



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/062112

PROPOSAL: Three Lot Subdivision

LOCATION: 10 Bindara Road, Tranmere (Including 3 Ardilletta Road for Service Connections)

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 07/10/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 07/10/2026 00:00:00. 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 07/10/2026 00:00:00.

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.

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: **SUBDIVIDE EXISTING LOT INTO 3 LOTS**

Location: **10 BINDARA ROAD TRANMERE**

Personal Information Removed



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: **vacant land**

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



SEARCH OF TORRENS TITLE

VOLUME 181629	FOLIO 87
EDITION 3	DATE OF ISSUE 05-Oct-2024

SEARCH DATE : 17-Dec-2025

SEARCH TIME : 04.13 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 87 on Sealed Plan [181629](#)

Derivation : Part of 49A-0R-20P Gtd. to Archibald Logan Wise

Prior CT [178089/102](#)SCHEDULE 1

[M949286](#) TRANSFER to AEG TRANMERE PROPERTY PTY LTD
Registered 13-Apr-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP181629](#) EASEMENTS in Schedule of Easements
[SP181629](#) FENCING PROVISION in Schedule of Easements
[SP147152](#), [SP170742](#), [SP171960](#), [SP173669](#), [SP173546](#), [SP175593](#) &
[SP178089](#) FENCING PROVISION in Schedule of Easements
[A722658](#) FENCING PROVISION in Transfer
[E266278](#) AGREEMENT pursuant to Section 78 of the Land Use
Planning and Approvals Act 1993 Registered
04-Oct-2021 at noon
[E395817](#) MORTGAGE to Commonwealth Bank of Australia
Registered 05-Oct-2024 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

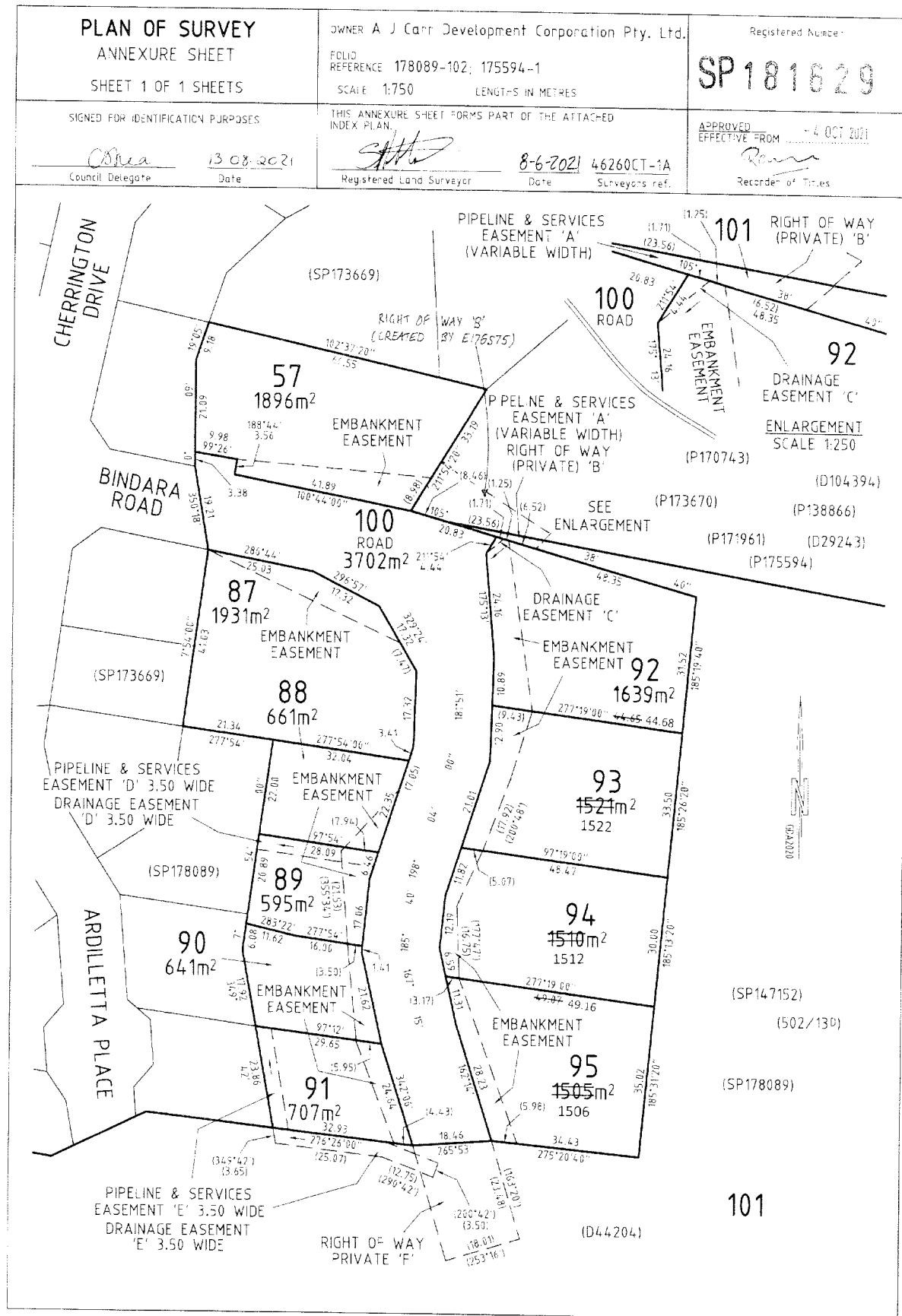
No unregistered dealings or other notations

OWNER A J Carr Development Corporation Pty. Ltd. FOLIO REFERENCE 178089-102; 175594-1 GRANTEE Part of 49A-0R-20P granted to Archibald Logan Wise; part of 60 acres located to Michael Lackey	PLAN OF SURVEY SURVEYOR S. Roberts of PDA SURVEYORS 127 BATHURST STREET, HOBART LOCATION City of CLARENCE SCALE 1:2000 LENGTHS IN METRES SURVEYORS REF. 46260CT-1A	REGISTERED NUMBER SP181629 APPROVED EFFECTIVE FROM 4 OCT 2021 <i>[Signature]</i> Recorder of Titles
--	--	---

INDEX PLAN LOT 101 IS COMPILED FROM F. R. 178089-102 & THIS SURVEY

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

<i>[Signature]</i> Registered Land Surveyor 8-6-2021 Date	<i>[Signature]</i> Council Delegate 13-08-2021 Date
--	--



SEARCH OF TORRENS TITLE

VOLUME 182977	FOLIO 3
EDITION 2	DATE OF ISSUE 15-June-2022

SEARCH DATE : 17-Dec-2025

SEARCH TIME : 04.14 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 3 on Strata Plan [182977](#) and a general unit entitlement
operating for all purposes of the Strata Scheme being a 10
undivided 1/30 interest

Derived from Strata Plan [182977](#)

