



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2025/056316**

**PROPOSAL:** Three Lot Subdivision

**LOCATION:** 2 Elpida Street, Risdon Vale

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 13/07/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 13/07/2026. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://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](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 13/07/2026.

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](http://www.ccc.tas.gov.au) or at the Council offices.

## Application for Development / Use or Subdivision

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Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: **SUBDIVISION**

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Location: **2 ELPIDA STREET, RISDON VALE**

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**Personal Information Removed**



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 City of Clarence, please provide planner's name:

Current use of site: **Residential**

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.
- 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.

**Personal Information Removed**

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



## Development/use or subdivision checklist

### **Mandatory Documents**

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

### **Additional Documents**

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- Site analysis and site plan, including where relevant:
  - Existing and proposed use(s) on site.
  - Boundaries and dimensions of the site.
  - Topography, including contours showing AHD levels and major site features.
  - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
  - Soil type.
  - Vegetation types and distribution, and trees and vegetation to be removed.



- Location and capacity of any existing services or easements on/to the site.
  - Existing pedestrian and vehicle access to the site.
  - Location of existing and proposed buildings on the site.
  - Location of existing adjoining properties, adjacent buildings and their uses.
  - Any natural hazards that may affect use or development on the site.
  - Proposed roads, driveways, car parking areas and footpaths within the site.
  - Any proposed open space, communal space, or facilities on the site.
  - Main utility service connection points and easements.
  - Proposed subdivision lot boundaries.
- Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
  - Private open space for each dwelling.
  - External storage spaces.
  - Car parking space location and layout.
  - Major elevations of every building to be erected.
  - Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
  - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
  - Materials and colours to be used on rooves and external walls.
- Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
  - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
  - Plantings proposed for screening from adjacent sites or public places.
- Any additional reports, plans or other information required by the relevant zone or code.

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This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME 182657	FOLIO 31
EDITION 1	DATE OF ISSUE 24-Feb-2022

SEARCH DATE : 14-Oct-2025

SEARCH TIME : 02.28 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 31 on Sealed Plan [182657](#)

Derivation : Part of Lot 31801, 248A-1R-0P Gtd. to Fane Claude Campbell Cox

Prior CT [168678/1](#)

SCHEDULE 1

[M197924](#) & [M932883](#) TRANSFER to PHAROS CUSTODIANS PTY LTD and PHAROS CUSTODIANS PTY LTD as tenants in common in equal shares Registered 24-Dec-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP182657](#) COVENANTS in Schedule of Easements

[SP182657](#) FENCING PROVISION in Schedule of Easements

[SP164707](#) FENCING PROVISION in Schedule of Easements

[D116543](#) AGREEMENT pursuant to Section 71 of the Land Use

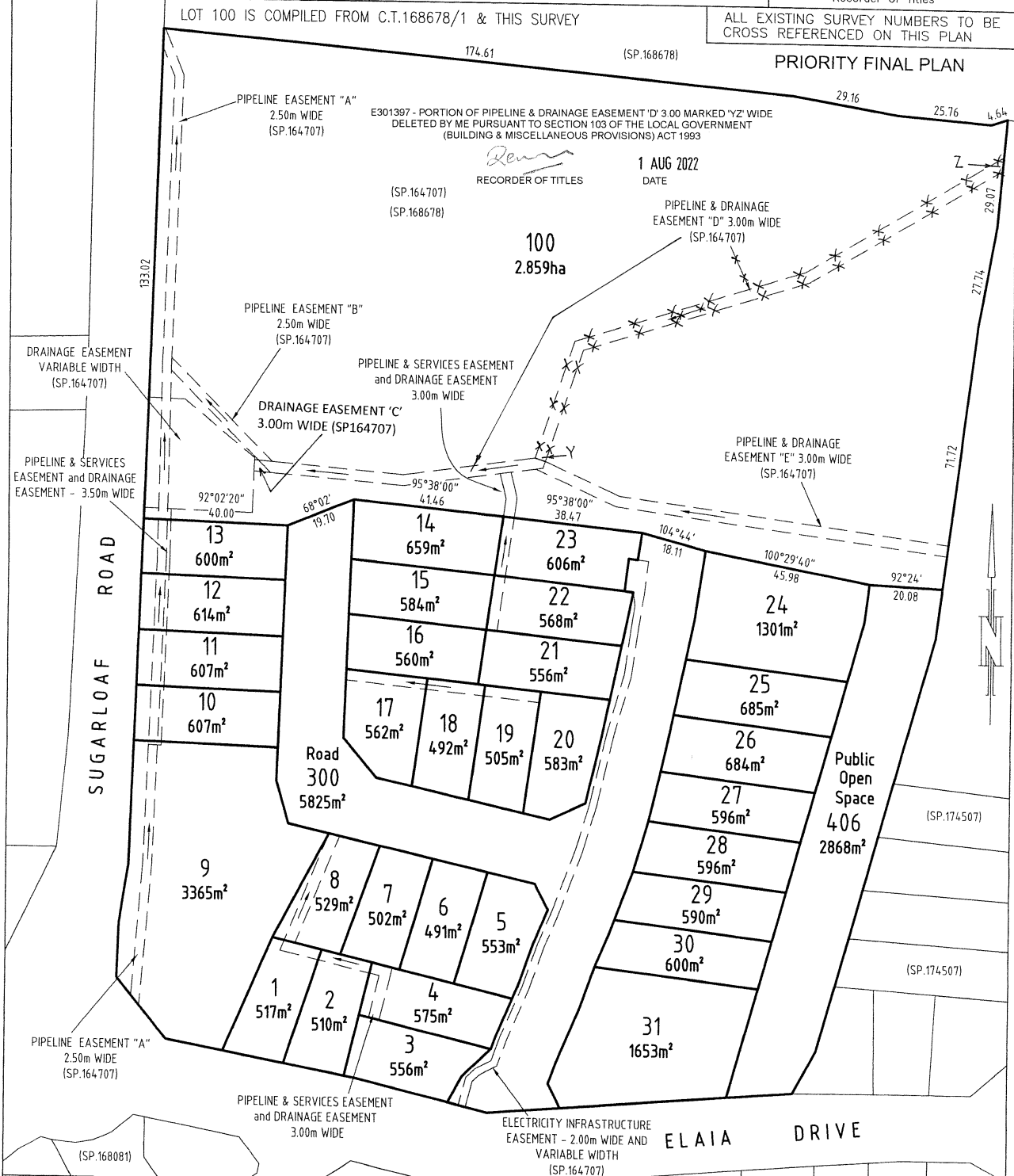
Planning and Approvals Act 1993 Registered

