



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/063187

PROPOSAL: Dwelling

LOCATION: 15 Andreas Place, Geilston Bay

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 03/11/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 03/11/2026. 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 03/11/2026.

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 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: **Single Dwelling**

Location: **15 Andreas Place, Geilston Bay**

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: **vacant**

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



Planning Application 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.
-

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 145187	FOLIO 55
EDITION 8	DATE OF ISSUE 12-Mar-2026

SEARCH DATE : 30-July-2026

SEARCH TIME : 08.46 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 55 on Sealed Plan [145187](#)

Derivation : Part of 194 Acres Gtd. to E.P. Wilson, A.G.

Webster & C.P. Davis

Prior CT [250078/1](#)SCHEDULE 1

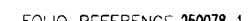
[N292588](#) TRANSFER to LUCIE GRACE RICHARDS Registered
12-Mar-2026 at 12.01 pm

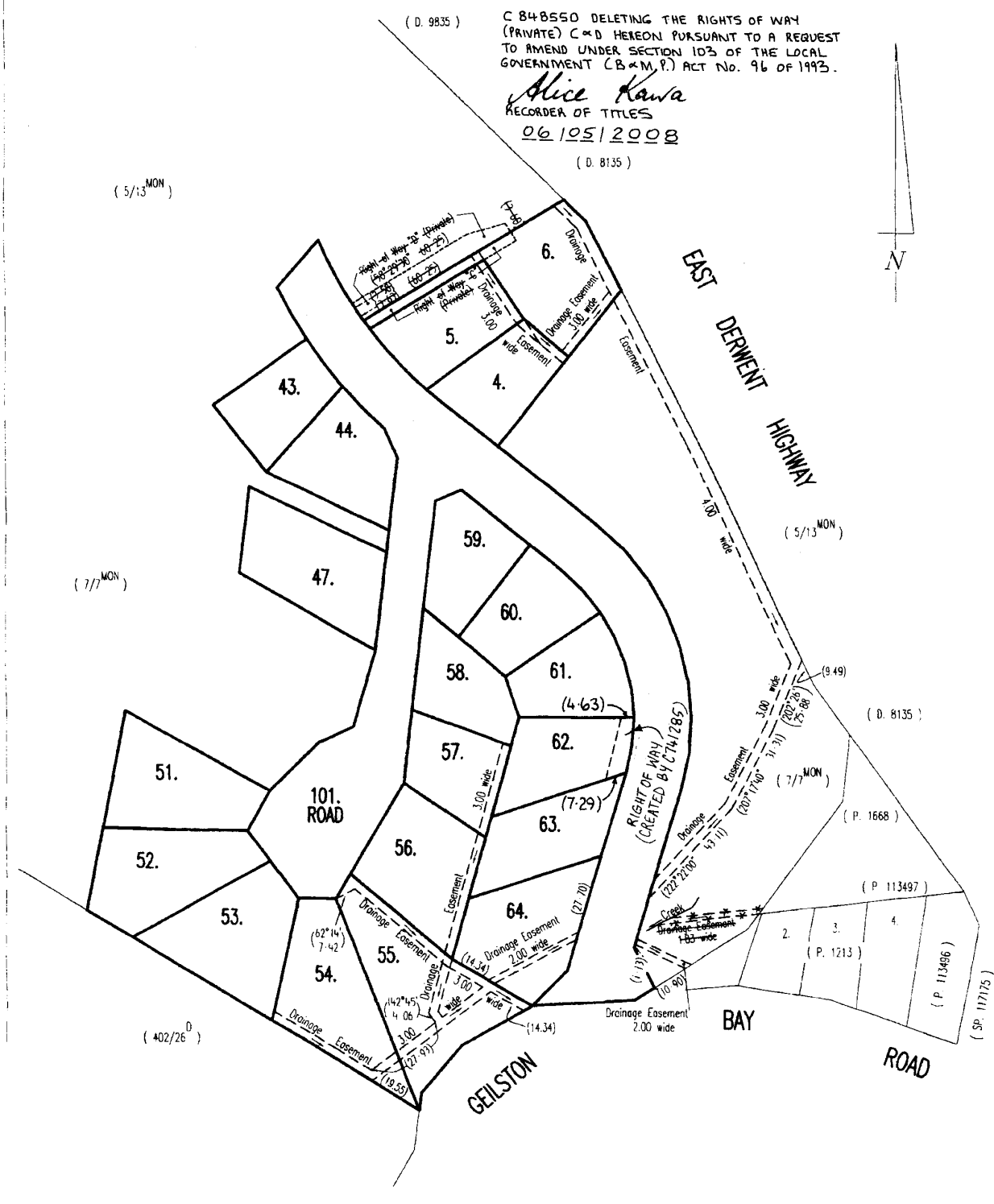
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP145187](#) EASEMENTS in Schedule of Easements
[SP145187](#) COVENANTS in Schedule of Easements
[SP145187](#) FENCING PROVISION in Schedule of Easements
[D122068](#) AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
01-Apr-2014 at noon
[E442997](#) MORTGAGE to National Australia Bank Limited
Registered 12-Mar-2026 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 1 SHEETS	OWNER Southern Bay Investments Pty. Ltd. FOLIO REFERENCE 250078-1 113497-1 SCALE 1: 1250 LENGTHS IN METRES	Registered Number SP145187
SIGNED FOR IDENTIFICATION PURPOSES  Council Delegate S-11-05 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET  Registered Land Surveyor 2.10.05 Date	APPROVED EFFECTIVE FROM - 9 DEC 2005  Recorder of Titles



SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 145187
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PAGE 1 OF 4 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.

EASEMENTS - SEE PAGE 4

- ~~1. Lot 6 is subject to a right of carriageway over the Right of Way marked "C" (Private) as shown on the plan passing through Lot 6 on the plan.~~
- ~~2. Lot 6 is together with a right of carriageway over the Right of Way marked "D" (Private) as shown passing through the Balance Land on the plan.~~
- ~~3. The Balance Land is subject to a right of carriageway over the Right of Way marked "D" (Private) as shown on the plan passing through the Balance Land on the plan.~~
- ~~4. The Balance Land is together with a right of carriageway over the Right of Way marked "C" (Private) as shown passing through Lot 6 of the plan.~~

~~Each of the Lots which formerly comprised part of Lot 1 on Sealed Plan 250078 is affected by the following easements:~~

- ~~A. BURDENING EASEMENT (appurtenant to 1A-OR-16PS. acquired by Notification gazetted 25th December, 1946) the right for Her Majesty to lay and maintain water pipes for the purpose of the Southern Regional Water Supply Act 1946 on over or under the land marked "Southern Regional Water Supply Pipeline Easement" passing through the said land within described and to do all necessary works and things in connection therewith as may be authorised by the said Act provided that Her said Majesty shall make good all damage caused to fences gates or other structures buildings or fixtures and will after completion of the said works clean up and remove all surplus equipment stores and materials from the said land and all other land owned by James Hamilton De~~

Directors, Southern Bay Investments Pty Ltd

National Australia Banking Limited

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: SOUTHERN BAY INVESTMENTS PTY LTD FOLIO REF: Vol. 250078 Fol. 1 SOLICITOR & REFERENCE: Butler McIntyre & Butler – S Wilding	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 8 November 2005 SD-2003/116..... REF NO. <i>[Signature]</i> Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP 145187
SUBDIVIDER: SOUTHERN BAY INVESTMENTS PTY LTD FOLIO REFERENCE: Vol. 250078 Fol 1	

~~Bomford and Marjory Emma De Bomford which may be entered or occupied by Her said Majesty for the purpose of the said Act.~~

- B. ~~BURDENING EASEMENT~~ a right of drainage (appurtenant to Lot 15 on Plan No. 62111) over the ~~Drainage Easement passing through the said land within described.~~

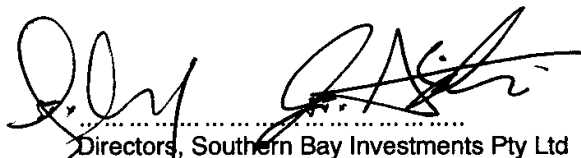
INTERPRETATION

"the Balance Land" means all of the land contained within Certificate of Title Volume 250078 folio 1 after the exclusion therefrom of all of the Lots on the Plan.

COVENANTS

The owners of each Lot shown on the Plan covenant with the Vendor Southern Bay Investments Pty Ltd and the owners for the time being of every other Lot shown on the Plan 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 thereof may be annexed to and devolve with each and every part of every other Lot shown on the Plan to observe the following stipulations:

1. Not to erect on the said Lot any residential flats/units otherwise than in accordance with the Plans and Specifications to be submitted to and approved by Southern Bay Investments Pty Ltd or their Architects before the erection of any such building is commenced.
2. Not to carry on or permit to be carried on any trade or business which may be a public nuisance or provoke annoyance and no noxious noisome or offensive trade or business shall be carried on or be permitted or suffered to be carried on any part of the Lot.
3. Not to erect more than one messuage upon each of the said Lots.
4. Not to use or permit to be used any messuage(s) upon the said Lot for any purpose other than a private dwelling house(s).
5. Not to erect or permit to be erected on the Lot or any part thereof or attach or permit to be attached to any messuage(s) or other buildings erected thereon any advertisement hoarding bill billboard or poster or any similar erection of any unsightly nature.
6. The owners of the Lots shall not construct or allow to be constructed direct vehicular access to or from the road known as and shown on the Plan as "East Derwent Highway" or to use the "East Derwent Highway" as a vehicular access to any one of the Lots at any time.
7. Not to erect bring upon or permit to remain on the land any building previously erected on other land to use on the land any portable house, caravan, tent or temporary living shelter of any kind.


 Directors, Southern Bay Investments Pty Ltd


 National Australia Banking Limited

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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 145187
SUBDIVIDER: SOUTHERN BAY INVESTMENTS PTY LTD FOLIO REFERENCE: Vol. 250078 Fol 1	

except covenant 6

8. The subdivider Southern Bay Investments Pty Ltd reserve the right to sell any part of the unsold Lots on the Plan freed and exempt from any one or more of the covenants above set forth in relation to any Lot shown on the Plan and/or to waive modify alter or extinguish any one or more of the covenants above set forth as to any Lot not transferred. The exercise of this right by the subdivider in relation to any Lot shall not release the owner of any other Lot from any other the covenants imposed upon such Lot(s) or give to the owner of any such Lot(s) any right of action against the subdivider or any person or persons.

9. Not to erect any building, fence, wall or any other structure on the Lots within 2 metres of Lot 101.

FENCING PROVISION

In respect of the Lots upon the Plan the Vendor Southern Bay Investments Pty Ltd shall not be required to fence.

Signed by Southern Bay Investments Pty Ltd by its Directors as the registered proprietors of the land contained in Certificate of Title Volume 250078 Folio 1 in the presence of:

) *[Signature]*
) Director
) *[Signature]*
) Director

Signed by the registered proprietors of Mortgage C609636 NATIONAL AUSTRALIA BANKING LIMITED in the presence of:

Executed by the NATIONAL AUSTRALIA BANK LIMITED by its Attorney *Timothy BEN* under Power of Attorney No. *67/0241* amended *71/5038* who states that he holds the office in the NATIONAL AUSTRALIA BANK LIMITED indicated under his signature and who declares that he has received no notice of revocation of the said Power) in the presence of:— *[Signature]*

MICHAEL HOWARD
 BANK OFFICER
 10186 COLLINS ST M03ART

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.

ANNEXURE TO
SCHEDULE OF EASEMENTS

PAGE 4 OF 4 PAGES

Registered Number

SP 145187

SUBDIVIDER: - SOUTHERN BAY INVESTMENTS PTY LTD

FOLIO REFERENCE: - 250078/1

EASEMENTS (continued)

Lot 4 on the plan is subject to a Right of Drainage (appurtenant to the Balance Land) over the Drainage Easement 3.00 wide shown passing through such lot.

Lot 5 on the plan is subject to a Right of Drainage (appurtenant to the Balance Land) over the Drainage Easement 3.00 wide shown passing through such lot.

~~Lot 6 on the plan is together with a right of carriageway over Right of Way "D" (private) passing through the Balance Land and shown on the Plan.~~

~~Lot 6 on the plan is subject to a right of carriageway (appurtenant to the Balance Land) over Right of Way "C" (private) shown passing through such lot.~~

Lot 6 on the plan is subject to a Right of Drainage (appurtenant to the Balance Land) over the Drainage Easements 3.00 wide and 4.00 wide shown passing through such lot.

Rights of Way (Private) 'C' & 'D' hereon deleted by me pursuant to Request to Amend No. C848550 made under Section 103 of Local Government (Building & Miscellaneous Provisions) Act 1993

6 / 5 / 2008

Alice Kawa
Recorder of Titles

NOTE: - Every annexed sheet 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.

TASMANIAN LAND TITLES OFFICE

Notification of Agreement under the

Land Use Planning and Approvals Act 1993 (Section 71)



D122068

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
145187	53, 54 & 55		

REGISTERED PROPRIETOR:
IAN CLACK AND ALBERTHA JOHANNA CLACK

PLANNING AUTHORITY:
CLARENCE CITY COUNCIL

Dated this 26TH day of FEBRUARY 2014

We **Clarence City Council**

of **38 Bligh Street, Rosny Park**

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

Signed
(on behalf of the Planning Authority)


Alex Van Der Hek
Corporate Secretary
Clarence City Council
38 Bligh Street
Rosny Park 7018

Land Titles Office Use Only	
REGISTERED	
-1 APR 2014	
LU	
Version 1	
RECORDED	
THE BACK OF THIS FORM MUST NOT BE USED	

Stamp Duty

AGREEMENT TO IMPLEMENT BUSHFIRE MANAGEMENT PLAN MEASURES

Land Use Planning and Approvals Act (Tas.)
Part 5 Section 71

Date of agreement: ...14th February.....2014

PARTIES:

1. **CLARENCE CITY COUNCIL** 38 Bligh Street, Rosny Park, Tasmania
("Council").
2. **IAN CLACK** and **ALBERTHA JOHANNA CLACK** both of 1 Dumbarton Drive,
Geilston Bay, Tasmania ("Owner").
3. **PETER WILLIAM WAUGH** and **HELEN ELIZABETH WAUGH** both of 220
Geilston Bay Road, Geilston Bay, Tasmania ("Adjoining Owner").