Derivation : Part of 49A-0R-20P Gtd. to Archibald Logan Wise

SCHEDULE 1

[M959711](#) TRANSFER to ELISA EMILY CUSICK Registered
15-June-2022 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
The registered proprietor holds the lot and unit entitlement
subject to any interest noted on common property
Folio of the Register volume [182977](#) folio 0

[SP178089](#) EASEMENTS in Schedule of Easements

[SP147152](#), [SP170742](#), [SP171960](#), [SP173669](#), [SP173546](#), [SP175593](#) &
[SP178089](#) FENCING PROVISION in Schedule of Easements

[A722658](#) FENCING PROVISION in Transfer

[E305803](#) MORTGAGE to Commonwealth Bank of Australia
Registered 15-June-2022 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY/TOWN CLARENCE	STRATA PLAN		Registered Number 182977
SUBURB/LOCALITY TRANMERE	SHEET 1 OF 3 SHEETS		
FOUO REFERENCE C.T. 78089/83	NAME OF STRATA SCHEME 3 ARDILLETTA ROAD, TRANMERE		STRATA TITLES ACT 1988 REGISTERED 23 MAR 2022 <i>Renn</i> Recorder of Titles
SITE COMPRISES THE WHOLE OF LOT 83 ON PLAN No. SP178089	SCALE 1:400	LENGTHS IN METRES	

SITE PLAN

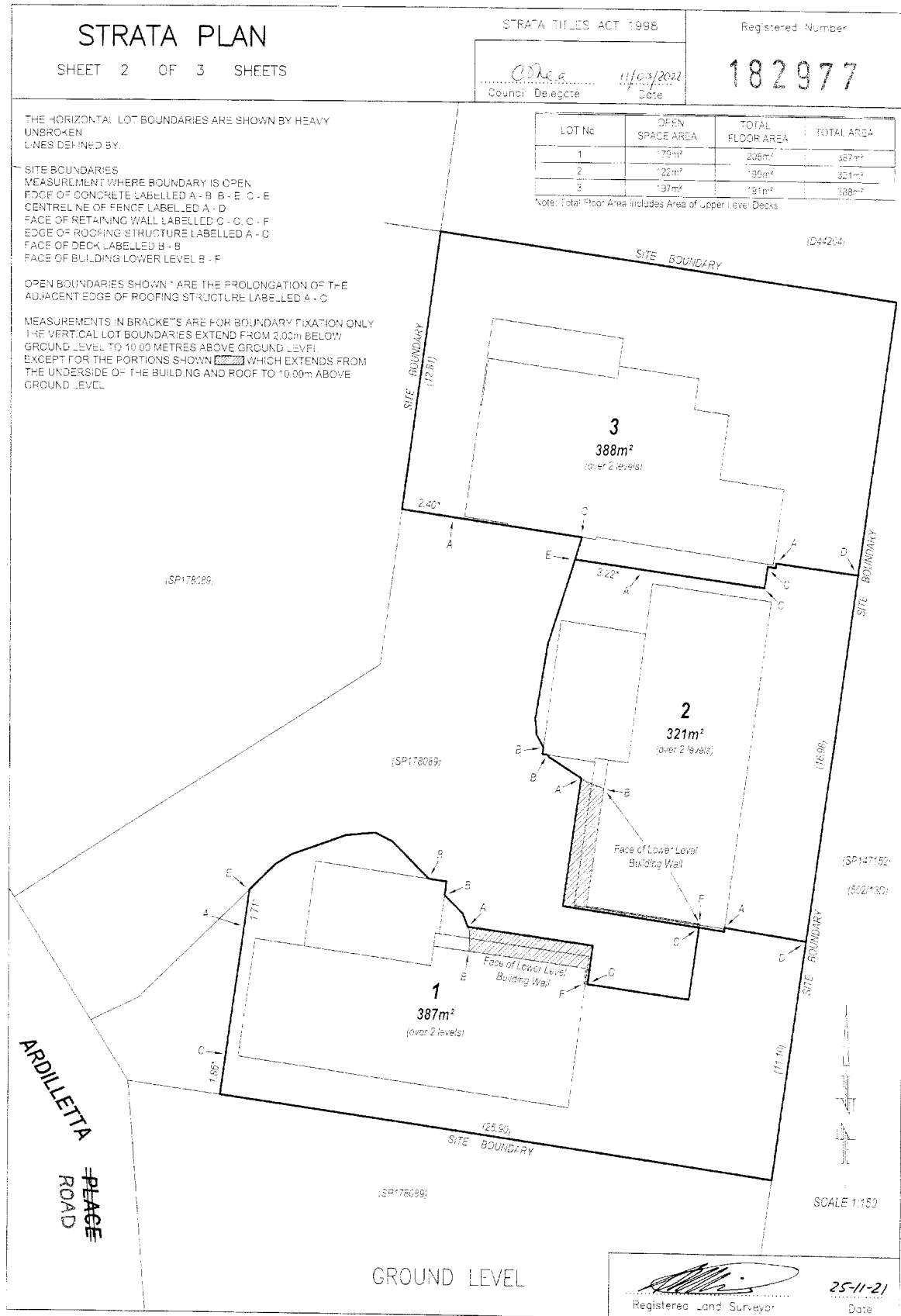
THE SPELLING OF ARDILLETTA ROAD HEREON HAS BEEN AMENDED UNDER SECTION 143C OF THE LAND TITLES ACT 1980.

Renn

RECORDER OF TITLES
31 MARCH 2022

NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.	<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;"> <i>Clare</i> Council Delegate </td> <td style="width: 50%;"> 11/03/2022 Date </td> </tr> <tr> <td> Registered Land Surveyor </td> <td> 25-11-21 Date </td> </tr> </table>	<i>Clare</i> Council Delegate	11/03/2022 Date	Registered Land Surveyor	25-11-21 Date
<i>Clare</i> Council Delegate	11/03/2022 Date				
Registered Land Surveyor	25-11-21 Date				
STAGED/COMMUNITY DEVELOPMENT, SCHEME No. (IF APPLICABLE)					

LODGED BY ROGERSON & BIRCH SURVEYORS



[illegible]

SEARCH OF TORRENS TITLE

VOLUME 182977	FOLIO 0
EDITION 1	DATE OF ISSUE 23-Mar-2022

SEARCH DATE : 17-Dec-2025

SEARCH TIME : 04.14 pm

DESCRIPTION OF LAND

City of CLARENCE

The Common Property for Strata Scheme [182977](#)

Derivation : Part of 49A-0R-20P Gtd. to Archibald Logan Wise

Prior CT [178089/83](#)SCHEDULE 1STRATA CORPORATION NUMBER [182977](#), 3 ARDILLETTA ROAD, TRANMERESCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP178089](#) EASEMENTS in Schedule of Easements[SP147152](#), [SP170742](#), [SP171960](#), [SP173669](#), [SP173546](#), [SP175593](#) &[SP178089](#) FENCING PROVISION in Schedule of Easements[A722658](#) FENCING PROVISION in TransferUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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 Nearmap (www.nearmap.com/au), © Geoscape Australia
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