25-Feb-2014 at noon

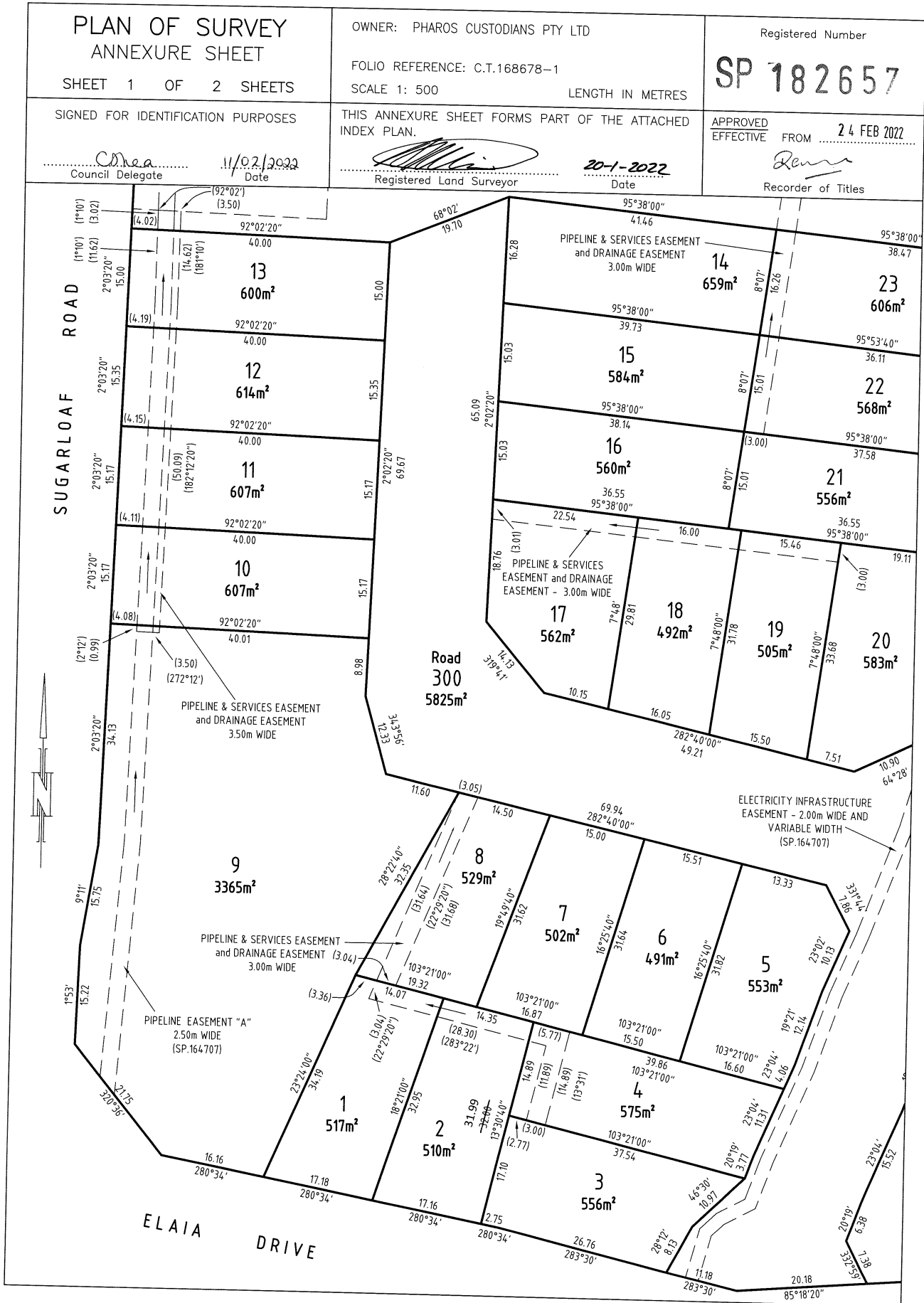
UNREGISTERED DEALINGS AND NOTATIONS

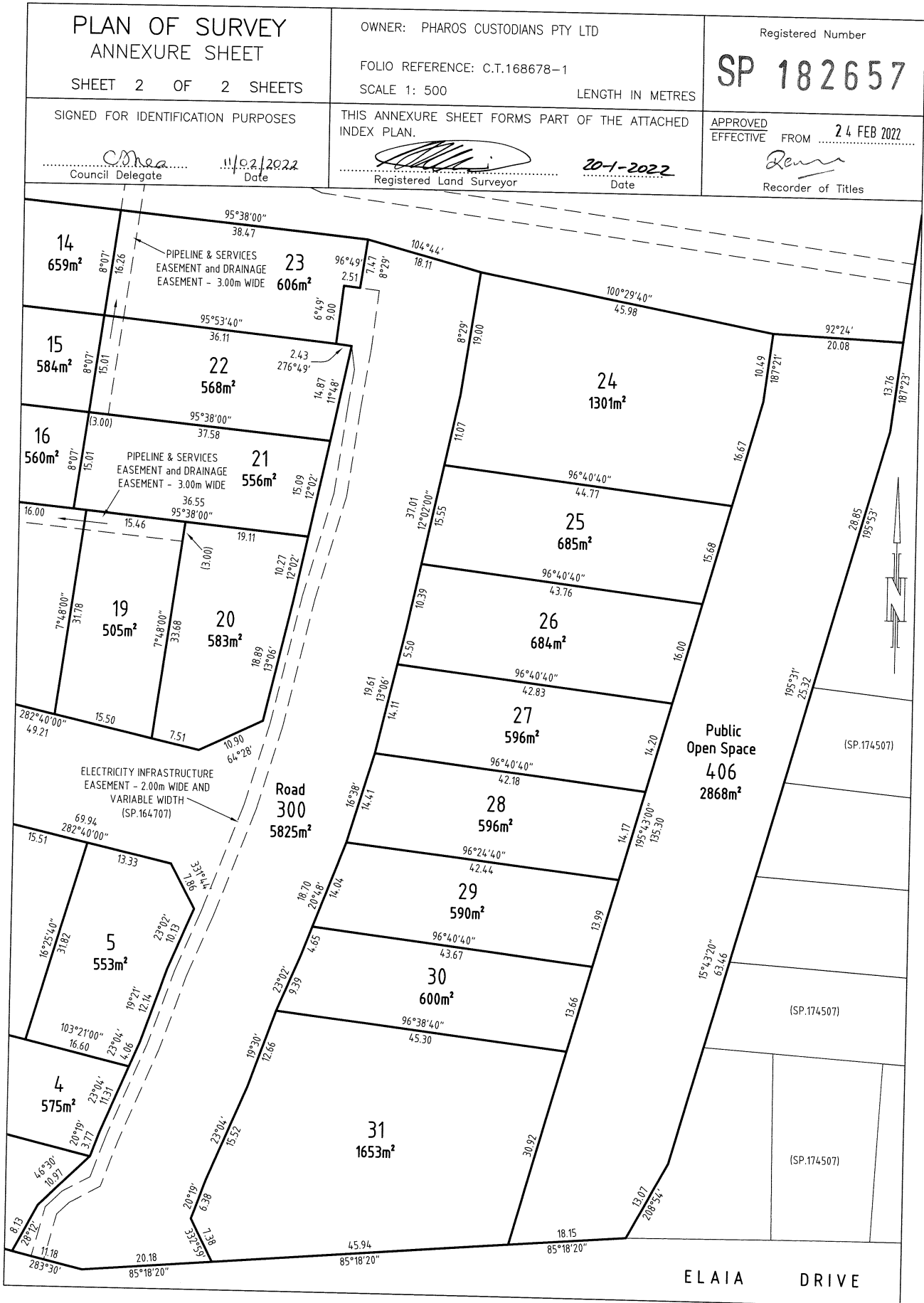
No unregistered dealings or other notations

OWNER PHAROS CUSTODIANS PTY LTD	<b>PLAN OF SURVEY</b> BY SURVEYOR ANDREW STEPHEN BIRCH ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0419-594-966	REGISTERED NUMBER <b>SP182657</b>
FOLIO REFERENCE C.T.168678/1		APPROVED EFFECTIVE FROM 24 FEB 2022
GRANTEE PART OF LOT 31801 (248A-1R-0P) GTD TO FANE CLAUDE CAMPBELL COX	CITY OF CLARENCE	Recorder of Titles
SCALE 1: 1000 LENGTHS IN METRES		



Registered Land Surveyor	20-1-22 Date	(SP.168081)	(SP.168081)	(SP.168081)	C. Shea Council Delegate Clare Shea 11/02/2022 Date
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<p style="text-align: center;"><b>SCHEDULE OF EASEMENTS</b></p> <p><b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS &amp; MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>Registered Number</p> <p style="font-size: 2em; font-weight: bold;">SP 182657</p>
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PAGE 1 OF 6 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

Lot 300 is subject to an Electricity Infrastructure Easement with the benefit of a restriction as to use of land in favour of Aurora Energy Pty Ltd over the land marked "Electricity Infrastructure Easement (2.00m Wide and Variable Width)" more fully set forth in Sealed Plan 164707.

Lots 9 to ~~14~~<sup>13</sup> (inclusive)<sup>& 100</sup> are each subject to a Pipeline Easement (appurtenant to Lot 2 on SP 164707 and Tasmanian Water and Sewerage Corporation Pty Limited) <sup>over the land</sup> marked "Pipeline Easement "A" 2.50m Wide", more fully set forth in Sealed Plan 164707.  
on the Plan

Lot 100 is subject to a Right of Drainage<sup>(appurtenant to Lot 2 on SP164707 & over the land</sup> in favour of the Clarence City Council<sup>marked "Drainage Easement Variable Width" (SP 164707)</sup> more fully set forth in Sealed Plan 164707.