RECITALS

1. The Council is the planning authority for the purposes of the Land Use Planning and Approvals Act 1993 and the Clarence Planning Scheme 2007.
2. The Owner is registered proprietor of the properties situated at and known as 15, 19 and 30 Andreas Place, Geilston Bay, Tasmania being the whole of the properties comprised in certificates of title volume 145187 folios 53, 54 and 55 ("the Property").
3. The Adjoining Owner is registered proprietor of the property situated at and known as 220 Geilston Bay Road, Geilston Bay, Tasmania being the whole of the property comprised in certificate of title volume 81589 folio 1 ("the Adjoining Land").
4. The Property and the Adjoining Land are in the area covered by the Clarence Planning Scheme 2007.
5. The Property is in a bushfire – prone area as defined in the Clarence Planning Scheme 2007.


I HEREBY CERTIFY THAT THIS IS A
COPY OF THE ORIGINAL DOCUMENT

6. On 11 November 2013 Council issued to the Owner a planning permit, reference no. SD 2012/14, to subdivide the Property ("the Development").
7. As required by law the Owner has obtained a bushfire hazard management plan ("BHMP") prepared by an accredited expert which details how existing vegetation on and surrounding the Property must be dealt with and managed to reduce exposure of the Development to future bushfire risk.
8. A copy of the BHMP forms attachment 1 to this agreement.
9. The BHMP requires bushfire risk abatement measures ("the Bushfire Risk Abatement Measures"- which are detailed in clause 1(c) of this agreement) to be undertaken and maintained on an ongoing basis on that part the Adjoining Land which is identified in the BHMP ("the Affected Part").
10. The parties have entered into this agreement to record the terms upon which the Bushfire Risk Abatement Measures are to be initially implemented and thereafter maintained.

OPERATIVE PART

The parties acknowledge that in accordance with the Land Use Planning and Approvals Act 1993 this agreement is made under seal and binds the Owner and the Adjoining Owner to the covenants in it. The Owner and the Adjoining Owner covenant with the Council and each other as follows:

1. Covenants on the part of the Adjoining Owner

- (a) The Adjoining Owner consents to the Owner, its agents and contractors, having such access as is reasonably necessary including with vehicles and machinery to the Affected Part including, as necessary, over the balance of the Adjoining Land, in accordance with the provisions of this agreement, for the purpose of initially implementing Bushfire Risk Abatement Measures in accordance with the BHMP and thereafter maintaining the Affected Part in a fire safe condition in accordance with the BHMP.

AGREEMENT TO IMPLEMENT BUSH-FIRE MANAGEMENT PLAN MEASURES
15,19 & 30 Andreas Place – 220 Geilston Bay Road
A802670

T. Brown, Property Officer
I HEREBY CERTIFY THAT THIS IS A
COPY OF THE ORIGINAL DOCUMENT

- (b) The Adjoining Owner agrees to not prevent, hinder or obstruct in any way the Owner or its agents and contractors in exercising the rights conferred under clause 1(a).
- (c) The parties agree that the Bushfire Risk Abatement Measures involve clearing and maintaining the Affected Part to a minimal fuel condition as defined in *Australian Standard AS 3959-2009 – Construction of buildings in bush-fire prone areas*.

2. Covenants on the part of the Owner

The Owner agrees:

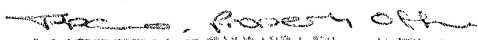
- (a) to bear all legal costs reasonably incurred by the Adjoining Owner in seeking legal advice in respect of entering this agreement and its terms,
- (b) to take all reasonable care in accessing the Adjoining Land including the Affected Part,
- (c) to only do so much as is reasonably necessary to clear and maintain the Affected Part to the extent required by the BHMP,
- (d) to not break the surface of the Affected Part except where, with the consent of the Adjoining Owner, it is necessary to do so to remove tree stumps,
- (e) so far as reasonably practicable, to make good any damage done to the surface of the Affected Part and the Adjoining Land in doing any works necessary for the implementation of the BHMP,
- (f) to remove at its cost all vegetation including felled trees from the Adjoining Land,
- (g) to not use herbicides in the course of carrying out the Bushfire Risk Abatement Measures on the Affected Part .

3. Mutual covenants

3.1 Legal rights and interests of Owner limited

- (a) This agreement confers on the Owner no legal rights in respect of or legal interest in the Affected Part except to the extent contemplated by and necessary for the operation of this agreement.

AGREEMENT TO IMPLEMENT BUSH-FIRE MANAGEMENT PLAN MEASURES
15,19 &30 Andreas Place – 220 Geilston Bay Road
A802670


I HEREBY CERTIFY THAT THIS IS A
COPY OF THE ORIGINAL DOCUMENT

- (b) This agreement confers on the Owner no rights in respect of the balance of the Adjoining Land outside the Affected Part except where and only to the extent that access to the Affected Part can only be achieved via the balance of the Adjoining Land.

3.2 Enforcement

- (a) Council may enforce the covenants in this agreement at its sole discretion. The Owner and the Adjoining Owner agree that Council has no enforcement obligation in respect of this agreement. Enforcement of this agreement is to be at the suit of or by action by such of the Owner or the Adjoining Owner as may feel aggrieved by any conduct, act or omission on the part of the other.
- (b) The Owner and Council agree that the Adjoining Owner has no responsibility or legal duty to the Owner or to Council to ensure that the Owner implements the BHMP on the Affected Part.

3.3 Releases and indemnities by the Owner

To the fullest extent allowable at law the Owner releases and indemnifies the Adjoining Owner and Council jointly and severally from any claim, expense, liability, loss or injury including death arising from or connected with;

- (i) any thing done on the Affected Part or the Adjoining Land by the Owner, its agents or contractors, in exercising the rights conferred by this agreement except where and to the extent that any such claim, expense, liability, loss or injury including death is caused or contributed to by any negligent act or omission on the part of the Adjoining Owner, or
- (ii) any failure on the Owner's part to implement the Bushfire Risk Abatement Measures and maintain the Affected Part in accordance with the BHMP and the Owner's rights under this agreement.

4. Adjoining Owner's rights confirmed

Except to the extent necessary to give effect to the provisions of this agreement, the Adjoining Owner's interest as owner of the Adjoining Land including the Affected Part and its right to use, occupy and enjoy the Affected Part are in no way affected by the entering into of this agreement.

5. Registration

- (a) Following the execution of this agreement Council will register it with the Recorder of Titles.
- (b) The Owner shall bear all fees and costs associated with registration including any expense incurred by the Adjoining Owners in producing the certificate of title of the Adjoining Land for the purpose of registration. The Adjoining Owner must do all things necessary on its part for registration of this agreement.
- (c) The Owner and Adjoining Owner acknowledge that the effect of registration of this agreement by Council will be that provisions of this agreement insofar as they bind the Owner and the Adjoining Owner will, at law, run with the Property and the Adjoining Land and bind all future owners of each without such future owners having to enter into an agreement in the same terms.

6. When this agreement commences and ends

- (a) This agreement will take effect on the date it is executed by all the parties notwithstanding any delay or failure on the part of the Council in registering it.

- ~~(b) In addition to any other way provided by law, this agreement ends when the~~
Affected Part is developed in any way which results in the permanent removal of natural vegetation from it. In that event, and on application by either the Owner or the Adjoining Owner, Council will notify the Recorder of Titles of the ending of the agreement subject to being satisfied that there is no longer an ongoing requirement of bushfire protection measures on the Adjoining Land.

AGREEMENT TO IMPLEMENT BUSH-FIRE MANAGEMENT PLAN MEASURES
15,19 &30 Andreas Place -- 220 Geilston Bay Road
A802670

[Signature]
I HEREBY CERTIFY THAT THIS IS A
COPY OF THE ORIGINAL DOCUMENT

EXECUTED AS A DEED on the date appearing on page 1.

SIGNED BY IAN CLACK)

) [Signature]

in the presence of:

[Signature]

Witness signature

Full Name:

Kimberly Clack

Address

1 Dumbarton Drive

SIGNED BY ALBERTHA)
JOHANNA CLACK)

) [Signature]

in the presence of:

[Signature]

Witness signature

Full Name:

Kimberly Clack

Address

1 Dumbarton Drive

SIGNED BY PETER)
WILLIAM WAUGH)

) [Signature]

in the presence of:

[Signature]

Witness signature

Full Name:

MEGAN ELIZABETH WAUGH

Address

8 ADINA ST, GELSTON BAY

SIGNED BY HELEN
ELIZABETH WAUGH)

Helen Waugh
.....

in the presence of:

Megan Waugh
.....

Witness signature

Full Name:

MEGAN WAUGH

Address

8 ADINA ST., GEILSTON BAY

The Common Seal of
CLARENCE CITY
COUNCIL
was affixed by its duly
authorised delegate:

)
)
)
)
.....

Alex van der Hek
Corporate Secretary

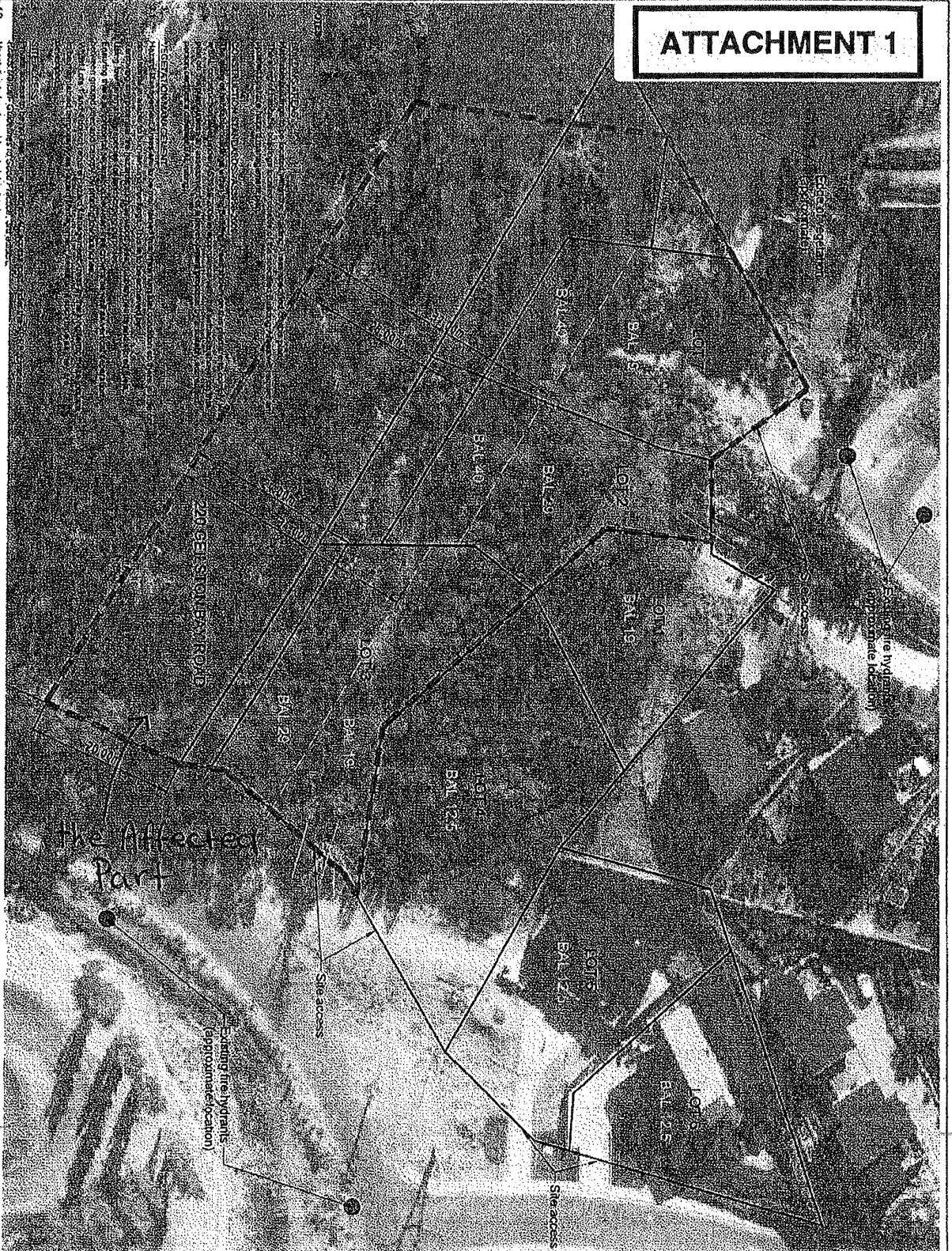
Alex Van Der Hek
Corporate Secretary
Clarence City Council
38 Bligh Street
Rosny Park 7018

Attachment 1 – Copy of fire management plan prepared by JMG Engineers and
Planners ref. no. J133046PH dwg. No. BH1-P1

AGREEMENT TO IMPLEMENT BUSH-FIRE MANAGEMENT PLAN MEASURES
15,19 & 30 Andreas Place – 220 Geilston Bay Road
A802670

Alex Van Der Hek
I HEREBY CERTIFY THAT THIS IS A
COPY OF THE ORIGINAL DOCUMENT

ATTACHMENT 1



- 4.2 Vegetation to be cleared for a height of 4m above and 2m each side of new private carriageways.
- 4.3 All parts of a habitable building to be within 30m of their private access.
- 4.4 If private accesses on lots 1 and 2 are 1.00m from the entry point to the Andrews Place slip lane, provision for on-site manufacturing of emergency vehicles must be provided.