Overlay Legend:

Bushfire-Prone Area:

Entire Site

Priority vegetation area:

Entire Site

Airport obstacle limitation area:

Entire Site

Area not covered in Low Landslip Hazard:

LOCATION PLAN

Clarence Council

8.0 General Residential

8.6 Development Standards for Subdivision

8.6.1 Lot Design

A1

(a)- All lots comply - Min. 450m²

(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

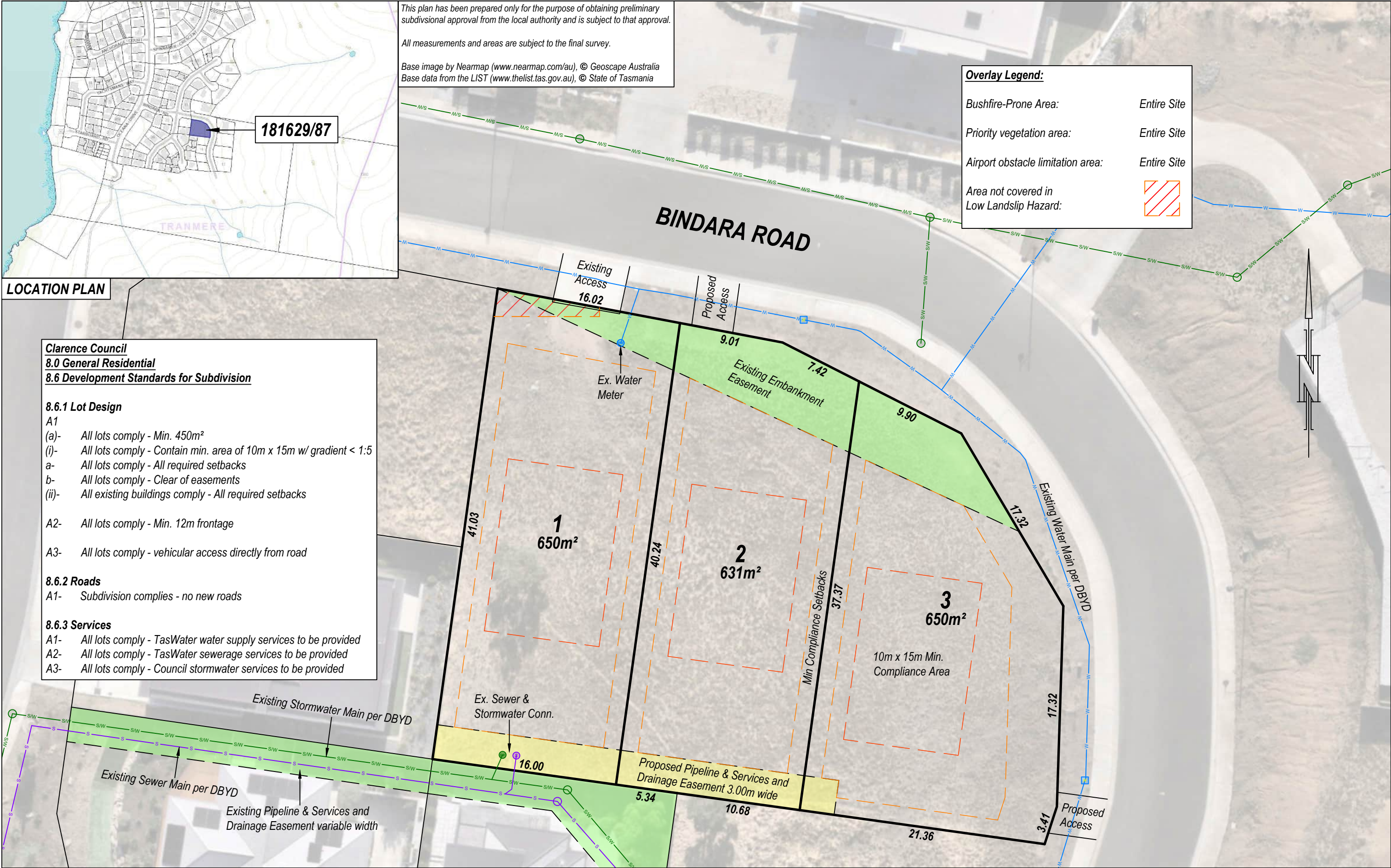
A1- Subdivision complies - no new roads

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



E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.

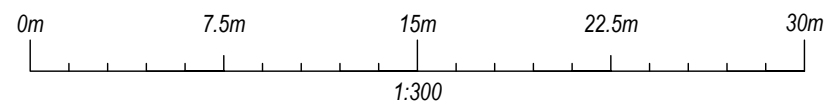
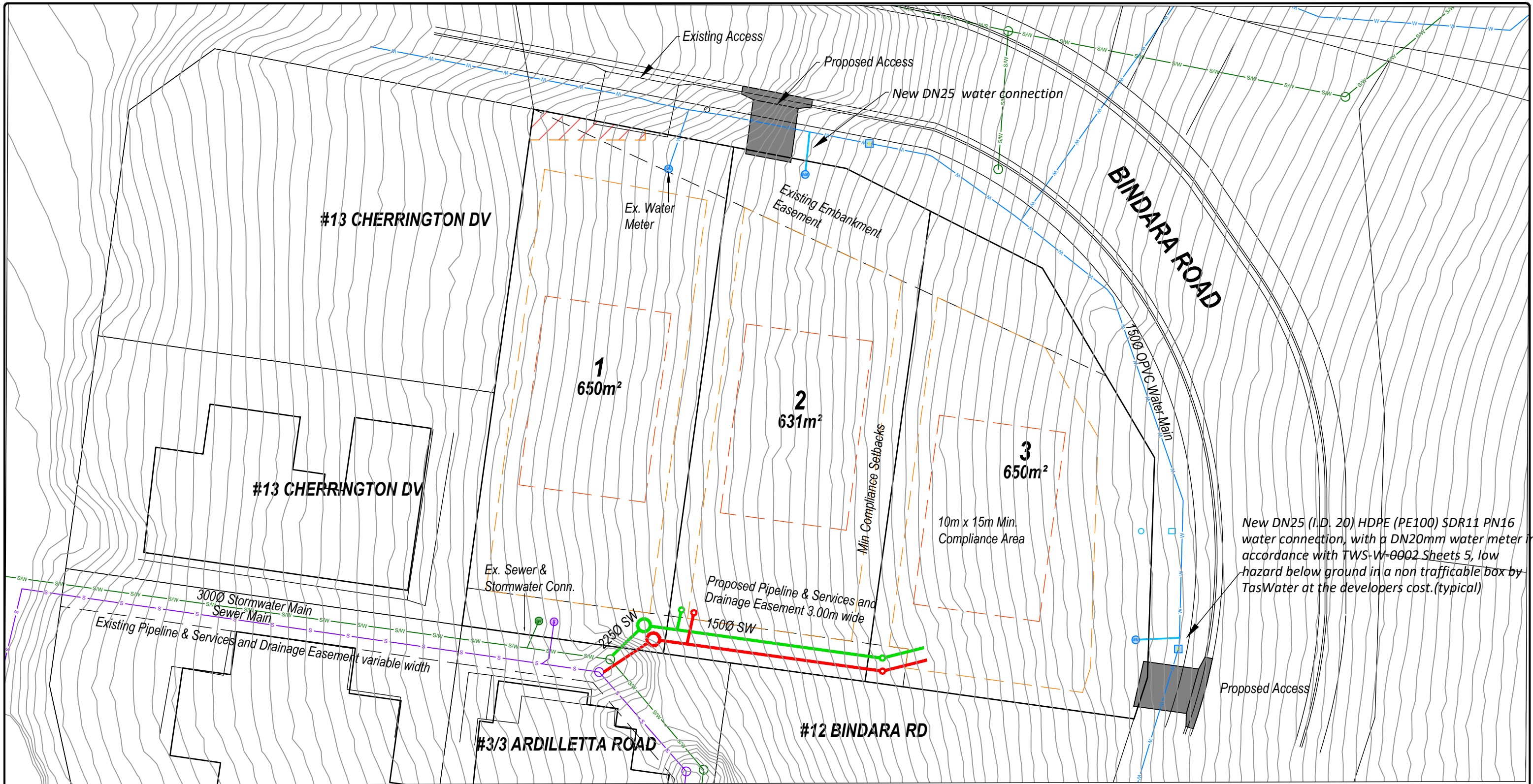


UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

OWNER: AEG TRANMERE PROPERTY PTY LTD
TITLE REFERENCE: 181629/87
LOCATION: 10 BINDARA ROAD,
TRANMERE

Proposed Subdivision

Date:	03/06/2026	Reference:	VARGB01 16916-01
Scale:	1:300 (A3)	Municipality:	CLARENCE

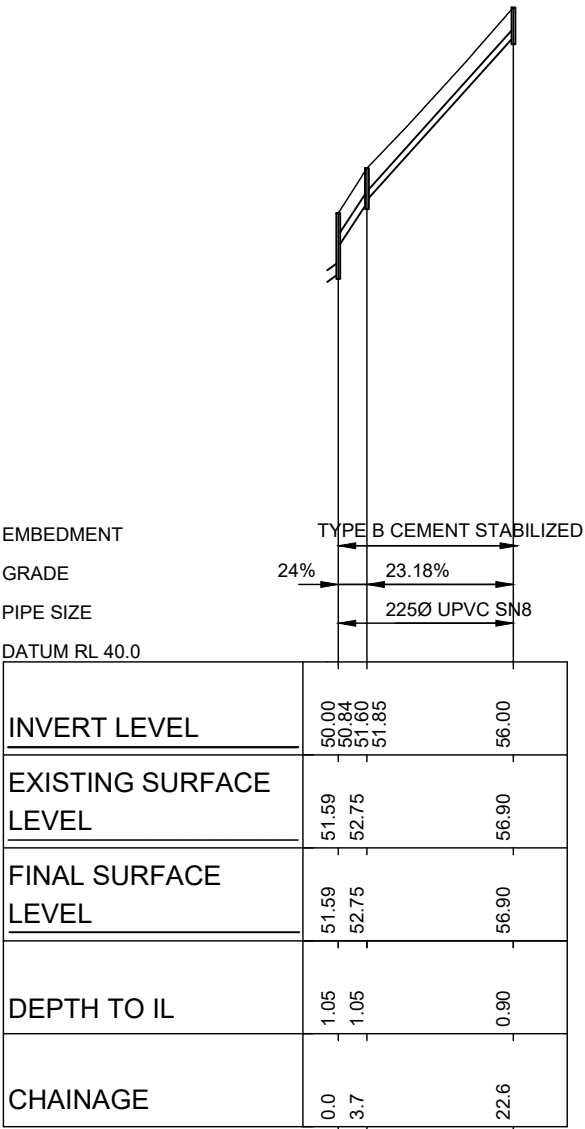


Note:
0.25m contours
New section of Bindara road not
reflected in contours

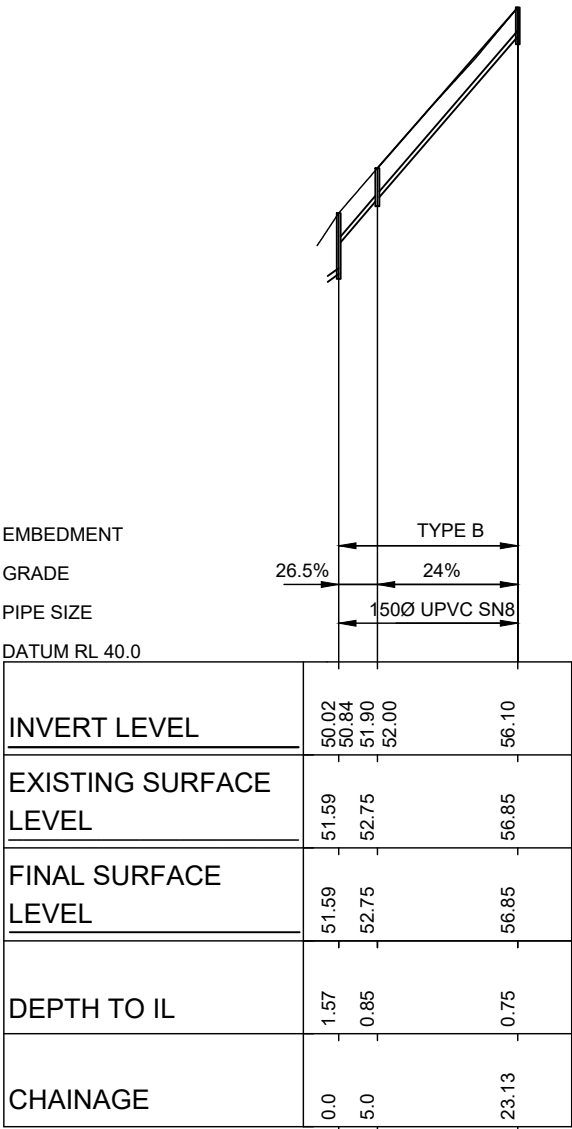
Rev No	Revision note	Date	Approved
A	FOR PLANNING APPROVAL	JUN26	HJP

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

Client	BENOJ VARGHESE				
Project	10 BINDARA ROAD - 3 LOT SUBDIVISION				
Title	GENERAL ARRANGEMENT				
Scale	1:300	Designed By	H.POORTENAAR	Date	JUN26
				A1	Drawing No.
					26515-01
					Rev
					A



LS - STORMWATER
SCALE 1:1000 HORIZONTAL A3
SCALE 1:200 VERTICAL A3



LS - SEWER
SCALE 1:1000 HORIZONTAL A3
SCALE 1:200 VERTICAL A3

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Rev No	Revision note	Date	Approved							
A	FOR PLANNING APPROVAL	JUN26	HJP							



POORTENAAR

CONSULTING

ABN 40 672 032 737

PH 62664708

hein@poortenaarconsulting.com

Client

BENOJ VARGHESE

Project

10 BINDARA ROAD - 3 LOT SUBDIVISION

Title

LONG SECTIONS

Scale

1,300

Designed By:

H.POORTENAAR

Date

JUN26

A1

Drawing No.