Lot 100 is subject to a Pipeline Easement (appurtenant to Lot 2 on SP 164707 and Tasmanian Water and Sewerage Corporation Pty Limited) over the land marked "Pipeline Easement "B" 2.50m wide" (SP164707) more fully set forth in Sealed Plan 164707.  
on the Plan

Lot 100 is subject to a Pipeline Easement and Right of Drainage (appurtenant to Lot 2 On SP 164707 and in favour of Tasmanian Water and Sewerage Corporation Pty Limited and Clarence

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: Pharos Custodians Pty Ltd</p> <p>FOLIO REF: 168678/1</p> <p>SOLICITOR &amp; REFERENCE: Mr William C Justo: LAM:064115</p>	<p>PLAN SEALED BY: Clarence City Council</p> <p>DATE: 11<sup>th</sup> February 2022</p> <p>REF NO. PD PLAN MTD - 2020/008974 <span style="float: right;">C. Mea Council Delegate Clare Shea</span></p>
<p><b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.</p>	

*[Handwritten mark]*

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP 182657</b></p>
<p>SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 168678/1</p>	

City Council) over the land marked "Pipeline and Drainage Easement "D" 3.00m wide" (SP 164707) more fully set forth in Sealed Plan 164707.

Lot 100 is subject to a Pipeline Easement and Right of Drainage (appurtenant to Lot 2 on SP 164707 and in favour of the Tasmanian Water and Sewerage Corporation Pty Limited and Clarence City Council) <sup>over the land</sup> marked "Pipeline and Drainage Easement "E" 3.00m wide" (SP164707) more fully set forth in Sealed Plan 164707.

Lots 1, 2, 4, 8, 17, 18, 19, 22, 23 and 100 ("the Lots") are each subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns (TasWater) over the land marked "Pipeline and Services Easements and Drainage Easement 3.00m wide" shown on the Plan ("the Easement Land").

Lots 1, 2, 4, 8, 17, 18, 19, 22, 23 and 100 ("the Lots") are each subject to a Right of Drainage over the land marked "Pipeline and Services Easement and Drainage Easement 3.00m wide" in favour of the Clarence City Council.

Lots 9, 10, 11, 12, 13 and 100 ("the Lots") are each subject to a Right of Drainage over the land marked "Pipeline and Services Easement and Drainage Easement 3.50m wide" in favour of the Clarence City Council.

Lots 9, 10, 11, 12, 13 and 100 ("the Lots") are each subject to a Pipeline and Service Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked "Pipeline and Services Easement and Drainage Easement 3.50m Wide" shown on the Plan ("the Easement Land")

Lot 100 is subject to a right of drainage (appurtenant to Lot 2 on SP164707 & in favour of Clarence City Council) over the land marked Drainage Easement 'C' 3.00 wide (SP164707) shown on the Plan.

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

*[Handwritten signatures]*

Portion of Pipeline & Drainage Easement 'D' 3.00 wide marked 'YZ' hereon deleted by me pursuant to Request to Amend No. E301397 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

Recorder of Titles 1 AUG 2022

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP 182657</b></p>
<p>SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 168678/1</p>	

**Restrictive Covenants**

The Owner of each Lot covenants with the Vendor and the owner of each other Lot to the intent that the burden of these covenants may run with and bind the Covenantor's Lot and every part thereof and that the benefit shall be annexed to and devolve with each and every part of every other lot shown on the Plan to observe the following stipulations that:

- (1) they will not construct or allow to be constructed any re-locatable dwelling on any such Lot.
- (2) they will not permit any caravans to be located on such Lot (save and except if a residence has already been erected on the said Lot).
- (3) they will not construct any dwelling on the Lot which exterior exceeds more than 25% colourbond (roof excluded).
- (4) the Vendor reserves the right in relation to any of the restrictive covenants herein to make any Lots on the Plan free and exempt from one or more of the covenants or conditions or waive or alter any covenant as to any Lot on the Plan.

**Fencing Provision**

In respect of each Lot shown on the Plan the Vendor, Pharos Custodians Pty Ltd, shall not be required to fence.

**DEFINITIONS**

**"PIPELINE AND SERVICES EASEMENT"** is defined as follows:-

THE FULL RIGHT AND LIBERTY for TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;

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

*af* *OP*

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 4 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP 182657</b></p>
<p>SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 168678/1</p>	

- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
  - (i) without doing unnecessary damage to the Easement Land; and
  - (ii) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

**PROVIDED ALWAYS THAT:**

- (1) The registered proprietors of the Lot in the folio of the Register (“the Owner”) must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
  - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
  - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
  - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
  - (d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;

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

*Handwritten initials*

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 5 OF 6 PAGES</p>	<p>Registered Number</p> <p><b>SP 182657</b></p>
<p>SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 168678/1</p>	

- (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
  - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
  - (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
  - (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
    - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
    - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
  - (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
  - (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
    - (a) reinstate the ground level of the Easement Land; or
    - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
    - (c) replace anything that supported, protected or covered the Infrastructure.

**Interpretation:**

“Infrastructure” means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);


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

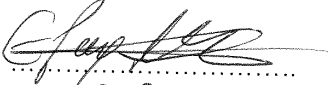
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<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 6 OF 6 PAGES	Registered Number <b>SP 182657</b>
SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 168678/1	

- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) anything reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

**EXECUTED** by **Pharos Custodians Pty Ltd** (ABN 31 131 759 807) in accordance with section 127 of the *Corporations Act 2001*:

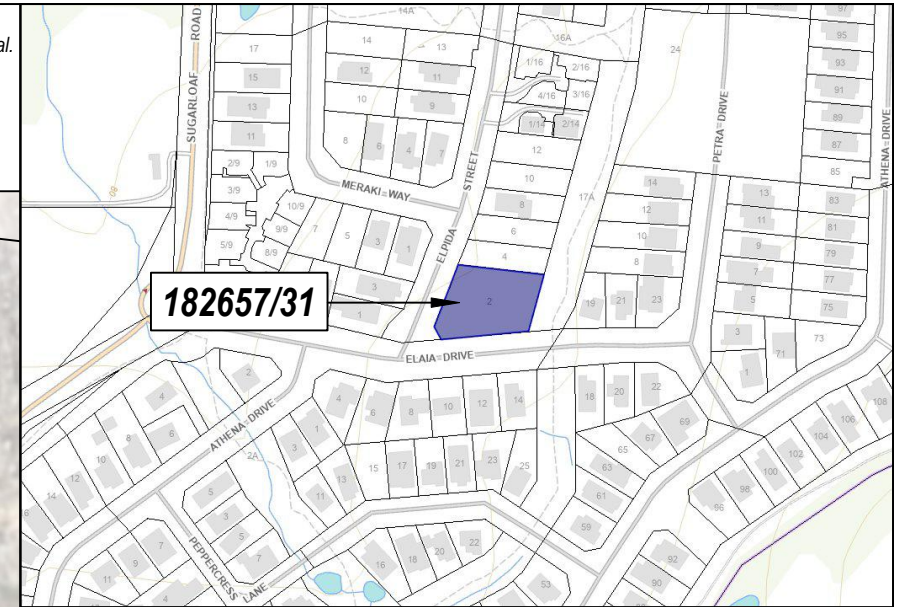
Signature:  .....  
 Name: Antonio Papastamatis  
PLEASE PRINT  
**Director**

Signature:  .....  
 Name: Eugenio Papastamatis  
PLEASE PRINT  
**Director/Secretary \***  
\* Delete as appropriate