Building Area
Hazard
Management
Area



PLATE 1
continued



Engineers & Planners

Johnstone McGee & Gandy Pky., Ltd.
 17400 Highway 100, Suite P, Luck & Associates
 Anchorage, AK 99503
 408-431-1314
 408-431-1314
 17400 Highway 100, Suite P, Luck & Associates
 Anchorage, AK 99503
 408-431-1314
 408-431-1314

BUSHFIRE HAZARD
MANAGEMENT PLAN[illegible]

DO NOT WRITE IN THESE SPACES

PROJECT NO. J133046PH
SHEET NO. BH1
PAGE NO. P1

Dr. Robert M. Anderson, DVM, MS, DACVP, is a board-certified clinical pathologist and an assistant professor of clinical pathology at the University of Illinois at Urbana-Champaign. He is also a board member of the American College of Veterinary Pathologists. Dr. Anderson is a frequent speaker at national and international conferences and has published numerous articles in the field of clinical pathology. He is currently working on a book titled "Clinical Pathology for the Small Animal Practitioner" and is also working on a book titled "Clinical Pathology for the Large Animal Practitioner".


 I HEREBY CERTIFY THAT THIS IS A
 COPY OF THE

SEARCH OF TORRENS TITLE

VOLUME 145187	FOLIO 101
EDITION 1	DATE OF ISSUE 09-Dec-2005

SEARCH DATE : 02-Oct-2026

SEARCH TIME : 10.59 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 101 on Sealed Plan [145187](#)

Derivation : Part of 194 Acres Gtd. to E.P. Wilson, A.G.

Webster & C.P. Davis

Prior CT [250078/1](#)SCHEDULE 1

[C630147](#) TRANSFER to CLARENCE CITY COUNCIL Registered
09-Dec-2005 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP[145187](#) EASEMENTS in Schedule of EasementsSP[145187](#) COVENANTS in Schedule of EasementsSP[145187](#) FENCING PROVISION in Schedule of EasementsUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER Southern Bay Investments Pty. Ltd. FOLIO REFERENCE 250078-1 -113497-1 GRANTEE Part of 2560 acres granted to Thomas George Gregson Part of 194 acres granted to Edmund Philip Wilson, Alexander George Webster and Charles Percy Davis		PLAN OF SURVEY BY SURVEYOR J.B.MEDBURY J.B.MEDBURY P/L SURVEYORS OF 224 CAMPBELL STREET, HOBART LOCATION CITY OF CLARENCE SCALE 1: 1250 LENGTHS IN METRES		REGISTERED NUMBER SP145187 APPROVED EFFECTIVE FROM - 9 DEC 2005 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 107 (5225-23)	LAST UPI No. 1401333	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

(D. 9835)

See ANNEXURE SHEET 1. for Easements

(5/13^{MON})

(P.145188)

(7/7^{MON})

(402/26^D)

(D. 8135)

(5/13^{MON})

(D. 8135)

(P. 1668)

(P. 113497)

(P. 1213)

(P. 113496)

(SP. 117175)

(EAST DERWENT HIGHWAY)

(THE CROWN OWN.)

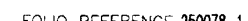
(7/7^{MON})

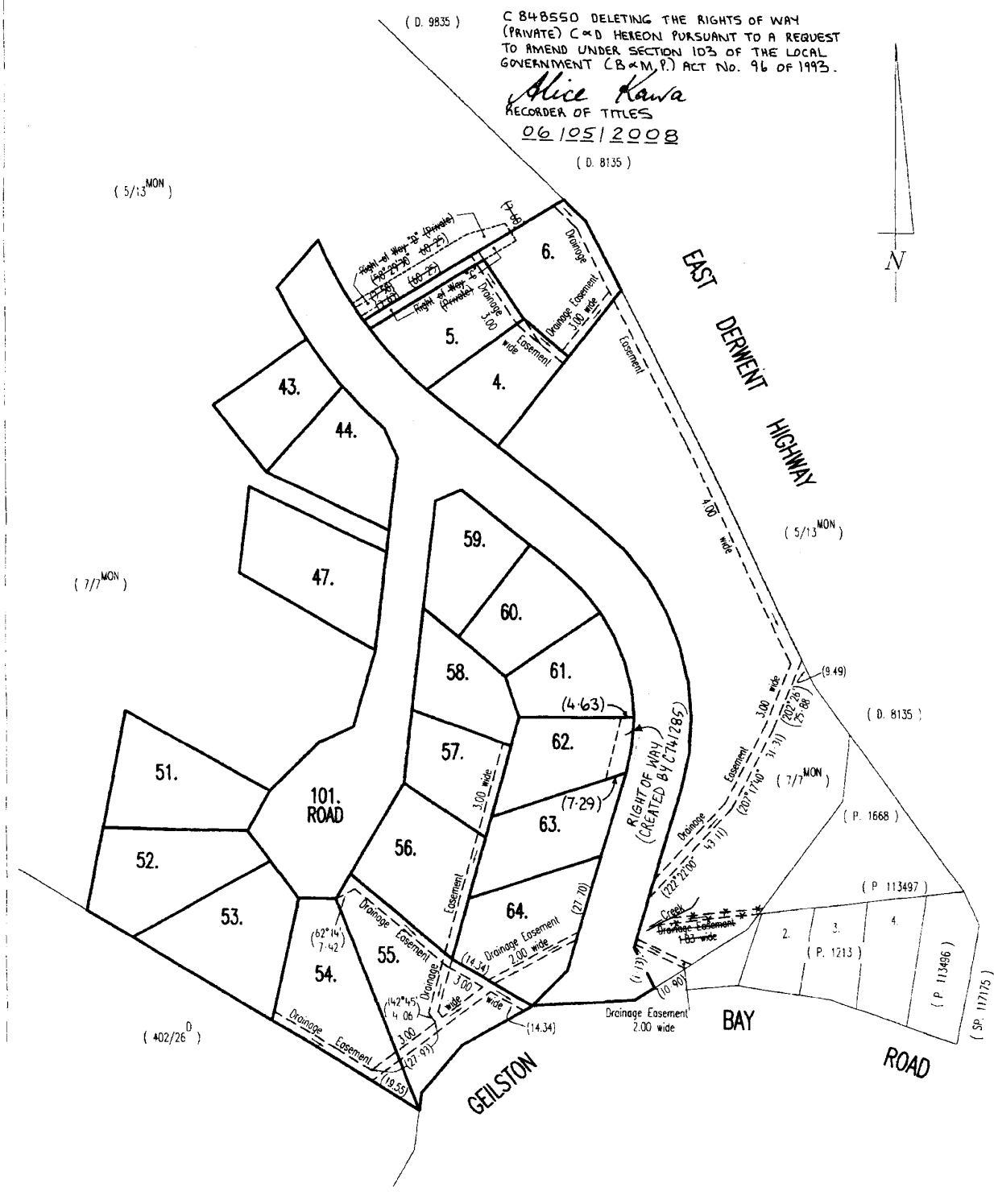
BAY

ROAD

[Signature]
COUNCIL DELEGATE

8-11-05
DATE

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 1 SHEETS	OWNER Southern Bay Investments Pty. Ltd. FOLIO REFERENCE 250078-1 113497-1 SCALE 1: 1250 LENGTHS IN METRES	Registered Number SP145187
SIGNED FOR IDENTIFICATION PURPOSES  Council Delegate S-11-05 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET  Registered Land Surveyor 2.10.05 Date	APPROVED EFFECTIVE FROM - 9 DEC 2005  Recorder of Titles



SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 145187
--	--

PAGE 1 OF 4 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.

EASEMENTS - SEE PAGE 4

- ~~1. Lot 6 is subject to a right of carriageway over the Right of Way marked "C" (Private) as shown on the plan passing through Lot 6 on the plan.~~
- ~~2. Lot 6 is together with a right of carriageway over the Right of Way marked "D" (Private) as shown passing through the Balance Land on the plan.~~
- ~~3. The Balance Land is subject to a right of carriageway over the Right of Way marked "D" (Private) as shown on the plan passing through the Balance Land on the plan.~~
- ~~4. The Balance Land is together with a right of carriageway over the Right of Way marked "C" (Private) as shown passing through Lot 6 of the plan.~~

~~Each of the Lots which formerly comprised part of Lot 1 on Sealed Plan 250078 is affected by the following easements:~~

- ~~A. BURDENING EASEMENT (appurtenant to 1A-OR-16PS. acquired by Notification gazetted 25th December, 1946) the right for Her Majesty to lay and maintain water pipes for the purpose of the Southern Regional Water Supply Act 1946 on over or under the land marked "Southern Regional Water Supply Pipeline Easement" passing through the said land within described and to do all necessary works and things in connection therewith as may be authorised by the said Act provided that Her said Majesty shall make good all damage caused to fences gates or other structures buildings or fixtures and will after completion of the said works clean up and remove all surplus equipment stores and materials from the said land and all other land owned by James Hamilton De~~

Directors, Southern Bay Investments Pty Ltd

National Australia Banking Limited

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: SOUTHERN BAY INVESTMENTS PTY LTD FOLIO REF: Vol. 250078 Fol. 1 SOLICITOR & REFERENCE: Butler McIntyre & Butler – S Wilding	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 8 November 2005 SD-2003/116..... REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP 145187
SUBDIVIDER: SOUTHERN BAY INVESTMENTS PTY LTD FOLIO REFERENCE: Vol. 250078 Fol 1	

~~Bomford and Marjory Emma De Bomford which may be entered or occupied by Her said Majesty for the purpose of the said Act.~~

- B. ~~BURDENING EASEMENT~~ a right of drainage (appurtenant to Lot 15 on Plan No. 62111) over the ~~Drainage Easement passing through the said land within described.~~

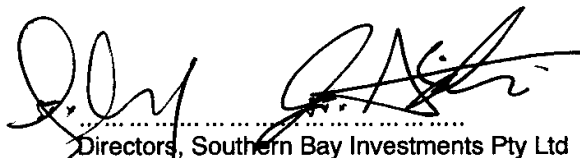
INTERPRETATION

"the Balance Land" means all of the land contained within Certificate of Title Volume 250078 folio 1 after the exclusion therefrom of all of the Lots on the Plan.

COVENANTS

The owners of each Lot shown on the Plan covenant with the Vendor Southern Bay Investments Pty Ltd and the owners for the time being of every other Lot shown on the Plan 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 thereof may be annexed to and devolve with each and every part of every other Lot shown on the Plan to observe the following stipulations:

1. Not to erect on the said Lot any residential flats/units otherwise than in accordance with the Plans and Specifications to be submitted to and approved by Southern Bay Investments Pty Ltd or their Architects before the erection of any such building is commenced.
2. Not to carry on or permit to be carried on any trade or business which may be a public nuisance or provoke annoyance and no noxious noisome or offensive trade or business shall be carried on or be permitted or suffered to be carried on any part of the Lot.
3. Not to erect more than one messuage upon each of the said Lots.
4. Not to use or permit to be used any messuage(s) upon the said Lot for any purpose other than a private dwelling house(s).
5. Not to erect or permit to be erected on the Lot or any part thereof or attach or permit to be attached to any messuage(s) or other buildings erected thereon any advertisement hoarding bill billboard or poster or any similar erection of any unsightly nature.
6. The owners of the Lots shall not construct or allow to be constructed direct vehicular access to or from the road known as and shown on the Plan as "East Derwent Highway" or to use the "East Derwent Highway" as a vehicular access to any one of the Lots at any time.
7. Not to erect bring upon or permit to remain on the land any building previously erected on other land to use on the land any portable house, caravan, tent or temporary living shelter of any kind.


 Directors, Southern Bay Investments Pty Ltd


 National Australia Banking Limited

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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 145187
SUBDIVIDER: SOUTHERN BAY INVESTMENTS PTY LTD FOLIO REFERENCE: Vol. 250078 Fol 1	

except covenant 6

8. The subdivider Southern Bay Investments Pty Ltd reserve the right to sell any part of the unsold Lots on the Plan freed and exempt from any one or more of the covenants above set forth in relation to any Lot shown on the Plan and/or to waive modify alter or extinguish any one or more of the covenants above set forth as to any Lot not transferred. The exercise of this right by the subdivider in relation to any Lot shall not release the owner of any other Lot from any other the covenants imposed upon such Lot(s) or give to the owner of any such Lot(s) any right of action against the subdivider or any person or persons.

9. Not to erect any building, fence, wall or any other structure on the Lots within 2 metres of Lot 101.

FENCING PROVISION

In respect of the Lots upon the Plan the Vendor Southern Bay Investments Pty Ltd shall not be required to fence.

Signed by Southern Bay Investments Pty Ltd by its Directors as the registered proprietors of the land contained in Certificate of Title Volume 250078 Folio 1 in the presence of:

) *[Signature]*
) Director
) *[Signature]*
) Director

Signed by the registered proprietors of Mortgage C609636 NATIONAL AUSTRALIA BANKING LIMITED in the presence of:

Executed by the NATIONAL AUSTRALIA BANK LIMITED by its Attorney *Timothy BEN* under Power of Attorney No. *67/0241* amended *71/5038* who states that he holds the office in the NATIONAL AUSTRALIA BANK LIMITED indicated under his signature and who declares that he has received no notice of revocation of the said Power) in the presence of:— *[Signature]*

MICHAEL HOWARD
 BANK OFFICER
 10/86 COLLINS ST M03ART

[Signature]

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.

ANNEXURE TO
SCHEDULE OF EASEMENTS

PAGE 4 OF 4 PAGES

Registered Number

SP 145187

SUBDIVIDER: - SOUTHERN BAY INVESTMENTS PTY LTD

FOLIO REFERENCE: - 250078/1

EASEMENTS (continued)

Lot 4 on the plan is subject to a Right of Drainage (appurtenant to the Balance Land) over the Drainage Easement 3.00 wide shown passing through such lot.

