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. MC PLANNERS accepts no responsibility for dimensional information scaled or digitally derived from this document.

HAZARD MANAGEMENT AREAS - HMA
Hazard Management Area includes the area to protect the Building as well as the access and water supplies. Vegetation in the Hazard Management area for each lot (as dimensioned and shown) is to be managed and maintained by the respective lot owners in a minimum fuel condition prior to the sealing of titles. Each lot is provided with a building area with separation distance with C13.6.1 of the Bushfire Prone Areas Code. All lots and the area 12m into CT 102239/2 is to be maintained as low threat vegetation. A covenant or easement or Part 5 agreement must be attached on each title to this effect.

- MAINTENANCE SCHEDULE**
1. Removal of fallen limbs, leaf and bark litter;
 2. Cut lawns short (less than 100mm) and maintain;
 3. Remove pine bark and other garden mulch;
 4. Complete under-brushing and thin out the under storey;
 5. Prune low hanging trees to ensure separation from ground litter;
 6. Prune larger trees to establish and maintain horizontal and vertical canopy separation;
 7. Maintain storage of petroleum fuels;
 8. Remove fallen limbs, leaf & bark litter from roofs, gutters and around the building.

PUBLIC & FIRE FIGHTING ACCESS
The existing public road on Gosgrove Drive provide compliant property access from the road to within 120m of furthest element of the building and to within 3m of each fire-fighting water supply connection point.

WATER SUPPLY FOR FIREFIGHTING
There are two existing fire hydrants shown on the plan.

CONSTRUCTION STANDARDS
Separation distances shown on this plan allow for design of BAL-12.5 and BAL-19 minimum. Buildings and any associated outbuildings located within 6m are to be designed, constructed and maintained in accordance with the relevant construction sections of AS3959-2018 for the determined BAL.

This plan has been prepared only for the purpose of obtaining planning and building approvals from the local authority and is subject to that approval. All measurements and areas are subject to the final survey.



APPENDIX C

Site Photos



Photo 1 – View North From Cosgrove Drive along Eastern Boundary



Photo 2 – View North from Cosgrove Drive Along Eastern Boundary



Photo 3 - View Southwest from Creek



Photo 4 – View Southeast of Grassy Hillock on the Northern Side of the Creek



APPENDIX D

Certificate of Compliance

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

40 Cosgrove Drive Richmond

Certificate of Title / PID:

CT 174333/38 and CT 102239/2

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision – 1 lot (1 lot into 2)

Applicable Planning Scheme:

Tasmanian Planning Scheme - Clarence

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management plan report	Mat Clark	February 2024	2.0

¹ This document is the approved form of certification for this purpose and must not be altered from its original form.

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<input type="checkbox"/> E1.4 / C13.4 – Use or development exempt from this Code	
Compliance test	Compliance Requirement
<input type="checkbox"/> E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/> E1.5.1 / C13.5.1 – Vulnerable Uses	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/> E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/> E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/> E1.5.2 / C13.5.2 – Hazardous Uses	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/> E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/> E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input checked="" type="checkbox"/> E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/> E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/> E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
<input checked="" type="checkbox"/> E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input checked="" type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:

Chris Moore obo Chief Officer,
Tasmania Fire Service

Phone No:

(03) 6173 2740

Postal
Address:

Cnr Argyle & Melville Streets
HOBART 7000

Email
Address:

bf@fire.tas.gov.au

Accreditation No:

N/A

Scope:

1, 2, 3A, 3B, 3C

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name:

Chris Moore obo Chief
Officer, Tasmania Fire
Service

Date:

23/02/2024

Certificate
Number:

TFS-V2-6634

(for Practitioner Use only)