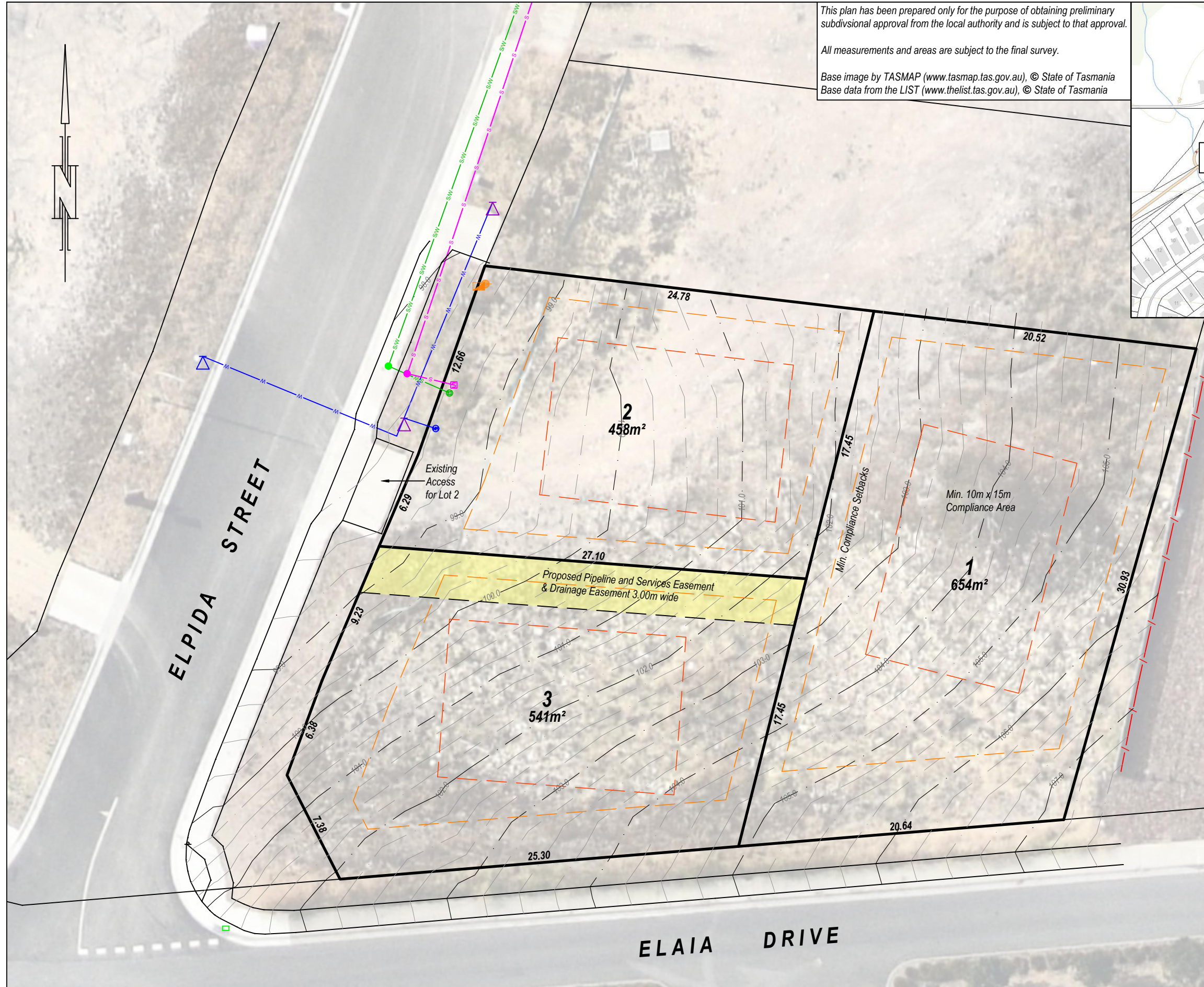
**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

UD

This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.  
 All measurements and areas are subject to the final survey.  
 Base image by TASMAR (www.tasmap.tas.gov.au), © State of Tasmania  
 Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



LOCATION PLAN



**Clarence**  
**8.0 General Residential**  
**8.6 Development Standards for Subdivision**

**8.6.1 Lot Design**  
 A1  
 (a)- All lots comply - Min. 450m<sup>2</sup>  
 (i)- All lots comply - Contain min. area of 10m x 15m w/ gradient < 1:5  
 a- All lots comply - All required setbacks  
 b- All lots comply - Clear of easements  
 (ii)- All existing buildings comply - All required setbacks  
 A2- All lots comply - Min. 12m frontage  
 A3- All lots comply - vehicular access directly from road

**8.6.2 Roads**  
 A1- Subdivision complies - no new roads

**8.6.3 Services**  
 A1- All lots comply - TasWater Water supply services to be provided  
 A2- All lots comply - TasWater Sewerage services to be provided  
 A3- All lots comply - Council Stormwater services to be provided

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C	Add easement to plan	LH	14/10/25	LH
B	Finalise option #2 layout	LH	29/08/25	LH
A	Create 2x new lot layout options	LH	27/08/25	LH



UNIT 1, 2 KENNEDY DRIVE  
 CAMBRIDGE 7170  
 PHONE: (03)6248 5898  
 EMAIL: admin@rbsurveyors.com  
 WEB: www.rbsurveyors.com

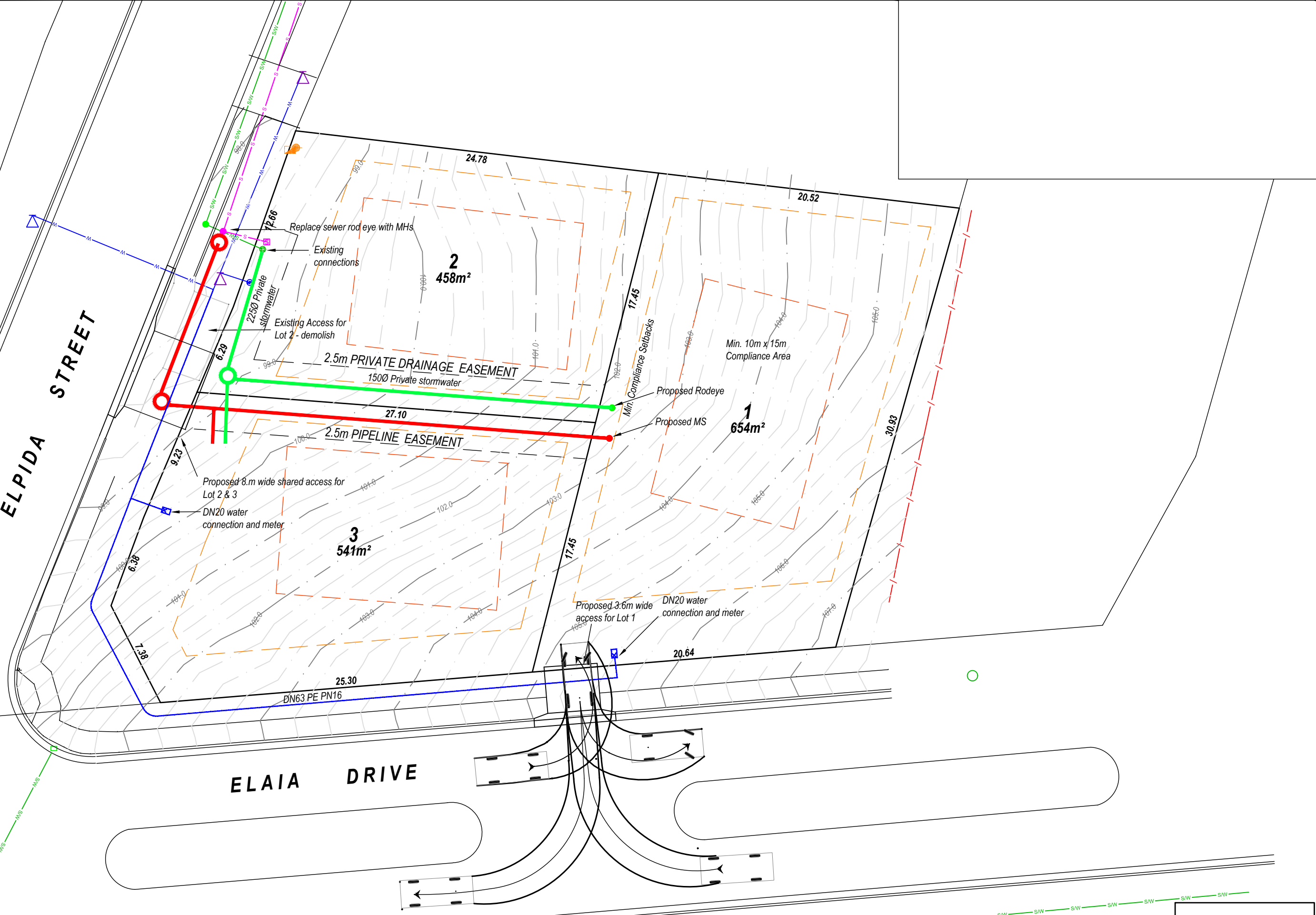
**OWNER:** PHAROS CUSTODIANS PTY LTD  
**TITLE REFERENCE:** 182657/31  
**LOCATION:** 2 ELPIDA STREET,  
 RISDON VALE