Lot 5 on the plan is subject to a Right of Drainage (appurtenant to the Balance Land) over the Drainage Easement 3.00 wide shown passing through such lot.

~~Lot 6 on the plan is together with a right of carriageway over Right of Way "D" (private) passing through the Balance Land and shown on the Plan.~~

~~Lot 6 on the plan is subject to a right of carriageway (appurtenant to the Balance Land) over Right of Way "C" (private) shown passing through such lot.~~

Lot 6 on the plan is subject to a Right of Drainage (appurtenant to the Balance Land) over the Drainage Easements 3.00 wide and 4.00 wide shown passing through such lot.

Rights of Way (Private) 'C' & 'D' hereon deleted by me pursuant to Request to Amend No. C848550 made under Section 103 of Local Government (Building & Miscellaneous Provisions) Act 1993

6 / 5 / 2008

Alice Kawa
Recorder of Titles

NOTE: - Every annexed sheet 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.

PROPOSED NEW RESIDENCE

15 ANDREAS PLACE,

GEILSTON BAY

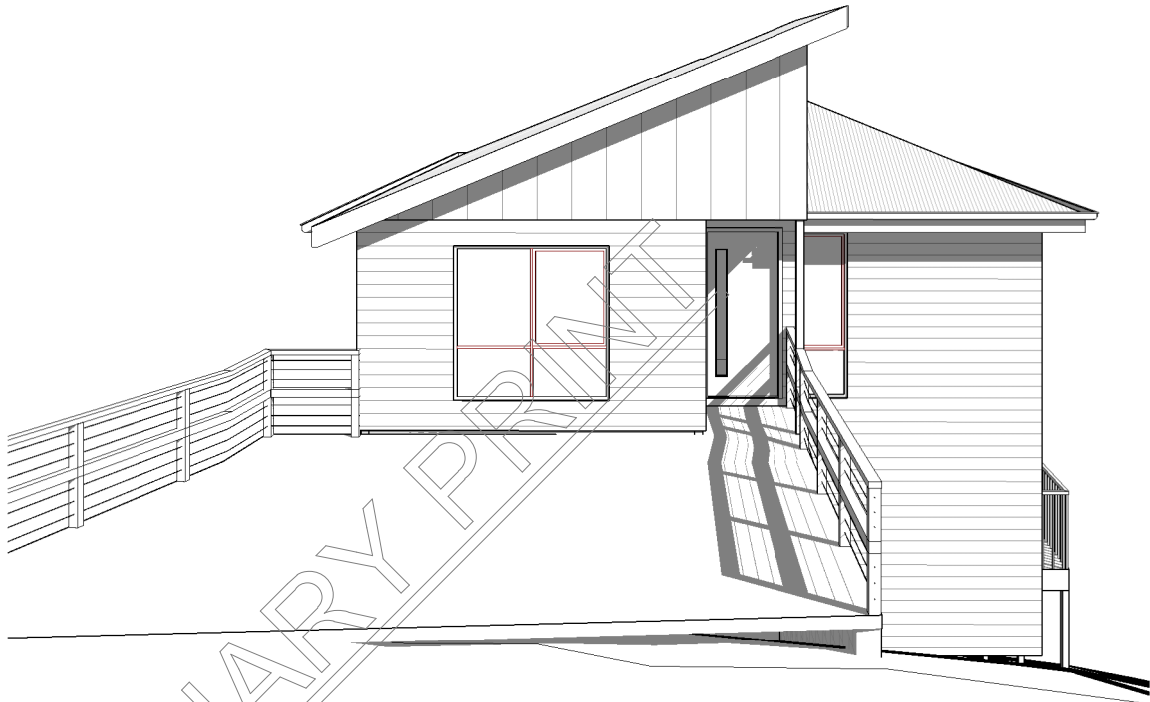
H. I. FAZACKERLEY

PDH25116

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	PART SITE PLAN
03	SITE DRAINAGE PLAN
04	LOCALITY PLAN
05	UPPER FLOWER PLAN
06	LOWER FLOOR PLAN
07	ELEVATIONS
08	ELEVATIONS
09	ROOF PLAN
10	PERSPECTIVES
11	SHADOW DIAGRAMS
12	SHADOW DIAGRAMS
13	SHADOW DIAGRAMS
14	PRIVACY/OVERLOOKING DIAGRAMS
15	PLANNING OVERLAYS DIAGRAM

UPPER FLOOR AREA	94.02	m2	(10.12	SQUARES)
LOWER FLOOR AREA	81.05	m2	(8.72	SQUARES)
LOWER DECK AREA	52.45	m2	(5.65	SQUARES)
TOTAL AREA	227.52		24.49	



GENERAL PROJECT INFORMATION

TITLE REFERENCE: 55/145187
SITE AREA: 2024 m²
DESIGN WIND SPEED: N1
SOIL CLASSIFICATION: S
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: MEDIUM
BAL RATING: BAL 29
OTHER KNOWN HAZARDS: BUSHFIRE-PRONE AREAS, AIRPORT
OBSTACLE LIMITATION AREA, FLOOD-PRONE AREAS, LOW
LANDSLIP HAZARD BAND, WATERWAY AND COASTAL
PROTECTION AREA, MEDIUM LANDSLIP HAZARD BAND, COASTAL
EROSION INVESTIGATION AREA

NOT FOR CONSTRUCTION

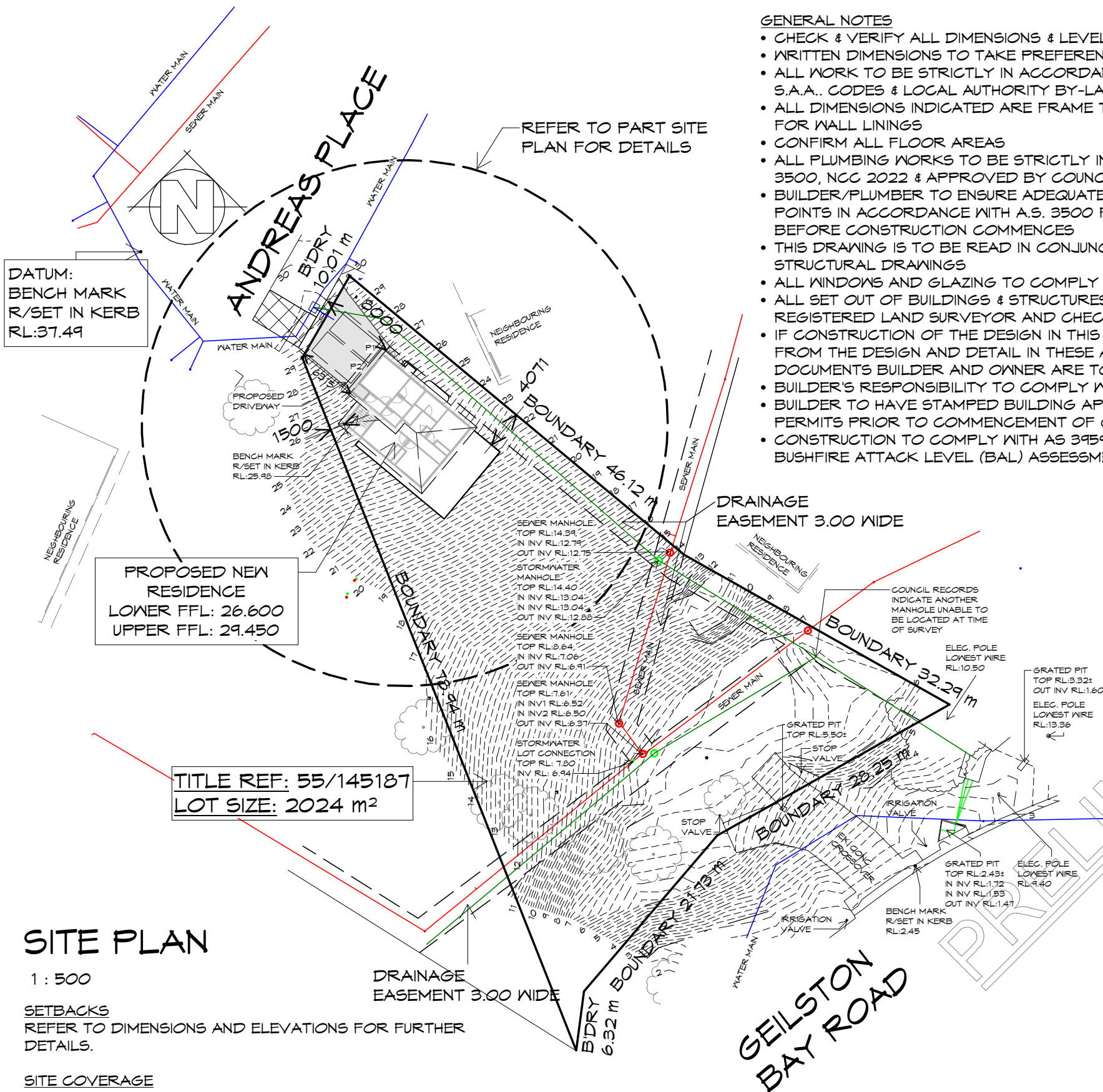
REV. DATE DESCRIPTION



L: 10 Goodman Court , Invermay, 7248
p(0) + 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009
p(h)+03 6228 4575
info@primedesigntas.com.au
Accredited Building Practitioner:
primedesigntas.com.au
Frank Geskus -No CC246A



JULY 2026
PLANNING



GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

SURVEYOR'S NOTES:

- THIS PLAN HAS BEEN PREPARED BY SURVEY PLUS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
- TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED BY SURVEY PLUS AT THE TIME OF THIS SURVEY.
- SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
- SURVEY PLUS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
- THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF SURVEY PLUS.
- HORIZONTAL DATUM IS MGA (GDA94).
- VERTICAL DATUM IS AHD.
- CONTOUR INTERVAL IS 0.2 METRE, INDEX IS 1.0 METRE.
- SURVEY BY ROBOTIC TOTAL STATION AND RTK GPS.
- DUE TO THE AGE OF TITLE SURVEY IF ANY CONSTRUCTION WORKS ARE TO BE UNDERTAKEN ON OR NEAR THE TITLE BOUNDARY OR PRESCRIBED SETBACKS A RE-MARK SURVEY BY A REGISTERED LAND SURVEYOR WILL BE REQUIRED.
- IMPORTED DATA SHOWN ON THIS PLAN WAS OBTAINED FOR PUBLIC AVAILABLE DATA FROM VARIOUS GOVERNMENT AUTHORITIES. THIS INFORMATION IS PROVIDED FOR GUIDANCE ONLY. THE ACCURACY OF ANY IMPORTED DATA IS PER THE ACCURACY QUOTED BY THE SOURCE AND IS IN NO WAY GUARANTEED BY SURVEY PLUS. USERS MUST NOT RELY ON THIS DATA FOR ON-GROUND LOCATION OF BOUNDARIES AND/OR SERVICES.
- LIST DATA IMPORT
 - TasWater-SewerLateralLine
 - TasWater-SewerMain
 - TasWater-SewerMaintenanceHole
 - TasWater-SewerPressurisedMain
 - TasWater-WaterHydrant
 - TasWater-WaterLateralLine
 - TasWater-WaterMain
- BOUNDARIES ARE COMPILED ONLY FROM SP145187 AND RELEVANT SURVEY INFORMATION OBTAINED FROM LAND TITLES OFFICE AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
- ALL WINDOWS WERE NOT ABLE TO BE LOCATED DUE TO OBSTRUCTION OF LINE OF SIGHT FROM TOTAL STATION.
- WINDOW LOCATIONS ARE APPROXIMATE ONLY DUE TO BEING UNABLE TO BE PERPENDICULAR TO WINDOWS WHEN LOCATING WITH TOTAL STATION.
- 3D DATA TURNED OFF IN LAYER CONTROL.
 - 3D TIN
 - MAJOR CONTOUR 3D

SITE PLAN

1 : 500

SETBACKS

REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

SITE COVERAGE

BUILDING FOOTPRINT 94.02 /SITE AREA 2024m² = 0.04
TOTAL SITE COVERAGE 4%

PRIVATE OPEN SPACE

24m² MINIMUM,
WITH A MINIMUM DIMENSION OF 4m
GRADIENT NO STEEPER THAN 1:10

NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING U.N.O.

DECK:

REFER TO SITE PLAN FOR SETBACK, DECK IS 1m ABOVE ESL DOES NOT REQUIRE A SCREEN TO 1.7m

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - 29
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.

NOT FOR CONSTRUCTION

REV. DATE DESCRIPTION

Client name:
H. I. FAZACKERLEY

Project:
PROPOSED NEW RESIDENCE
15 ANDREAS PLACE,
GEILSTON BAY

Drawing:
SITE PLAN

Prime Design

L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Date:	Drafted by:	Approved by:
02.09.2026	L.L.	Approver
Project/Drawing no:	Scale:	Revision:
PDH25116 - 01	1 : 500	03

Accredited building practitioner: Frank Geskus - No CC246A
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EXTEND EXISTING CROSSOVER AND UPGRADE TO COMPLY WITH LGAT TASMANIAN STANDARD DRAWINGS TSD-R-03-V3 TO COMPLY WITH COUNCIL REQUIREMENTS

GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
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 - TasWater-SewerMain
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 - TasWater-SewerPressurisedMain
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- 3D DATA TURNED OFF IN LAYER CONTROL.
 - 3D TIN
 - MAJOR CONTOUR 3D

SETBACKS
REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

SITE COVERAGE
BUILDING FOOTPRINT 94.02 /SITE AREA 2024m2 = 0.04
TOTAL SITE COVERAGE 4%

PRIVATE OPEN SPACE
24m² MINIMUM,
WITH A MINIMUM DIMENSION OF 4m
GRADIENT NO STEEPER THAN 1:10

DECK:
REFER TO SITE PLAN FOR SETBACK, DECK IS 1m
ABOVE ESL DOES NOT REQUIRE A SCREEN TO 1.7m

NOTE: DIMENSIONED BOUNDARY OFFSETS
TO THE PROPOSED BUILDING ARE TO THE
EXTERNAL CLADDING U.N.O.