26515-02

Rev

A



Bushfire Hazard Report

10 Bindara Road, Tranmere
Three lot subdivision

For AEG Tranmere Property Pty Ltd
July 2026

Dave Lyne BFP-144

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Appendix A - Subdivision Plan

Appendix B - Site Photos

Appendix C - Certificate of Compliance

VERSION CONTROL				
Version	Date	Author	Reviewer	Description
1.0	14/7/26	MC 6.7.27	DL 13.7.27	RFI Issue

1. Introduction

MC Planners has been engaged by AEG Property Tranmere Pty Ltd to prepare a bushfire hazard assessment for the proposed three-lot subdivision at 10 Bindara Road, Tranmere. The author, Matthew Clark, is an Accredited Person under Part 4A of the Fire Service Act 1979 (BFP-180) for 1, 3b and 3c, and the reviewer Dave Lyne is also an Accredited Person under Part 4A of the Fire Service Act 1979 (BFP-144).

The proposed development comprises the subdivision of land within a bushfire-prone area and therefore requires assessment against the Bushfire-Prone Areas Code of the *Tasmanian Planning Scheme*.

This report addresses the following matters:

- 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.

To demonstrate compliance with the Bushfire-Prone Areas Code, this report is accompanied by a Certificate of Compliance for planning purposes.

2. Site Location and Context

The subject property is located at 10 Bindara Road, Tranmere and is identified by Certificate of Title 14 (refer to Figure 1). The site has an area of 1,931m² and is proposed to be subdivided into three lots, comprising two lots of 650m² and one lot of 631m².

The site formed part of the Oceana Drive subdivision and has frontage to an existing subdivision road. The site is subject to an existing Bushfire Hazard Management Plan - JMG Oceana Drive, Tranmere Subdivision BHMR dated February 2021 by Adam Smee (BFP-120). This BHMR established a 50m HMA on the balance title which is grassland (refer to Figure 2 below).

Two fire hydrants are located on the property boundary. The land was retained as a larger allotment within that subdivision due to its former Low Density Residential zoning; however, it has since been rezoned to General Residential. A site visit on the 13/7/26 confirmed the hydrants are installed and the HMA area had been recently maintained in accordance with the JMG BHMR.

The site itself is cleared and contains a single existing crossover. It is surrounded by cleared residential land, some of which has been developed. Land to the east is within the Landscape Conservation Zone and is largely cleared agricultural land. Land to the south is zoned Future Urban.





Figure 1: Aerial view of the site (outlined in blue) and surrounding land (source: List Map accessed 30/06/2026).



Figure 2: Extract from JMG Bushfire Hazard Management Plan (site highlighted in yellow).

3. Use and Development

The site is currently vacant residential land.

The proposed development comprises subdivision of the land into three lots, together with associated works to provide vehicle crossovers and service connections.

Details of the proposed subdivision are provided in Appendix A.

4. Bushfire Hazard Assessment

Vegetation and Slope

Vegetation and relevant effective slopes within 140m of the proposed development have been assessed and classified in accordance with AS 3959:2018.

Figure 2 identifies land within 100m of the proposed development in red, being the minimum assessment area required under AS 3959:2018. Land within 140m of the proposed development is shown in green to provide broader contextual information for the assessment.

Site photographs are provided in Appendix B.



Figure 2: Land within 100m of the proposed development is shown in red, representing the minimum assessment area under AS 3959:2018. Land within 140m is shown in green for broader context.

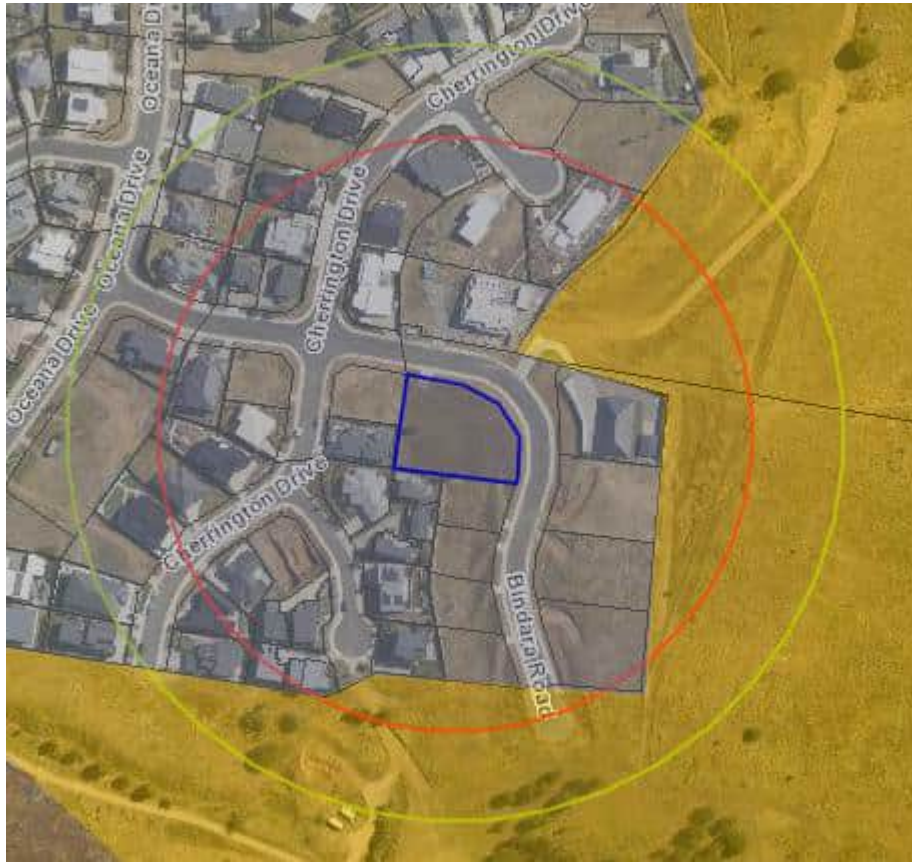


Figure 3: Land within 100m of the proposed development is shown in red, representing the minimum assessment area under AS 3959:2018. Land within 140m is shown in green for broader context. Areas coloured yellow are Grassland Class G and areas coloured Grey are Low Threat Residential.