Proposed Subdivision		
<b>Date:</b> 28/09/2023	<b>Reference:</b> PAPA36	15207-01
<b>Scale:</b> 1:250 (A3)	<b>Municipality:</b> Clarence	



ELPIDA STREET

ELAIA DRIVE



Rev No	Revision note	Date	Approved
A	PLANNING APPROVAL	SEPT25	HJP
B	LOT 2 & 3 DRIVEWAYS SHARED	MAR26	HJP

**POORTENAAR CONSULTING**  
 ABN 40 672 032 737  
 PH 62664708  
 hein@poortenaarconsulting.com

Client: PHAROS CUSTODIANS	
Project: 2 ELPIDA STREET - 3 LOT SUBDIVISION	
Title: GENERAL ARRANGEMENT	
Scale: 1:500	Designed By: H.POORTENAAR
Date: SEPT25	A1
Drawing No: 25487-01	Rev: C



# BUSHFIRE EXEMPTION ASSESSMENT

*Proposed Subdivision (3 lots)*

*Address: 2 Elpida Street, Risdon Vale TAS 7016*

Title Reference: C.T.182657/31



Prepared by James Rogerson, Bushfire Hazard Practitioner

(No: 161)

VERSION – 1.0

Date: 08/09/2025



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**Disclaimer:** 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 building when subjected to bushfire attach in a designated bushfire-prone area there can be no guarantee that a building will survive a bushfire event of every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions.”* (Standards Australia Limited, 2011)



# 1 INTRODUCTION

## 1.1 Background

This Bushfire Exemption Assessment and has been prepared by James Rogerson of *JR Bushfire Assessments* (for Rogerson & Birch Surveyors) on behalf of the proponent to form part of supporting documentation for the proposed subdivision (3 lots) of 2 Elpida Street, Risdon Vale. This assessment is drafted to identify any exemption from the requirements of the C13.0 Bushfire-Prone Areas Code (C13.0) under the Tasmanian Planning Scheme – Clarence (TPS).

The proposed development is within a Bushfire-Prone Area overlay and therefore justification must be documented as to why this proposed development is exempt from the requirements of C13.0.

## 1.2 Scope

This Bushfire Assessment offers an investigation and assessment of the bushfire risk to establish the level of bushfire threat and vulnerability on the land for the purpose of subdivision. This report includes the following:

- A description of the land and adjacent land, and description of the use or development that may be at threat by a bushfire on the subject site;
- Calculates the level of a bushfire threat and offers opinions for bushfire mitigation measures that are consistent with AS3959:2018 and C13.0.
- Subdivision Proposal Plan (Appendix B)
- Planning Certificate (Appendix C)

## 1.3 Scope of BFP Accreditation

I, James Rogerson am an accredited Bushfire Practitioner (BFP-161) to assess bushfire hazards and endorse BHMP's under the the *Chief Officers Scheme for the Accreditation of Bushfire Hazard Practitioners*. I have successfully completed the *Planning for Bushfire Prone Areas Short Course* at University of Technology Sydney.



## 1.4 Limitations

The site assessment has been conducted and report written on the understanding that:

- The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report;
- The report only classifies the size, volume and status of the vegetation at the time the site assessment was conducted;
- Impacts on future development and vegetation growth have not been considered in this report. No action or reliance is to be placed on this report, other than which it was commissioned.

## 1.5 Proposal

The proposal is for the subdivision of the current title C.T.182657/31 into 3 resultant titles. See proposal plan (Appendix B).

# 2 PRE-FIELD ASSESSMENT

## 2.1 Site Details

**Table 1**

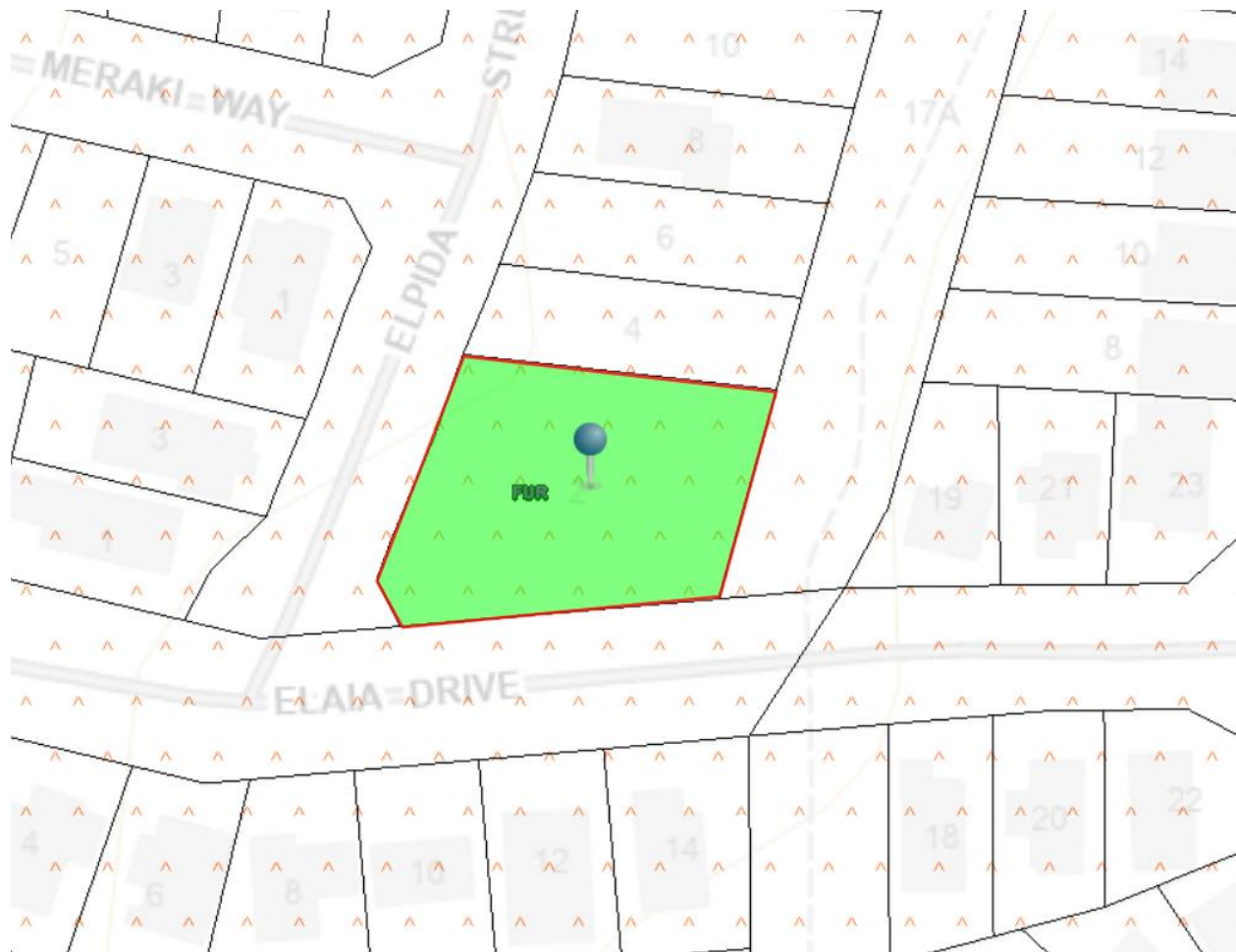
<b>Owner Name(s)</b>	Pharos Custodians Pty Ltd
<b>Location</b>	2 Elpida Street, Risdon Vale TAS 7016
<b>Title Reference</b>	C.T.182657/31
<b>Property ID</b>	9546073
<b>Municipality</b>	Clarence
<b>Zoning</b>	8 – General Residential
<b>Planning Overlays</b>	16 – Safeguarding of Airports Code and 13 – Bushfire-prone Areas Code
<b>Water Supply for Firefighting</b>	The property is serviced by reticulated water. Various hydrants exist within the vicinity of the site.
<b>Public Access</b>	Access to the property is off Elpida Street.
<b>Fire History</b>	No recorded fires on the <i>LIST</i> .
<b>Existing Development</b>	N/A



## 2.2 TASVEG Live

There is one classified vegetation community on the subject site, and the same community on the surrounding land and parcels. Figure 2 below shows the classified vegetation from TASVEG Live (Source: The LIST).