THIS PROJECT HAS BEEN DETERMINED TO HAVE A
BUSHFIRE ATTACK LEVEL (BAL) OF - 29
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.

PART SITE PLAN

1 : 200



L: 10 Goodman Court, Invermay, 7248 - p+ 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009 - p+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au



Date: 02.09.2026
Drafted by: L.L.
Approved by: Approver

Project/Drawing no: PDH25116 - 02
Scale: 1 : 200
Revision: 03

Accredited building practitioner: Frank Geskus - No CC246A
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NOT FOR CONSTRUCTION

REV. DATE DESCRIPTION

Client name:
H. I. FAZACKERLEY

Project:
PROPOSED NEW RESIDENCE
15 ANDREAS PLACE,
GEILSTON BAY

Drawing:
PART SITE PLAN

PLANNING

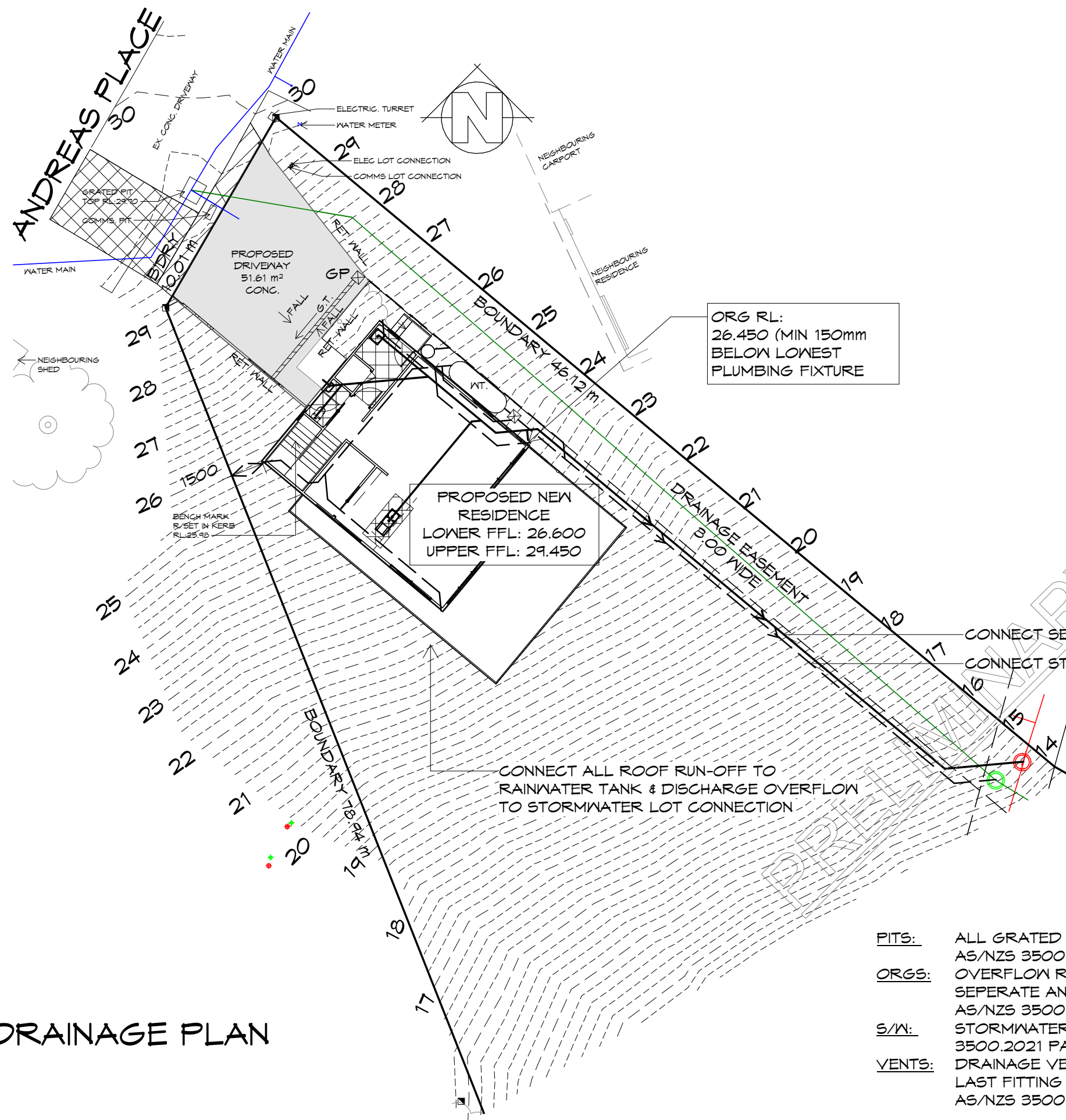
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SITE DRAINAGE PLAN

1 : 200



LEGEND

- GP 450X 450 SURFACE DRAINAGE PIT
- NET AREAS
- SEWER LINE
- STORMWATER LINE
- WT PROPOSED 5000 LITER WATER TANK WITH MIN. RETENTION STORAGE OF 2000L TO BE PLUMBED INTO TOILETS SO THAT RE-USE OCCURS WITH TOP UP FROM RETICULATED WATER SUPPLY
- RET. WALL RETAINING WALL TO ENGINEERS SPEC.

PLUMBING NOTES:

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.

ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

CONNECT SEWER INTO EXISTING SERVICES

CONNECT STORMWATER INTO EXISTING SERVICES

CONNECT ALL ROOF RUN-OFF TO RAINWATER TANK & DISCHARGE OVERFLOW TO STORMWATER LOT CONNECTION

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - 29 REFER TO ASSESSMENT FOR FURTHER DETAILS. ALL CONSTRUCTION MUST COMPLY WITH A53959.

- PITS: ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2021 PART 3
- ORGS: OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2021 PART 2
- S/W: STORMWATER PIPES TO BE SIZED PER AS/NZS 3500.2021 PART 3
- VENTS: DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2021 PART 2

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Date: 02.09.2026 Drafted by: L.L. Approved by: Approver

Project/Drawing no: PDH25116 - 03 Scale: As indicated Revision: 03

Accredited building practitioner: Frank Gekus - No CC246A
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Client name:
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Project:
PROPOSED NEW RESIDENCE
15 ANDREAS PLACE,
GEILSTON BAY

Drawing:
SITE DRAINAGE PLAN



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PROPOSED NEW RESIDENCE
15 ANDREAS PLACE,
GEILSTON BAY

LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED **GENERAL RESIDENCE** AND **REQUIRES** A BUSHFIRE ASSESSMENT.
RESIDENCE IS NOT OVER 100m FROM UNMANAGED BUSH/GRASSLANDS GREATER THAN 1 HECTARE.

REFER TO BUSHFIRE ASSESSMENT REPORT BY DAVID LYNE DATED 22nd MARCH 2026.

THIS PROJECT HAS BEEN DETERMINED TO HAVE A
BUSHFIRE ATTACK LEVEL (BAL) OF - 29
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH A53959.



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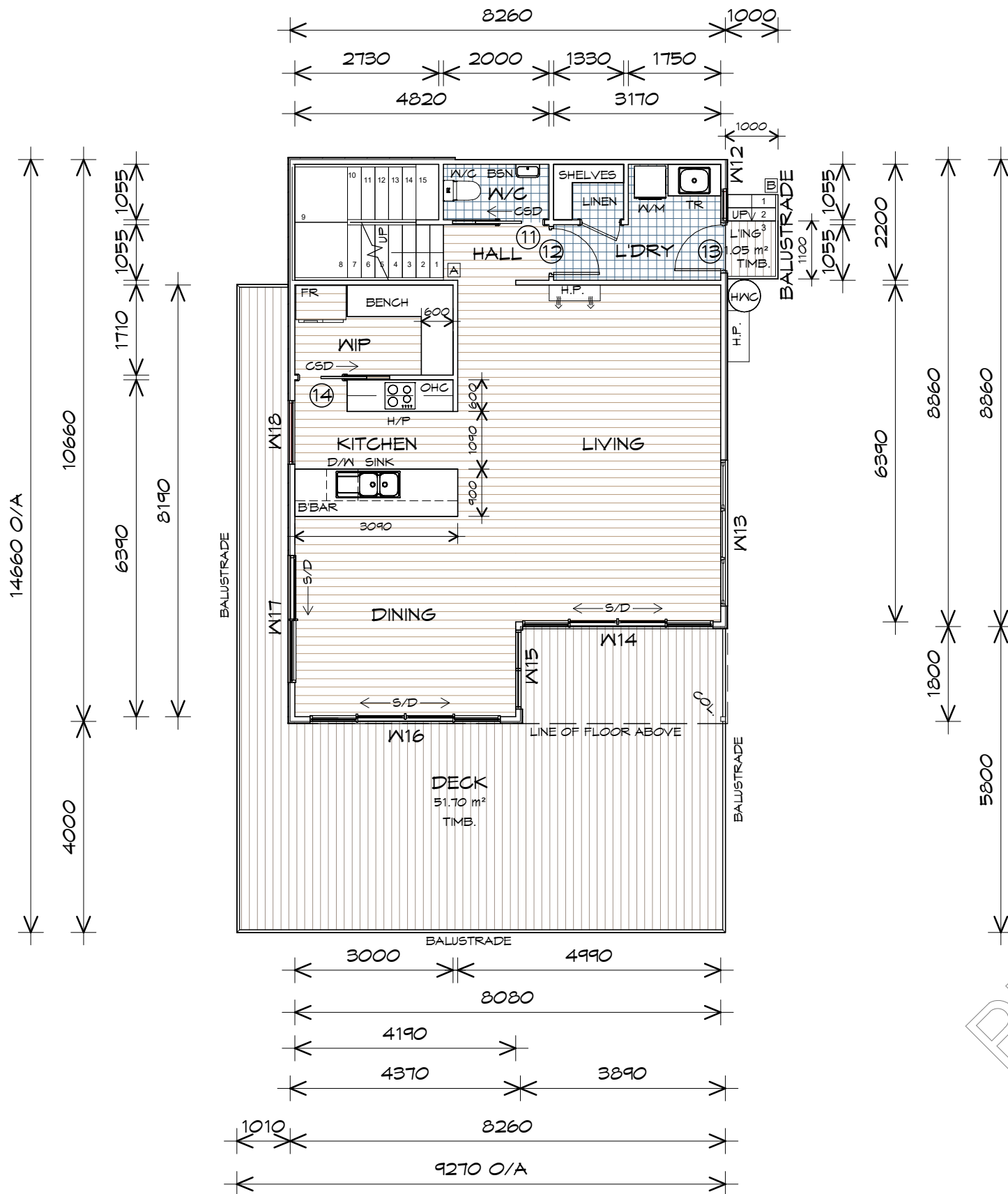
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Project:
PROPOSED NEW RESIDENCE
15 ANDREAS PLACE,
GEILSTON BAY

Drawing:
LOCALITY PLAN



DOOR SCHEDULE - LOWER FLOOR			
MARK	WIDTH	TYPE	REMARKS
11	870	CAVITY SLIDING DOOR	TO BE UNDERCUT 20mm
12	870	INTERNAL TIMBER DOOR	
13	870	EXTERNAL SOLID DOOR	COUPLED
14	870	CAVITY SLIDING DOOR	

ROOMS WITH NO NATURAL VENTILATION AND HAVE EXHAUST FANS
NOTE FOR EACH APPLICABLE DOOR:

- TO BE UNDERCUT TO PROVIDE MAKE-UP AIR IN ACCORDANCE WITH HOUSING PROVISIONS 10.8.2

WINDOW SCHEDULE - LOWER FLOOR				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W12	900	610	AWNING WINDOW	COUPLED
W13	1800	2770	AWNING WINDOW	
W14	2100	3610	DOUBLE SLIDING DOOR	
W15	2100	1500	FIXED WINDOW	
W16	2100	3610	DOUBLE SLIDING DOOR	
W17	2100	2410	SLIDING DOOR	
W18	1800	1210	AWNING WINDOW	

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE WITH FLY SCREENS TO SUIT **29 BAL** RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

UPPER FLOOR AREA	94.02	m2	(10.12	SQUARES)
LOWER FLOOR AREA	81.05	m2	(8.72	SQUARES)
LOWER DECK AREA	52.45	m2	(5.65	SQUARES)
TOTAL AREA	227.52		24.49	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