Table 1 - Subject Site

Direction from site:	North	East	South	West
Vegetation Type	Low Threat Residential (BAHN-01)	Grassland Class G	Grassland Class G	Low Threat Residential (BAHN-01)
Relationship to site	N/A	Upslope	Upslope	N/A
Effective Slope	N/A	0°	0°	N/A
Required Separation Distance BAL-12.5 (m)	N/A	14-<50	14-<50	N/A
Required Separation Distance BAL-19 (m)	N/A	10-<14	10-<14	N/A
Existing Separation (m)	N/A	28+50m HMA	90	N/A

Direction from site:	North	East	South	West
Assessed BAL:	N/A	BAL (Low)	BAL (Low)	N/A

Step 5: Determination of Bushfire Attack Level (BAL)

BAL (Low).

5. Justification of Insufficient Increase in Risk

The proposed subdivision must be assessed against C13.4 and C13.4.1 (a) of the Bushfire-Prone Areas Code to justify an insufficient increase in risk on the site.

C13.4 Use or Development Exempt from this Code

C13.4.1 The Following use or development is exempt from this code:

- (a) Any use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this code, certifies that there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures; and*
- (b) Adjustment to a boundary in accordance with clause 7.3 of this planning scheme.*

The purpose of the Bushfire-Prone Areas Code is “to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires”. The site was created as part of the Oceana Drive subdivision and is served by existing road infrastructure and fire hydrants. The proposed subdivision occurs within an existing approved subdivision context and is not considered to result in an increase in risk to human life or property.

No additional bushfire protection measures are required, as the property is subject to the lowest applicable bushfire attack level due to the surrounding low-threat residential managed land. The nearest grassland is located more than 28m from the site and is maintained under an existing Part 5 agreement (required by the JMG BHMR). A site visit on the 13/7/26 confirmed the area had been recently maintained in accordance with the JMG BHMR.

Under C13.6.1 Provision of hazard management areas A1 is met under (a) if “TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision”. As discussed above, there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision in accordance with A1(a).

Under C13.6.2 Public and firefighting access A1 (a) is met if “TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of firefighting”. No access standards are required as the lots are not occupied and there is no significant change to the access arrangements to the site. As such, there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting in accordance with A1(a).

Under C13.6.3 Provision of water supply for firefighting purposes A1 (a) is met “if TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for firefighting purposes” and (b) “A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a

bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4". There is reticulated water supply available at the subject site thus C13.6.3 A1 applies. The location of fire hydrants is given in Attachment A compliant with A1 (b). A2(a) is not applicable. .

The certificate attached in Appendix C demonstrates the certification by the TFS in accordance with these clauses and thus the Code provisions are met.

5.1 Hazard Management Area

No Hazard Management Areas are required for the subdivision. Accordingly, the proposal does not alter the existing hazard management arrangements for the site. Any future dwellings on the proposed lots will be capable of achieving the required separation from bushfire hazards.

5.2 Construction Standards

As the proposed development is limited to subdivision, no building construction standards are triggered by this assessment.

5.3 Access

Bindara Road is an existing subdivision road that meets the requirements of Table C13.1. Turning is available at the end of the road, where an 18m diameter turning circle is provided. No additional access works are required for bushfire management purposes.

5.4 Water Supply for Firefighting

A reticulated water supply is available to the subject site, and two fire hydrants are located on the site boundary. The proposal does not alter the existing water supply arrangements for firefighting purposes.

5.5 Optional Protection Measures

No optional bushfire protection measures are required.

6. Conclusion

The subject site is located within a bushfire-prone area.

The proposed subdivision will not alter the existing hazard management requirements, access arrangements, or water supply for firefighting. The proposal is therefore considered to represent an insufficient increase in bushfire risk according to C13.6 of the Bushfire-Prone Areas Code.

The proposal is certified as compliant with the Bushfire-Prone Areas Code C13.0 of the *Tasmanian Planning Scheme*.



References

Tasmanian Planning Scheme - Bushfire Prone Areas Code

Department of Primary Industries and Water, The LIST www.thelist.tas.gov.au

Director of Building Control, 2024, Director's Determination - Bushfire Hazard Areas, Version No.1.2 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

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 Nearmap (www.nearmap.com/au), © Geoscape Australia
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

Overlay Legend:

Bushfire-Prone Area:

Entire Site

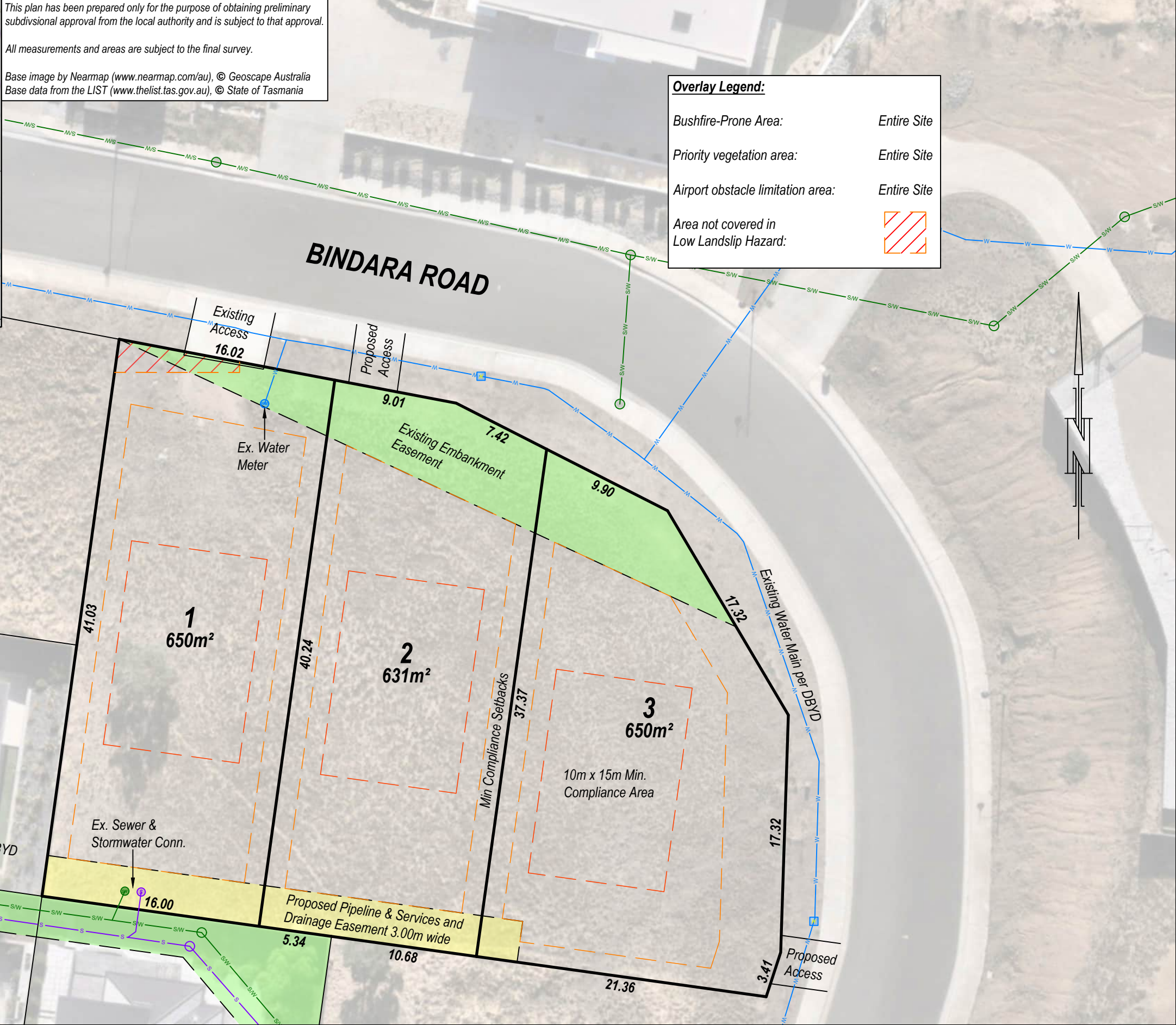
Priority vegetation area:

Entire Site

Airport obstacle limitation area:

Entire Site

Area not covered in Low Landslip Hazard:



LOCATION PLAN

Clarence Council

8.0 General Residential

8.6 Development Standards for Subdivision

8.6.1 Lot Design

A1

(a)- All lots comply - Min. 450m²

(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

E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.



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

OWNER: AEG TRANMERE PROPERTY PTY LTD
TITLE REFERENCE: 181629/87
LOCATION: 10 BINDARA ROAD,
TRANMERE

Proposed Subdivision

Date:	03/06/2026	Reference:	VARGB01 16916-01
Scale:	1:300 (A3)	Municipality:	CLARENCE



APPENDIX B

Site Photos

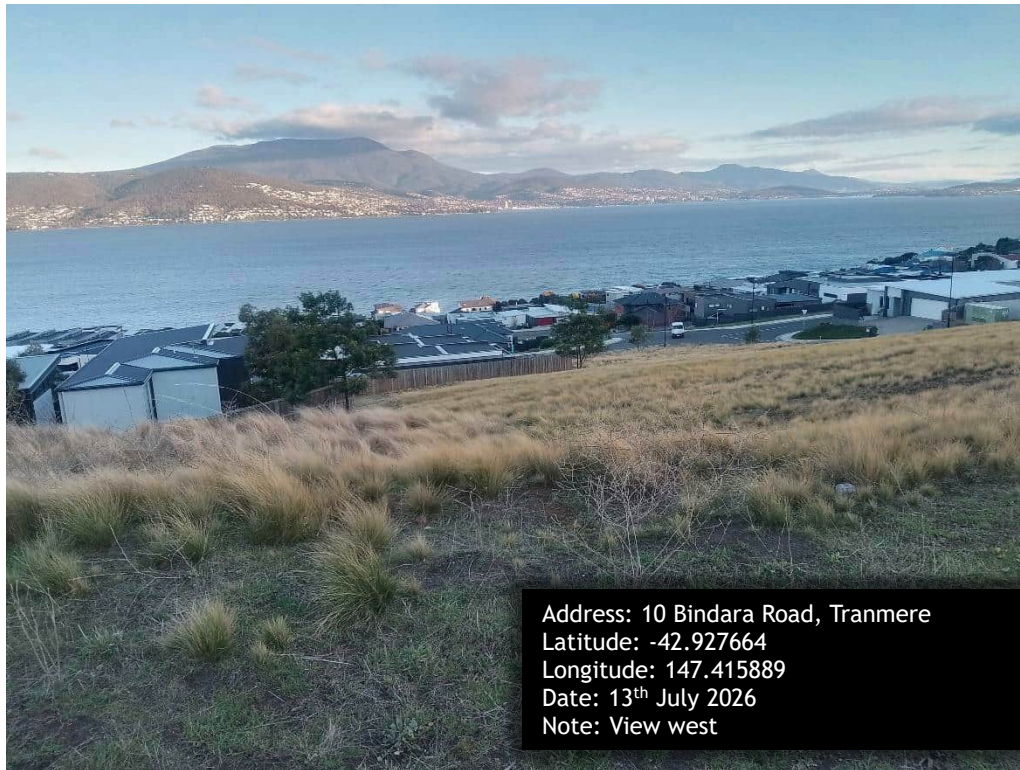


Photo 1: View from Bindara Road across 10 Bindara Road to residential development to the west of the site.



Photo 2: View from Bindara Road to the north of the site showing residential development.



Photo 3: View of Part 5 Agreement area to rear of 9, 13 & 15 Bindara Road showing low levels of fuel including mown grass and stored soil.



Photo 4: View of Part 5 Agreement area to rear of 9, 13 & 15 Bindara Road showing low levels of fuel including mown grass and stored soil.

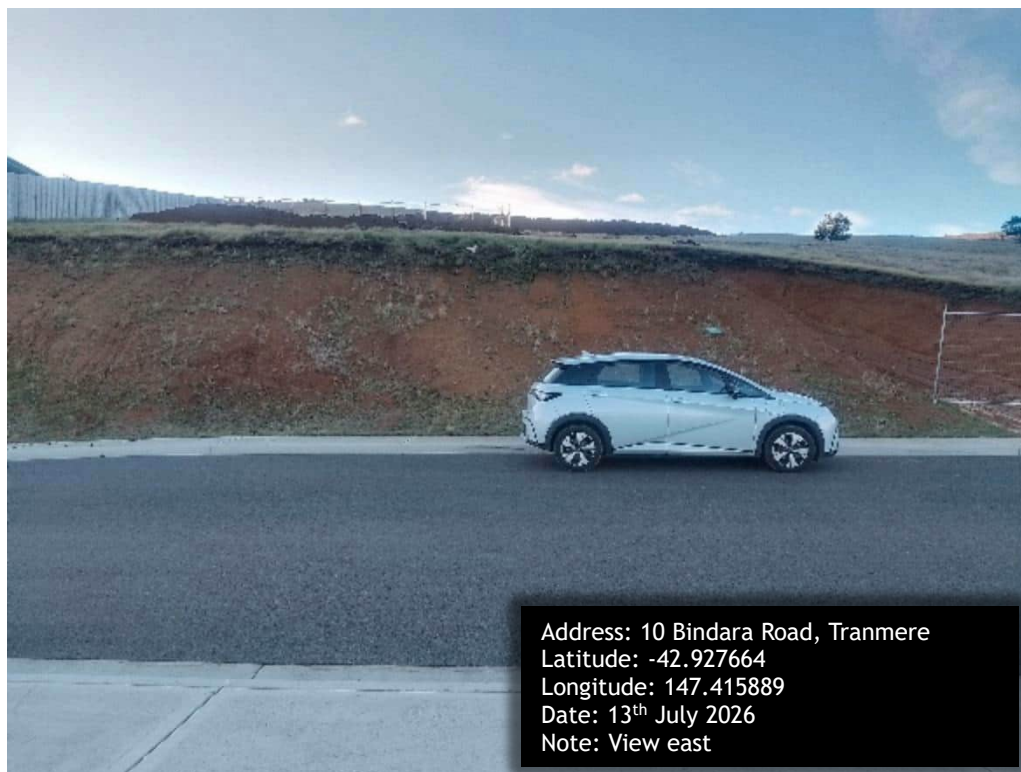


Photo 5: View of embankment and 13 Bindara Road to east side of Bindara Road above 10 Bindara. Site preparation for new dwelling.