Please note that TASVEG Live classification does not necessarily reflect ground conditions.



**Figure 3 – TASVEG Live communities on subject site and surrounding land; FUR – Urban areas**



### 3 SITE ASSESSMENT

The site assessment was conducted by James Rogerson (BFP-161) on the 6<sup>th</sup>.

#### 3.1 Bushfire Hazard Assessment

C13.0 Bushfire Prone Areas Code defines Bushfire-prone areas as follows;

- a) Land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or*
- b) 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 such map, land that is within 100m of an area of bushfire –prone vegetation equal or greater than 1ha.*

The subject site is within a bushfire-prone areas overlay of the TPS – Clarence. Therefore, the proposed development must have a bushfire assessment or exemption attached with the development application.

For the purposes of the BAL Assessment, vegetation within 100m of the proposed subdivision site was assessed and classified in accordance with AS3959:2018 Simplified Procedure (Method 1) (relevant fire danger index: 50-which applies across Tasmania).

**Prevailing Winds:** The prevailing winds for this site are primarily westerly/ northwesterly.

#### 3.2 Vegetation and Effective Slope

Vegetation and relevant effective slopes within 100m of the proposed development have been inspected and classified in accordance with AS 3959:2018. Effective Slope refers to the slope of the land underneath the classified bushfire-prone vegetation relative to the building site and not the slope between the vegetation and the building site. The effective slope affects a fires rate of spread and flame length and is an acute aspect of bushfire behaviour.



## **WITHIN THE BOUNDARY (BDY) AND PROPERTY DESCRIPTION**

The site is located within a recently completed staged subdivision *Olive Grove*, south of the main part of the suburb of Risdon Vale. The site is in a residential area within the General Residential zone and is surrounded by developed lots, lots under construction, vacant lots, and Council public open space land. The subject site was purposely originally designed to be larger than the lots around it, for the purpose of further subdivision. The site is rectangle in shape, with a road splay and is orientated north-south. The topography within the site is gentle, with the slope aspect running downhill from east to west. (See Figure 3 for slopes).

The subject property is a small sized, vacant, residential lot. The land within the site is mainly gravel and dirt, as the site has been cleared of vegetation from adjacent development and previous civil works. Therefore, the site is classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e) of AS3959:2018.

Noting the 3 new lots being formed will all be classed as LOW THREAT VEGETATION per BHAN-01 as described below.

## **NORTH, NORTHEAST OF THE PROPERTY BDY**

To the north, northeast of the property (across slope & upslope) is more of the newly formed residential lots of the same subdivision as the development site. These lots vary between developed, under construction and vacant and the lots are zoned General Residential. These lots are all therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018.

Further justification as to why this lot can be classed as low threat is per the Bushfire-Prone Areas Advisory Note No 01 – 2014 (BHAN-01) (on the TFS website). As this lot is zoned General Residential and is <1500m<sup>2</sup> it falls under BHAN-01 and the land can be classed as low threat.

## **EAST, SOUTHEAST OF THE PROPERTY**

To the east, southeast of the development property (upslope) is newly formed lots of part of the same subdivision as the development property, in addition to a Public Open Space (POS) lot. The residential lots vary between developed, under construction and vacant. The residential lots are all therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. Further, all the residential lots fall under the BHAN-01 and are classed as LOW THREAT VEGETATION.

The POS lot is in a managed condition and appears regular maintained by Council and is also classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f).



## **SOUTH, SOUTHWEST OF THE PROPERTY**

To the south, southwest of the development property (across slope and upslope) is again newly formed lots of the same subdivision as the development property. The residential lots vary between developed, under construction and vacant. The residential lots are all therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. Further, all the residential lots fall under the BHAN-01 and are classed as LOW THREAT VEGETATION.

## **WEST, NORTHWEST OF THE PROPERTY**

To the west, northwest of the development property (downslope  $>5^{\circ}$ - $10^{\circ}$ ) is again newly formed lots of the same subdivision as the development property. The residential lots vary between developed, under construction and vacant. The residential lots are all therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. Further, all the residential lots fall under the BHAN-01 and are classed as LOW THREAT VEGETATION.

Figure 4 below shows the relationship between the subject site and the surrounding vegetation.

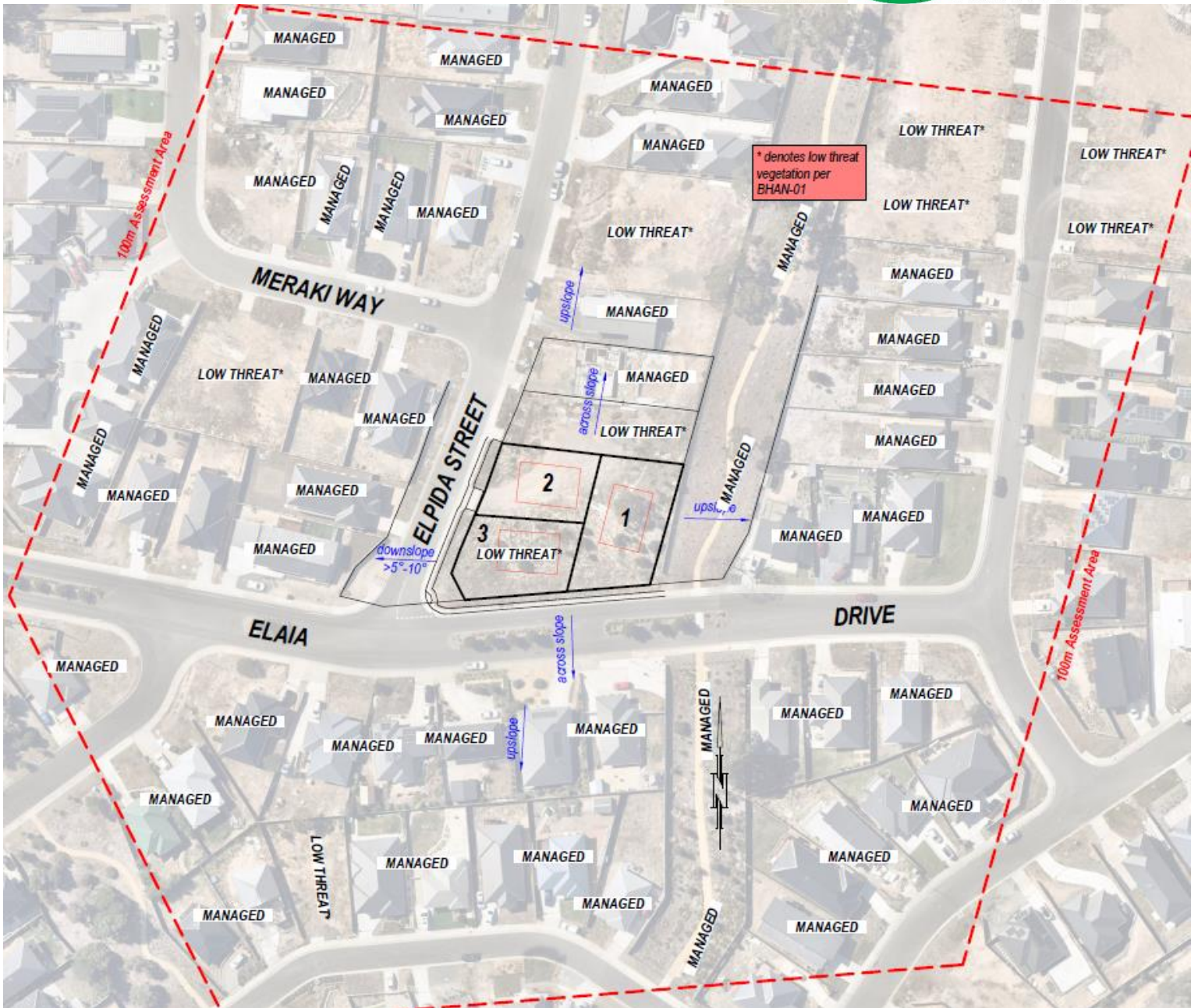


Figure 4 Classified vegetation (within 100 of the development site) (not to scale)