STAIRS			
STAIR	No RISERS	RISER H'T	TREAD DEPTH
A	15	190	250
B	3	167	250

NON SLIP TO COMPLY NCC 2022

LOWER FLOOR PLAN

1 : 100



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Revision: 03

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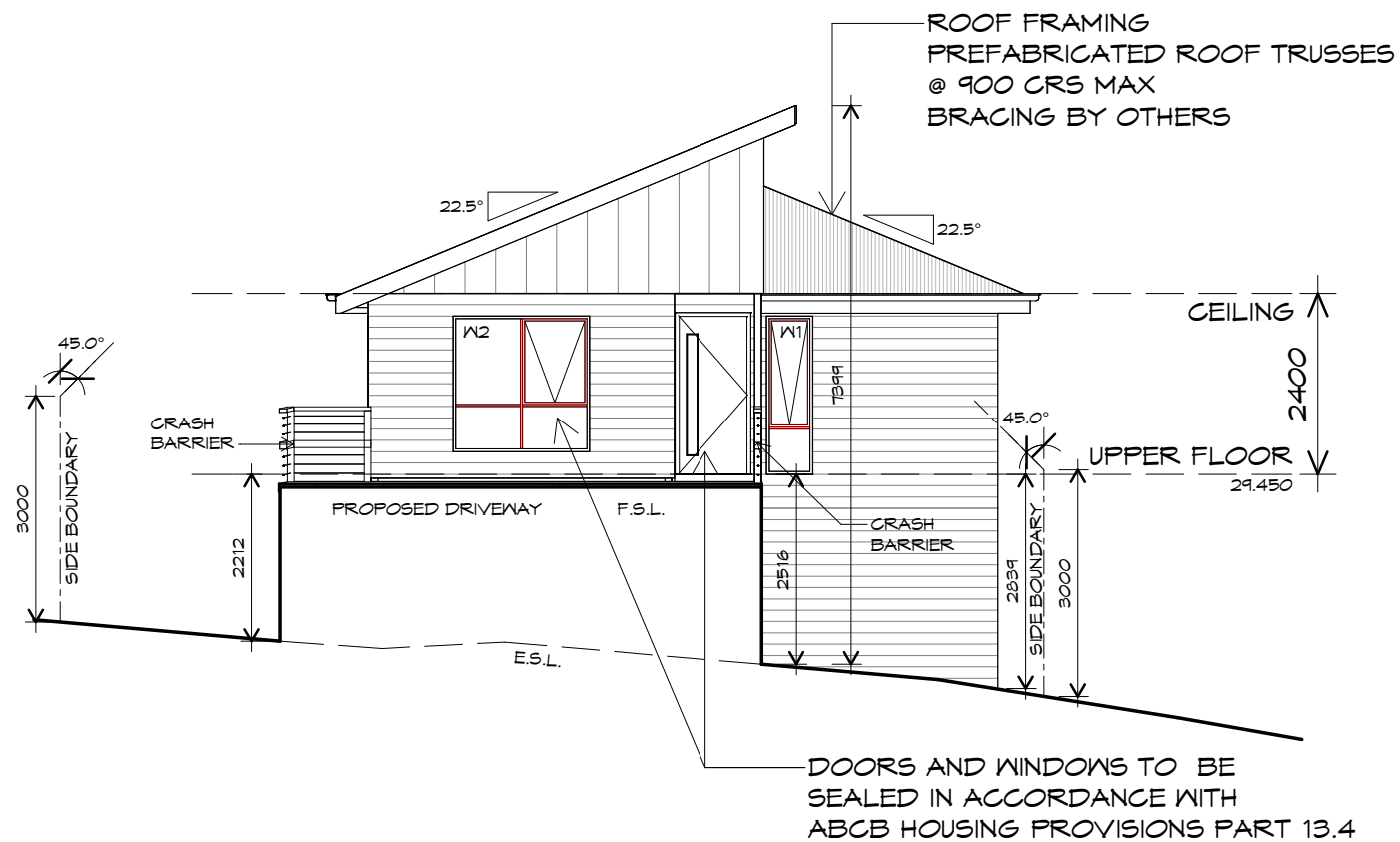
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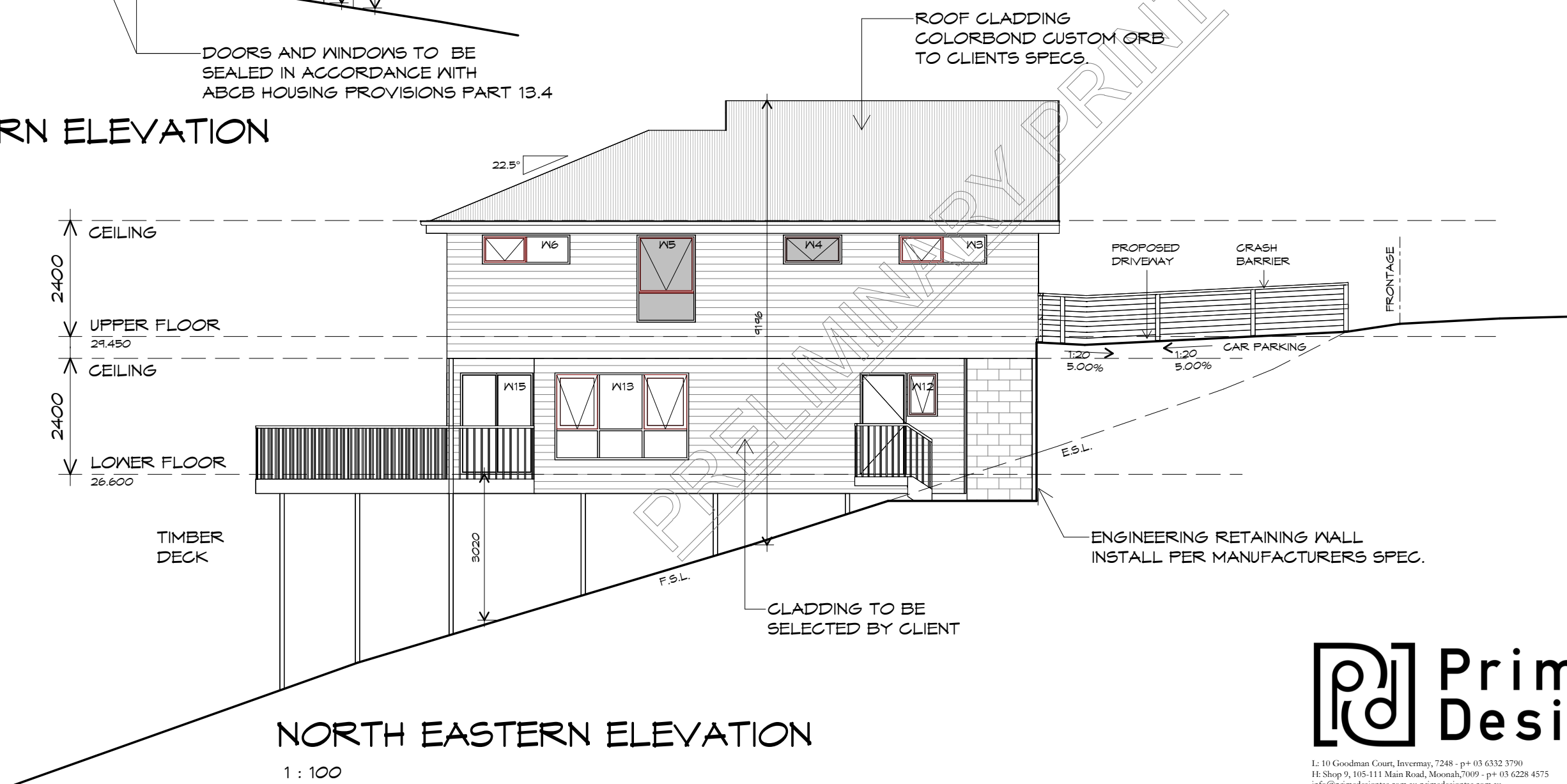
Project:
PROPOSED NEW RESIDENCE
15 ANDREAS PLACE,
GEILSTON BAY

Drawing:
LOWER FLOOR PLAN



NORTH WESTERN ELEVATION

1 : 100



NORTH EASTERN ELEVATION

1 : 100

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Project:
PROPOSED NEW RESIDENCE
15 ANDREAS PLACE,
GEILSTON BAY

Drawing:
ELEVATIONS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



SOUTH EASTERN ELEVATION
1 : 100

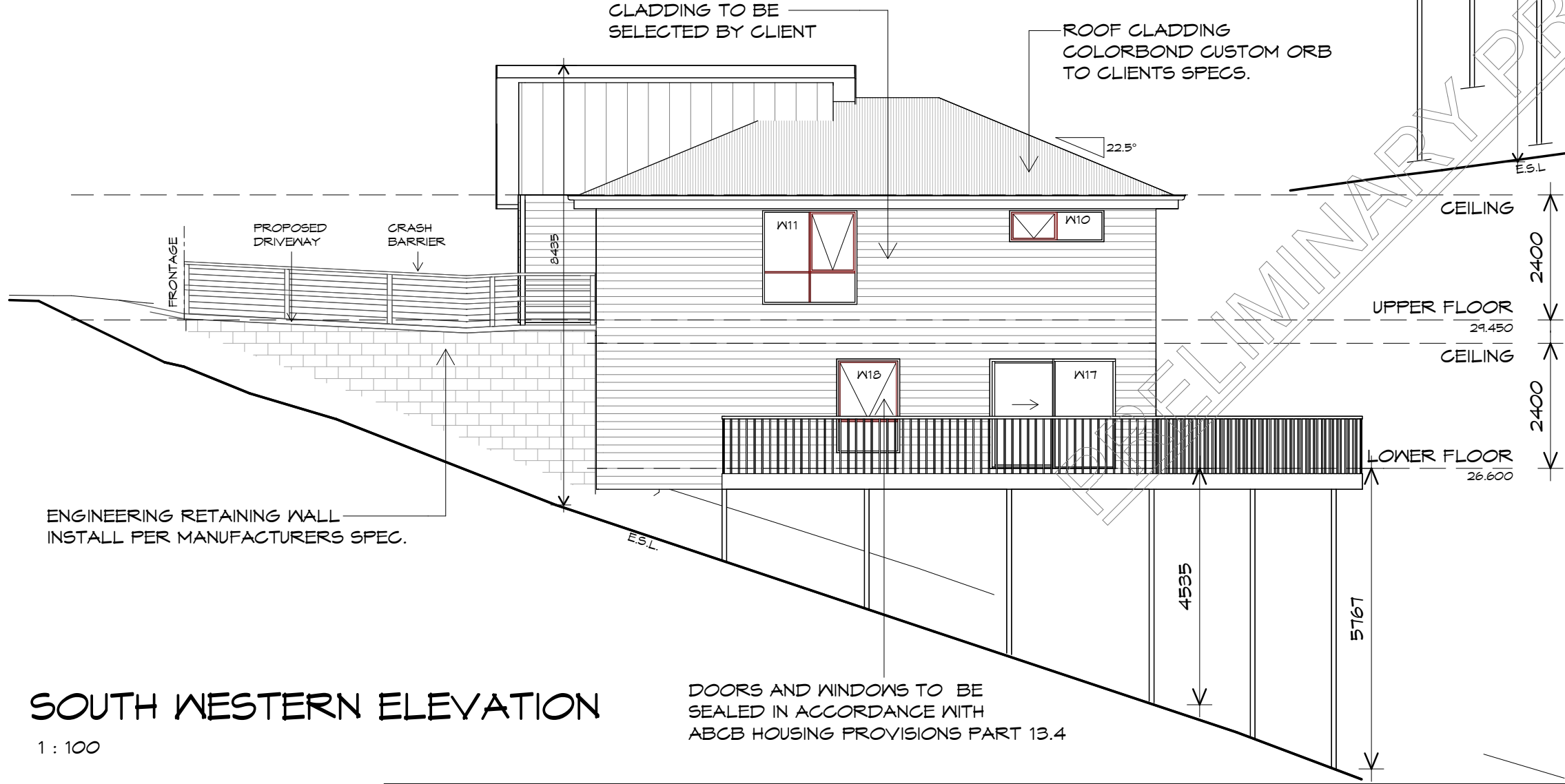
ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS



CLADDING TO BE
SELECTED BY CLIENT

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

22.5°



ENGINEERING RETAINING WALL
INSTALL PER MANUFACTURERS SPEC.

SOUTH WESTERN ELEVATION
1 : 100

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

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Project:
PROPOSED NEW RESIDENCE
15 ANDREAS PLACE,
GEILSTON BAY

Drawing:
ELEVATIONS

Prime Design

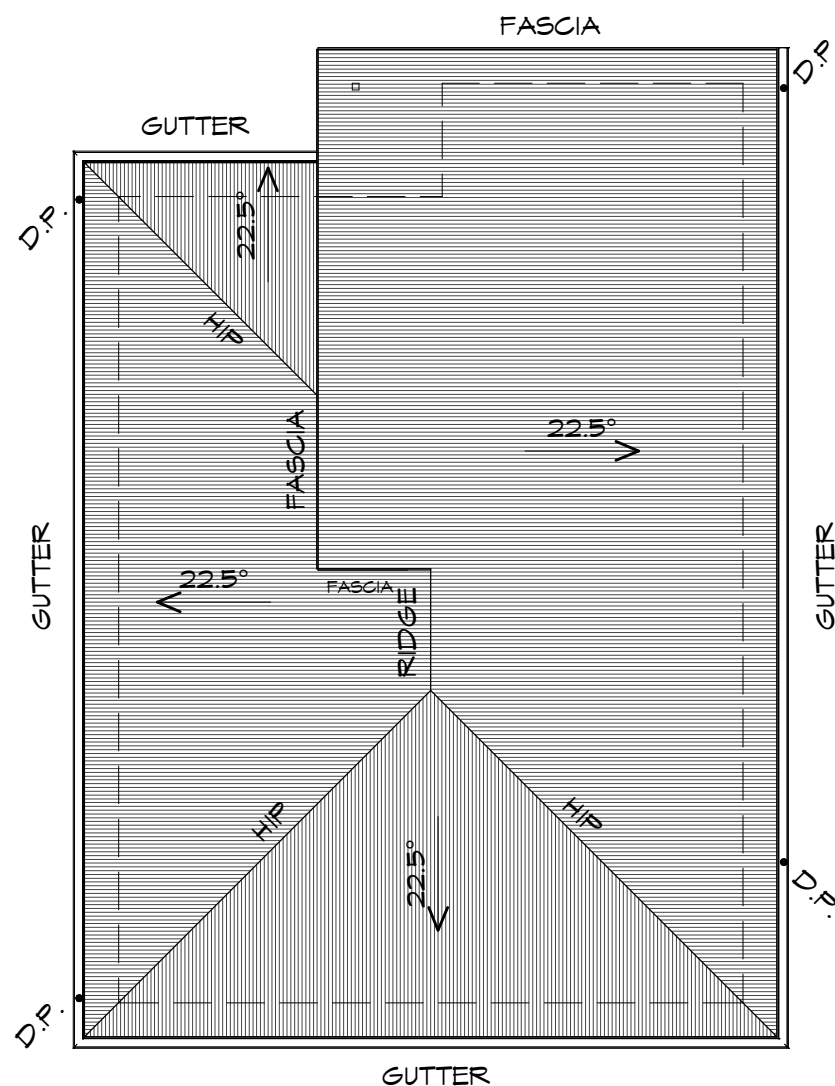
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ROOF PLAN

1 : 100

ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:500 FOR EAVES GUTTER
BOX GUTTERS IN ACCORDANCE WITH
AS33500.3:2021

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNSPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P.'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.