Photo 6: View to south of 10 Bindara Road, showing condition of adjoining residential lots.

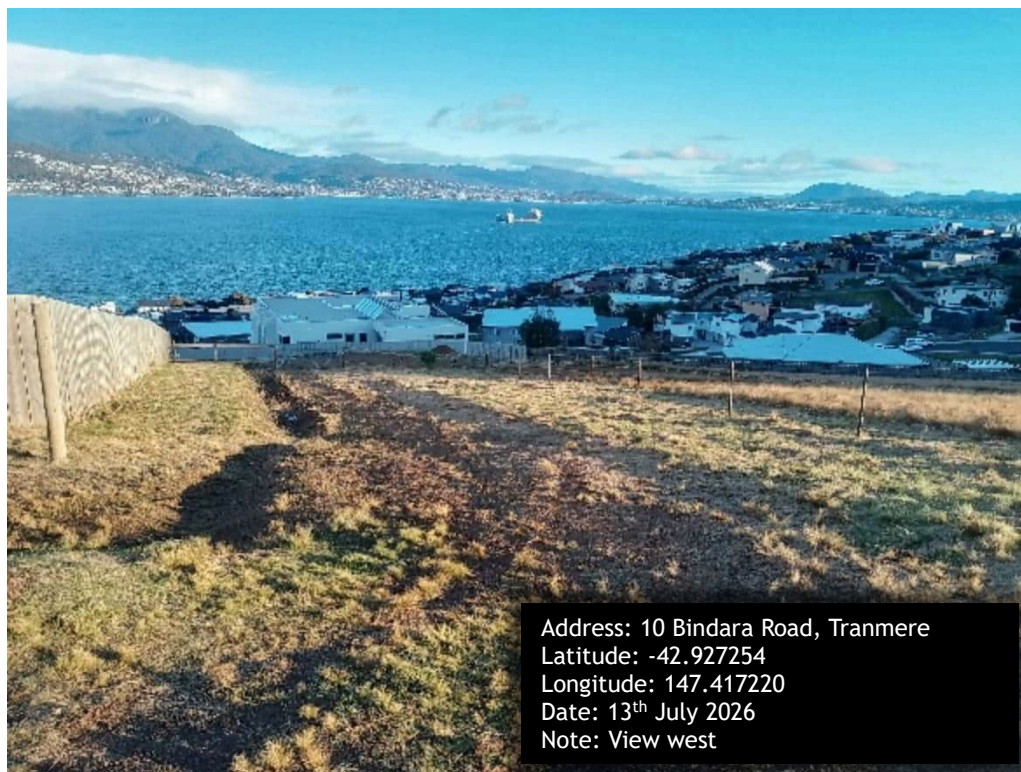


Photo 7: Image of land to north of 9 Bindara Road showing fuel condition.

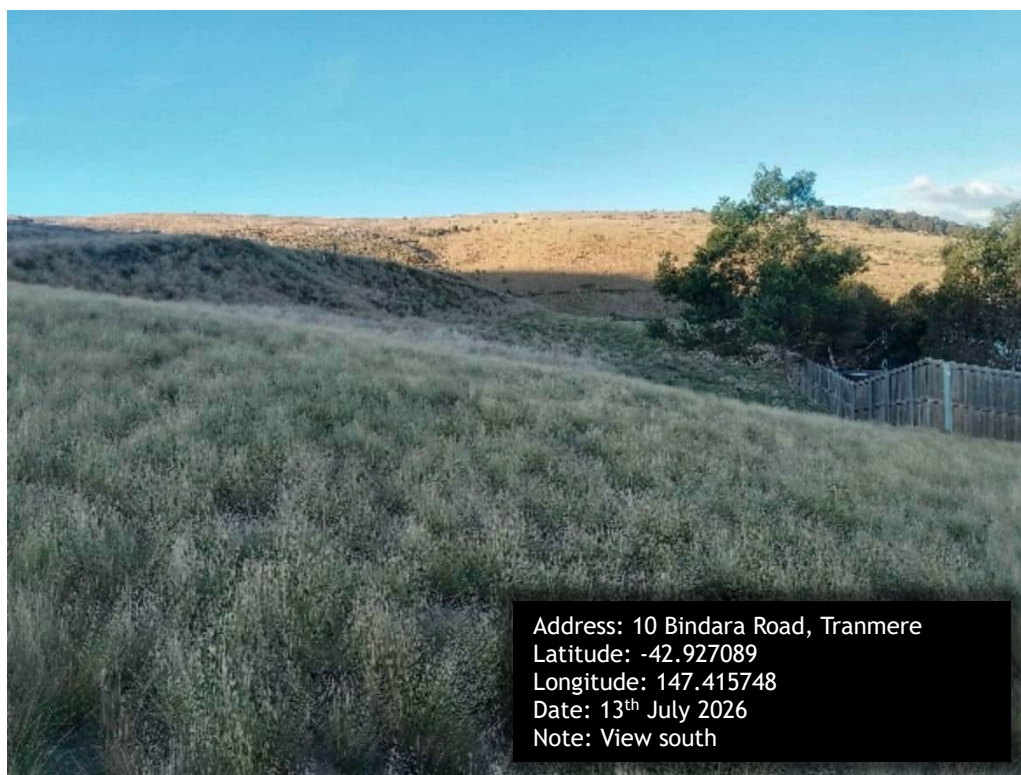


Photo 8: Looking across 10 Bindara Road towards 12 & 14 Bindara Road.



APPENDIX C

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:

10 Bindara Road Tranmere

Certificate of Title / PID:

PID 9726909 and CT81629/89

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision – 3 lots

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/Dave Lyne	14.07.2026	1.0

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:

☒	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
☒	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

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

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

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

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

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

5. Bushfire Hazard Practitioner

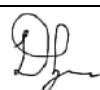
Name:	David Lyne	Phone No:	0421 852 987
Postal Address:	11 Granville Avenue, Geilston Bay	Email Address:	dave_lyne@hotmail.com
Accreditation No:	BFP-144	Scope:	1,2,3A,& 3B

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.

Signed:
certifier



Name:

David Lyne

Date:

14.07.2026

**Certificate
Number:**

1871/26

(for Practitioner Use only)