### 3.3 Bushfire Attack Level (BAL)

*Table 2 - BAL rating for each lot and required separation distances*

LOT 1 – VACANT (Existing separation)				
DIRECTION OF SLOPE	N, NE	E, SE	S, SW	W, NW
Vegetation Classification	MANAGED LOW THREAT*	MANAGED LOW THREAT*	MANAGED LOW THREAT*	MANAGED LOW THREAT*
Existing Horizontal distance to classified vegetation	N/A	N/A	N/A	N/A
Effective Slope under vegetation	Across slope & Upslope	Upslope	Across slope & Upslope	Downslope >5°-10°
Exemption	(e) & (f)	(e) & (f)	(e) & (f)	(e) & (f)
Current BAL value for each side of the site	BAL-LOW	BAL-LOW	BAL-LOW	BAL-LOW
Separation distances to achieve BAL-19	N/A	N/A	N/A	N/A
Separation distances to achieve BAL-12.5	N/A	N/A	N/A	N/A
Current BAL rating	BAL-LOW			

LOT 2 – VACANT (Existing separation)				
DIRECTION OF SLOPE	N, NE	E, SE	S, SW	W, NW
Vegetation Classification	MANAGED LOW THREAT*	MANAGED LOW THREAT*	MANAGED LOW THREAT*	MANAGED LOW THREAT*
Existing Horizontal distance to classified vegetation	N/A	N/A	N/A	N/A
Effective Slope under vegetation	Across slope & Upslope	Upslope	Across slope & Upslope	Downslope >5°-10°
Exemption	(e) & (f)	(e) & (f)	(e) & (f)	(e) & (f)
Current BAL value for each side of the site	BAL-LOW	BAL-LOW	BAL-LOW	BAL-LOW
Separation distances to achieve BAL-19	N/A	N/A	N/A	N/A
Separation distances to achieve BAL-12.5	N/A	N/A	N/A	N/A
Current BAL rating	BAL-LOW			



LOT 3 – VACANT (Existing separation)				
DIRECTION OF SLOPE	N, NE	E, SE	S, SW	W, NW
Vegetation Classification	MANAGED LOW THREAT*	MANAGED LOW THREAT*	MANAGED LOW THREAT*	MANAGED LOW THREAT*
Existing Horizontal distance to classified vegetation	N/A	N/A	N/A	N/A
Effective Slope under vegetation	Across slope & Upslope	Upslope	Across slope & Upslope	Downslope >5°-10°
Exemption	(e) & (f)	(e) & (f)	(e) & (f)	(e) & (f)
Current BAL value for each side of the site	BAL-LOW	BAL-LOW	BAL-LOW	BAL-LOW
Separation distances to achieve BAL-19	N/A	N/A	N/A	N/A
Separation distances to achieve BAL-12.5	N/A	N/A	N/A	N/A

### 3.4 Definition of BAL-LOW

The Bushfire Attack Level shall be classified BAL-LOW per Section 2.2.3.2 of AS3959-2018 where the vegetation is one or a combination of any of the following Exemptions:

- a) Vegetation of any type that is more than 100m from the site.
- b) Single areas of vegetation less than 1 hectare in area and not within 100m of other areas of vegetation being classified.
- c) Multiple areas of vegetation less than 0.25 ha in area and not within 20m of the site, or each other.
- d) Strips of vegetation less than 20m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20m of the site or each other, or other areas of vegetation being classified.
- e) Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- f) Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100mm).



If Grassland fuel is <50m from a site it is therefore classed as BAL-LOW.

..\*.. denotes low threat vegetation per BHAN-01.

BAL ratings are as stated below:

BAL LOW	BAL 12.5	BAL 19	BAL 29	BAL 40	BAL FZ
There is insufficient risk to warrant any specific construction requirements, but there is still some risk	Ember attack and radiant heat below 12.5 kW/m <sup>2</sup>	Increasing ember attack and windborne debris, radiant heat between 12.5 kW/m <sup>2</sup> and 19 kW/m <sup>2</sup>	Increasing ember attack and windborne debris, radiant heat between 19kW/m <sup>2</sup> and 29 kW/m <sup>2</sup>	Increasing ember attack and windborne debris, radiant heat between 29 kW/m <sup>2</sup> and 40 kW/m <sup>2</sup> . Exposure to flames from fire front likely	Direct Exposure to flames, radiant heat and embers from the fire front

## 4 JUSTIFICATIONS FOR BAL-LOW RATING/EXEMPTION and no ELEVATED RISK

- The closest vegetation (of bushfire threat) to the proposed subdivision is Woodland Fuel to the southeast that is >100m from the proposed subdivision (~170m). Therefore, resulting in a BAL rating of BAL-LOW and therefore the proposed subdivision is exempt from the requirement for a Hazard Management Area per C13.6.1 of the Code.
- The surrounding parcels in all aspects within the 100m site assessment area (developed, under construction or vacant) have been described above and classed as being MANAGED LAND or LOW THREAT VEGETATION per BHAN-01. Therefore, resulting in the BAL-LOW rating.
- As the proposed subdivision has a BAL rating of BAL-LOW, there is no requirement for a fire appliance to access the site and therefore the proposed subdivision is exempt from the requirements of C13.6.2.
- As the proposed subdivision has a BAL rating of BAL-LOW, there is no requirement for a fire appliance to access a water point or hydrant and therefore the proposed subdivision is exempt from the requirements of C13.6.3.
- The property was given a BAL rating of BAL-12.5 at development stage per Bushfire Hazard Report for *Pharos Developments Pty Ltd 1 Elaia Drive, Risdon Vale* dated September 2020. Authored by JMG Engineers & Planners. The site conditions have since changed resulting in a BAL-LOW rating.



## 5 CONCLUSION & RECOMMENDATIONS

The report concludes that the proposed subdivision will have a resultant BAL rating of BAL-LOW. Although the site is mapped within a Bushfire-Prone Area of the TPS, changes to the surrounding vegetation since it was mapped imply the site is no longer at threat from a bushfire hazard per C13.0 and AS3959:2018.

Therefore, I, James Rogerson of *JR Bushfire Assessments* (for Rogerson & Birch Surveyors) an accredited Bushfire Practitioner (BFP-161), certify, in accordance with C13.0 that there is insufficient increase in risk to warrant any bushfire protection measures and a Bushfire Hazard Management Plan for this proposed subdivision.

Whilst the proposed subdivision is exempt from bushfire protection measures, the following recommendations provided by the Tasmanian Fire Service are designed to increase bushfire protection for the proposed development.

The Tasmanian Fire Service provides the following advice regarding the implementation and maintenance of Hazard management areas:

- Removing of fallen limbs, sticks, leaf and bark litter
- Maintaining grass at less than a 100mm height
- Removing pine bark and other flammable mulch (especially from against buildings)
- Thinning out understory vegetation to provide horizontal separation between fuels
- Pruning low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers
- Pruning larger trees to maintain horizontal separation between canopies
- Minimize the storage of flammable materials such as firewood
- Maintaining vegetation clearance around vehicular access and water supply points
- Use of low-flammability species for landscaping purposes where appropriate
- Clearing out any accumulated leaf and other debris from roof gutters.