SPACING BETWEEN DOWNSPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8



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PDH25116 - 09	1 : 100	03

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Client name:
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Project:
PROPOSED NEW RESIDENCE
15 ANDREAS PLACE,
GEILSTON BAY

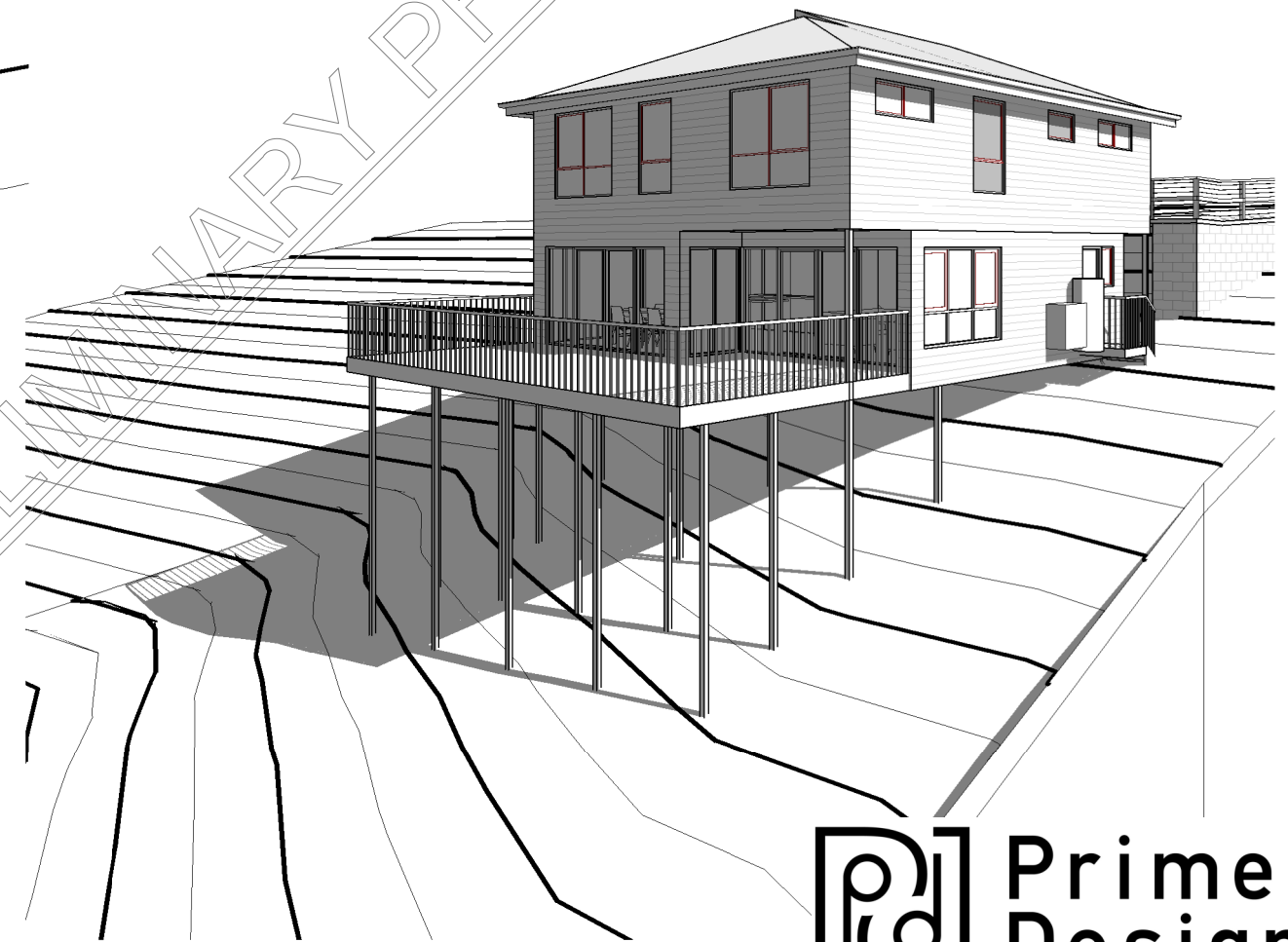
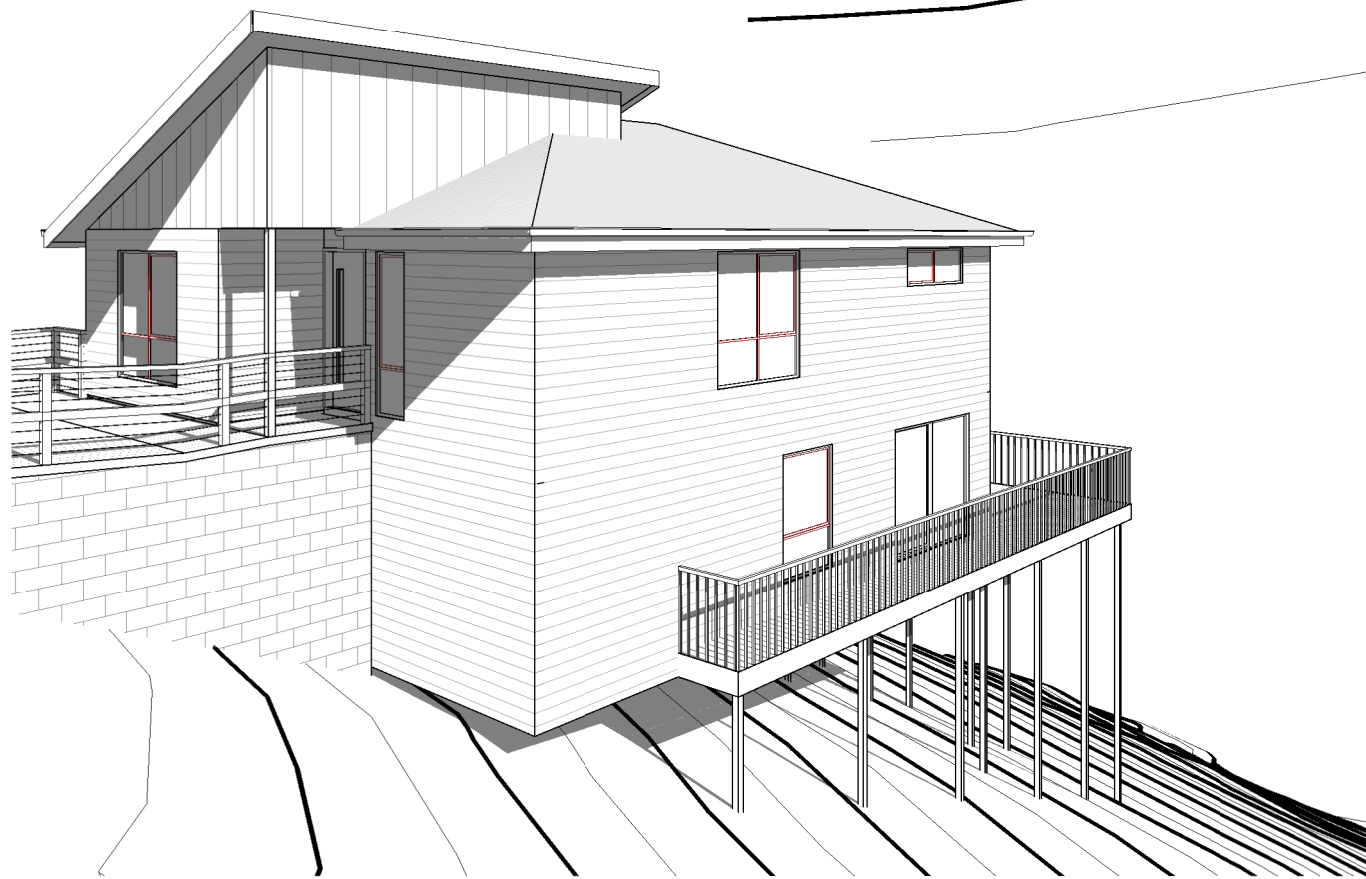
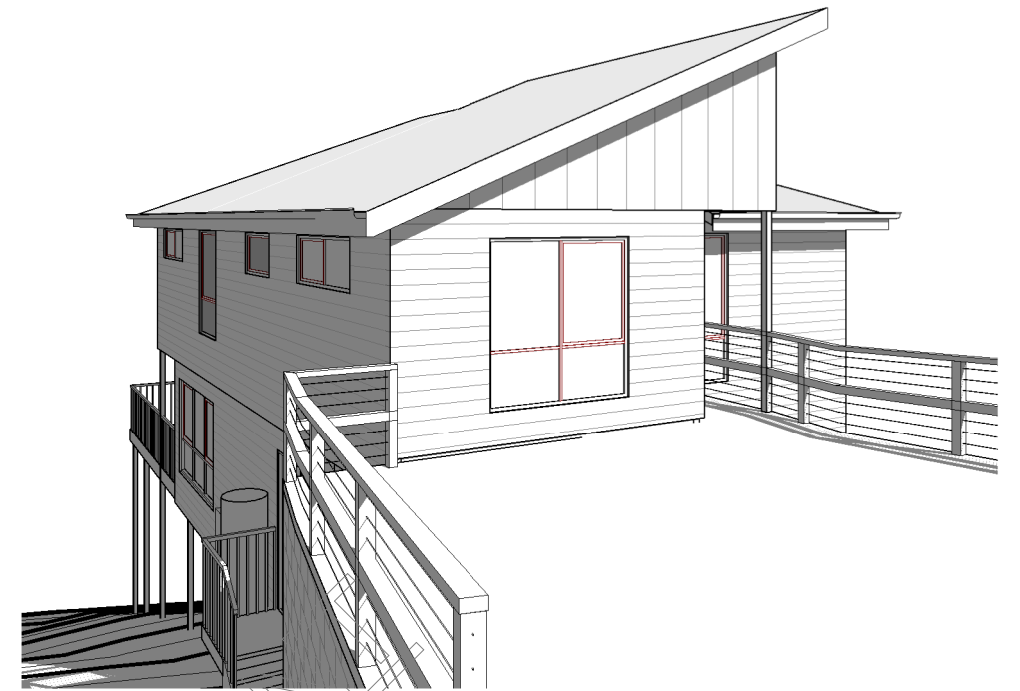
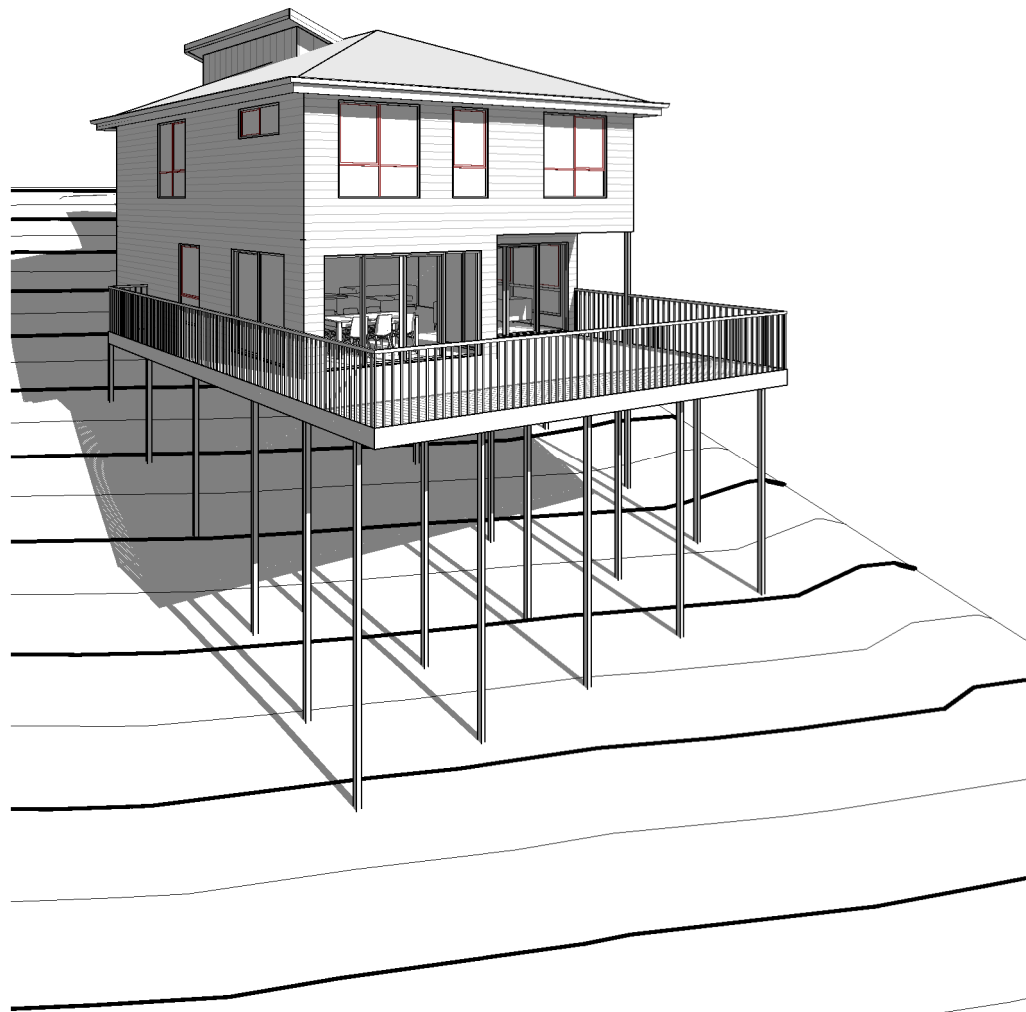
Drawing:
ROOF PLAN