Additional site-specific fuel reduction or management may be required. An effective hazard management area does not require removal of all vegetation. Rather, vegetation must be designed and maintained in a way that limits opportunity for vertical and horizontal fire spread in the vicinity of the building being protected. Retaining some established trees can even be beneficial in terms of protecting the building from wind and ember attack



## 6 REFERENCES

Department of Primary Industries and Water, The LIST, viewed September 2025, [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

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

Tasmanian Planning Commission, 2015, *Tasmanian Planning Scheme – Clarence* viewed September 2025, [www.iplan.tas.gov.au](http://www.iplan.tas.gov.au)

Building Act 2016. The State of Tasmania Department of Premier and Cabinet. <https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025>

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet. <https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110>

## 7 APPENDIX A – SITE PHOTOS



*Figure 5 – Low threat vegetation within the site, view facing NW*



*Figure 6 – Low threat vegetation within the site, view facing SW*



*Figure 7 – Managed land (POS) east of the site, view facing N, NE*



*Figure 8 – Managed land/existing dwellings north of the site, view facing E, NE*



*Figure 9 – Managed land/existing dwellings west of the site, view facing SW*

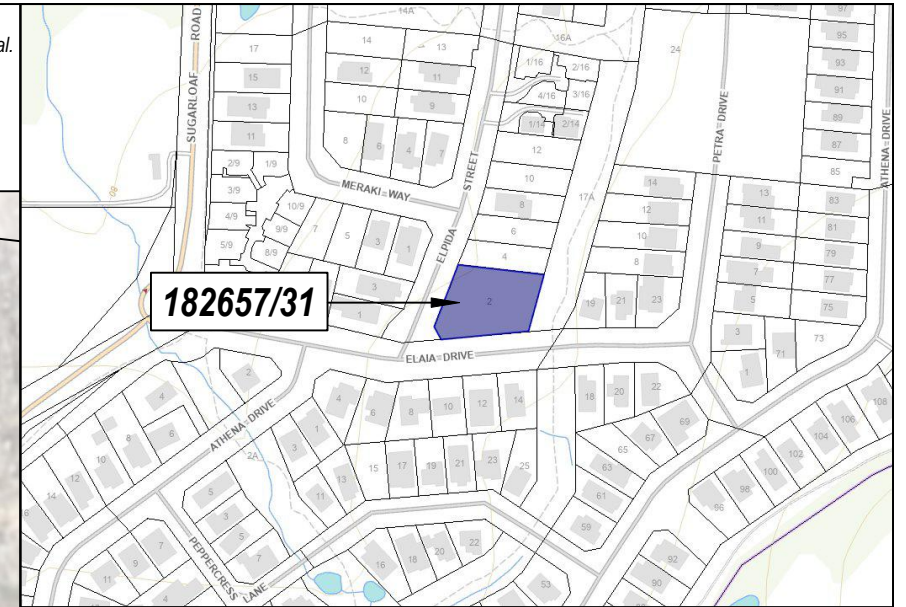


*Figure 10 – Managed land, existing dwellings south of the site, view facing S, SW*



## 8 APPENDIX B – SUBDIVISION PROPOSAL PLAN

This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.  
 All measurements and areas are subject to the final survey.  
 Base image by TASMAR (www.tasmap.tas.gov.au), © State of Tasmania  
 Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



LOCATION PLAN



**Clarence**  
**8.0 General Residential**  
**8.6 Development Standards for Subdivision**

**8.6.1 Lot Design**  
 A1  
 (a)- All lots comply - Min. 450m<sup>2</sup>  
 (i)- All lots comply - Contain min. area of 10m x 15m w/ gradient < 1:5  
 a- All lots comply - All required setbacks  
 b- All lots comply - Clear of easements  
 (ii)- All existing buildings comply - All required setbacks  
 A2- All lots comply - Min. 12m frontage  
 A3- All lots comply - vehicular access directly from road

**8.6.2 Roads**  
 A1- Subdivision complies - no new roads

**8.6.3 Services**  
 A1- All lots comply - TasWater Water supply services to be provided  
 A2- All lots comply - TasWater Sewerage services to be provided  
 A3- All lots comply - Council Stormwater services to be provided

REV	AMENDMENTS	DRAWN	DATE	APPR.
B	Finalise option #2 layout	LH	29/08/25	LH
A	Create 2x new lot layout options	LH	27/08/25	LH



**UNIT 1, 2 KENNEDY DRIVE  
 CAMBRIDGE 7170  
 PHONE: (03)6248 5898  
 EMAIL: admin@rbsurveyors.com  
 WEB: www.rbsurveyors.com**

**OWNER:** PHAROS CUSTODIANS PTY LTD  
**TITLE REFERENCE:** 182657/31  
**LOCATION:** 2 ELPIDA STREET,  
 RISDON VALE

Proposed Subdivision		
<b>Date:</b> 28/09/2023	<b>Reference:</b> PAPA36	15207-01
<b>Scale:</b> 1:250 (A3)	<b>Municipality:</b> Clarence	



## 9 APPENDIX C – PLANNING CERTIFICATE

---

## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> 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:

2 Elpida Street, Risdon Vale TAS 7016

Certificate of Title / PID:

C.T.182657/31 / 9546073

#### 2. Proposed Use or Development

Description of proposed Use and Development:

THREE LOT SUBDIVISION OF C.T.182657/31

Applicable Planning Scheme:

Tasmanian Planning Scheme - Clarence

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
SUBDIVISION PROPOSAL PLAN	ROGERSON & BIRCH SURVEYORS	28/09/2023	RevB 29/8/25
BUSHFIRE EXEMPTION REPORT – 2 ELPIDA STREET, RISDON VALE	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	08/09/2025	1.0

#### 4. Nature of Certificate

---

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

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

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

<input type="checkbox"/> <b>E1.5.1 / C13.5.1 – Vulnerable Uses</b>	
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	
<input type="checkbox"/> E1.5.1 A3 / C13.5.1 A2	

<input type="checkbox"/> <b>E1.5.2 / C13.5.2 – Hazardous Uses</b>	
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	
<input type="checkbox"/> E1.5.2 A3 / C13.5.2 A3	

<input type="checkbox"/> <b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
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 checked="" type="checkbox"/> E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk – BAL-LOW
<input type="checkbox"/> E1.6.1 A1 (b) / C13.6.1 A1(b)	
<input type="checkbox"/> E1.6.1 A1(c) / C13.6.1 A1(c)	

<input type="checkbox"/> <b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b>
---

	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	
<input checked="" type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk – BAL-LOW
<input type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	

<input type="checkbox"/> <b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>		
	Acceptable Solution	Compliance Requirement
<input checked="" type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk – BAL-LOW
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	
<input type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	

## 5. Bushfire Hazard Practitioner

Name:

JAMES ROGERSON

Phone No:

0488372283

Postal Address:

UNIT 1-2 KENNEDY DRIVE,  
CAMBRIDGE PARK

Email Address:

JR.BUSHFIREASSESSMENTS@G  
MAIL.COM

Accreditation No:

BFP – 161

Scope:

1, 2, 3B

## 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 for lot 3.

Signed:  
certifier



Name:

JAMES ROGERSON

Date:

10/9/2025

Certificate  
Number:

161

(for Practitioner Use only)

---

## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

---

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Compliance test	Compliance Requirement
<input type="checkbox"/> E1.4(a) / C13.4.1(a)	

<input type="checkbox"/> <b>E1.5.1 / C13.5.1 – Vulnerable Uses</b>	
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	
<input type="checkbox"/> E1.5.1 A3 / C13.5.1 A2	

<input type="checkbox"/> <b>E1.5.2 / C13.5.2 – Hazardous Uses</b>	
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	
<input type="checkbox"/> E1.5.2 A3 / C13.5.2 A3	

<input type="checkbox"/> <b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>	
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 checked="" type="checkbox"/> E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk – BAL-LOW
<input type="checkbox"/> E1.6.1 A1 (b) / C13.6.1 A1(b)	
<input type="checkbox"/> E1.6.1 A1(c) / C13.6.1 A1(c)	

<input type="checkbox"/> <b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b>	
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	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	
<input checked="" type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk – BAL-LOW
<input type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	

<input type="checkbox"/> <b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>		
	Acceptable Solution	Compliance Requirement
<input checked="" type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk – BAL-LOW
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	
<input type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	

## 5. Bushfire Hazard Practitioner

Name:

JAMES ROGERSON

Phone No:

0488372283

Postal Address:

UNIT 1-2 KENNEDY DRIVE,  
CAMBRIDGE PARK

Email Address:

JR.BUSHFIREASSESSMENTS@G  
MAIL.COM

Accreditation No:

BFP – 161

Scope:

1, 2, 3B

## 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 for lot 3.

Signed:  
certifier



Name:

JAMES ROGERSON

Date:

10/9/2025

Certificate  
Number:

161

(for Practitioner Use only)