PLANNING

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PLANNING

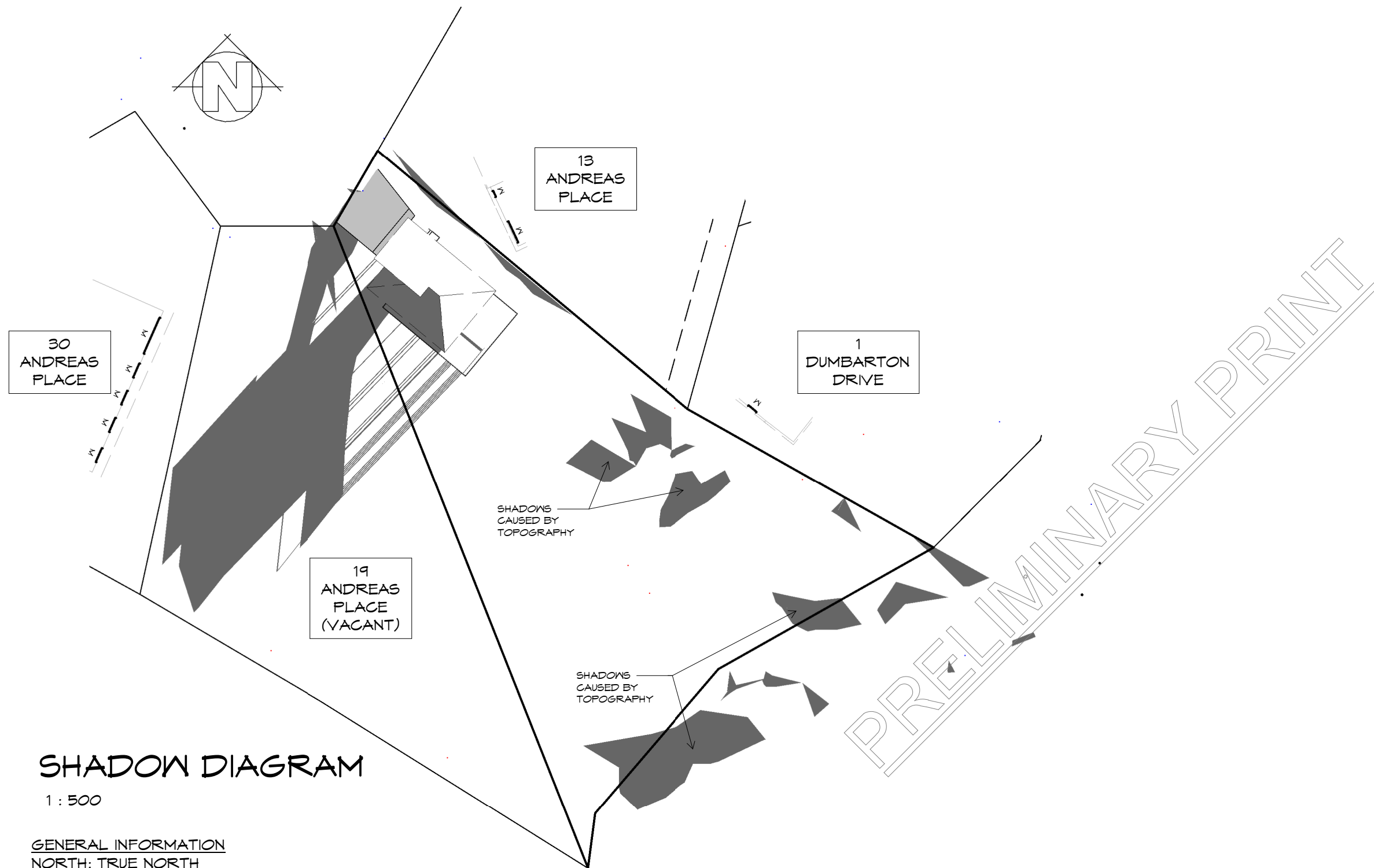
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Project:
PROPOSED NEW RESIDENCE
15 ANDREAS PLACE,
GEILSTON BAY

Drawing:
PERSPECTIVES



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SHADOW DIAGRAM
1 : 500

GENERAL INFORMATION
NORTH: TRUE NORTH
DAY LIGHT SAVINGS: OFF
DATE: JUNE 21st
TIME: 09:00



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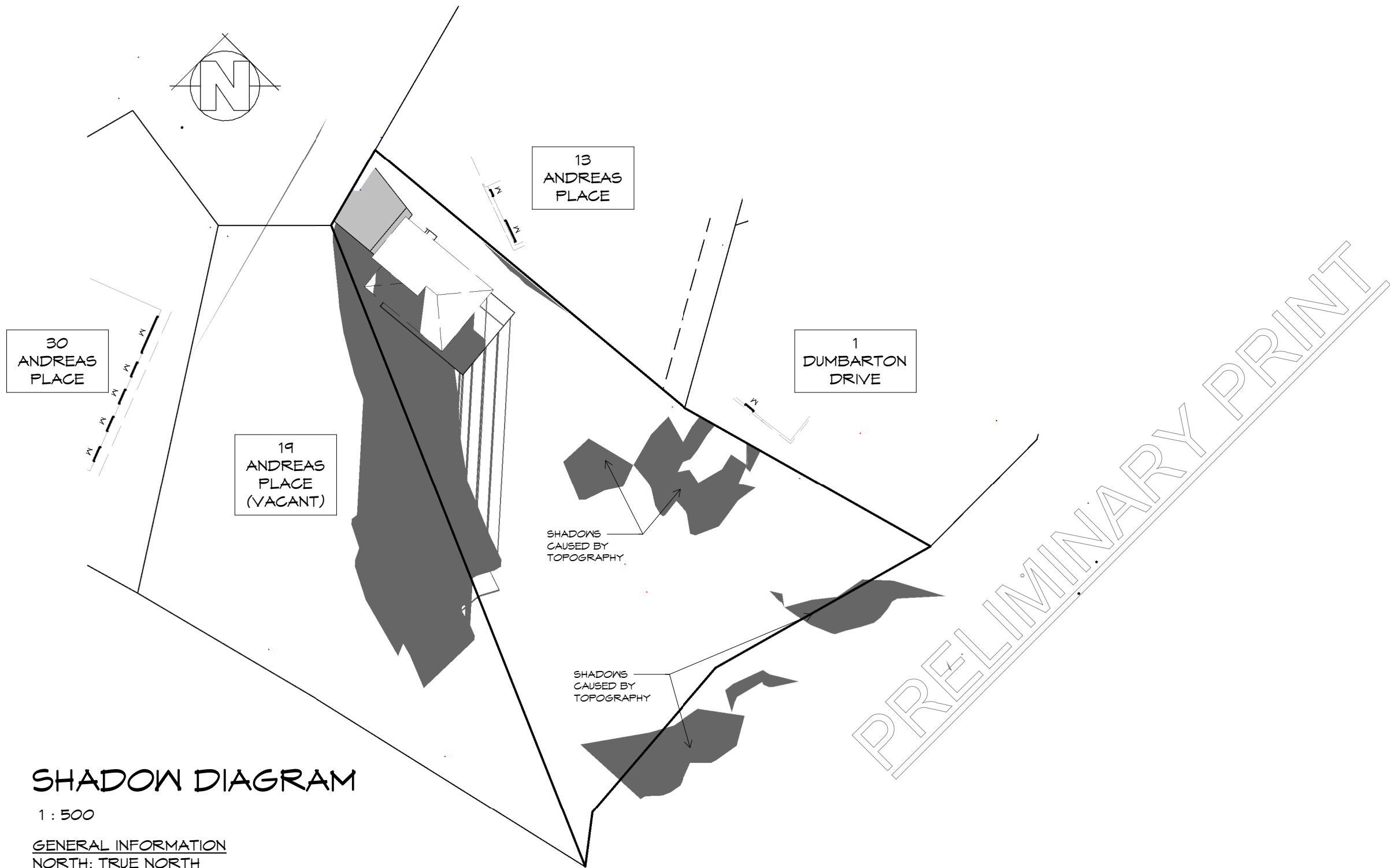
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Client name:
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PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
15 ANDREAS PLACE,
GEILSTON BAY

Drawing:
SHADOW DIAGRAMS



SHADOW DIAGRAM

1 : 500

GENERAL INFORMATION
NORTH: TRUE NORTH
DAY LIGHT SAVINGS: OFF
DATE: JUNE 21st
TIME: 12:00

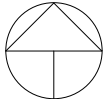


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PDH25116 - 12	1 : 500	03

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PLANNING

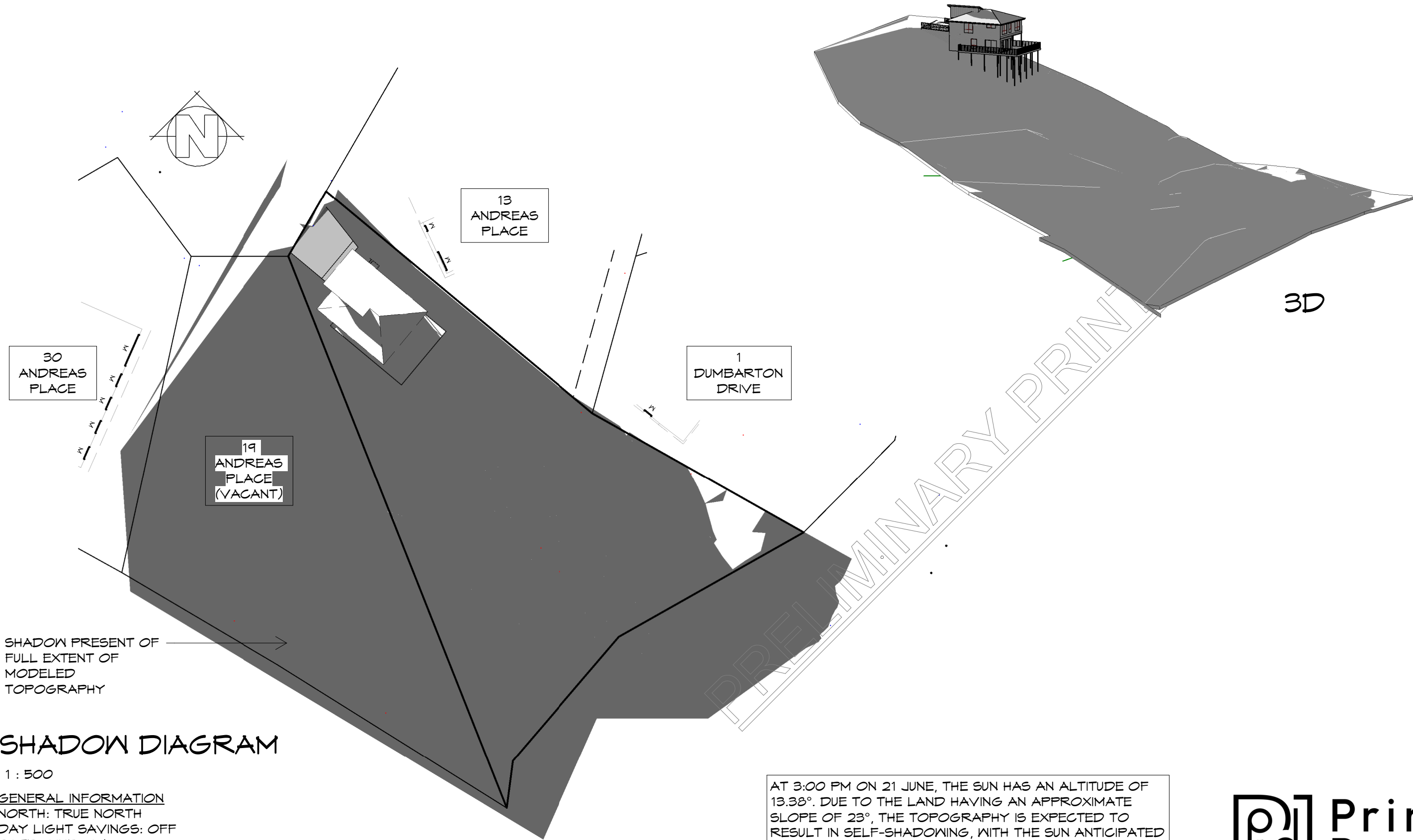
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Project:
PROPOSED NEW RESIDENCE
15 ANDREAS PLACE,
GEILSTON BAY

Drawing:
SHADOW DIAGRAMS



Document Set ID: 6032003
Version: 2, Version Date: 02/09/2026



SHADOW PRESENT OF
FULL EXTENT OF
MODELED
TOPOGRAPHY

SHADOW DIAGRAM

1 : 500
GENERAL INFORMATION
NORTH: TRUE NORTH
DAY LIGHT SAVINGS: OFF
DATE: JUNE 21st
TIME: 15:00

AT 3:00 PM ON 21 JUNE, THE SUN HAS AN ALTITUDE OF 13.38°. DUE TO THE LAND HAVING AN APPROXIMATE SLOPE OF 23°, THE TOPOGRAPHY IS EXPECTED TO RESULT IN SELF-SHADOWING, WITH THE SUN ANTICIPATED TO BE BELOW THE CREST OF THE HILL AT THIS TIME.



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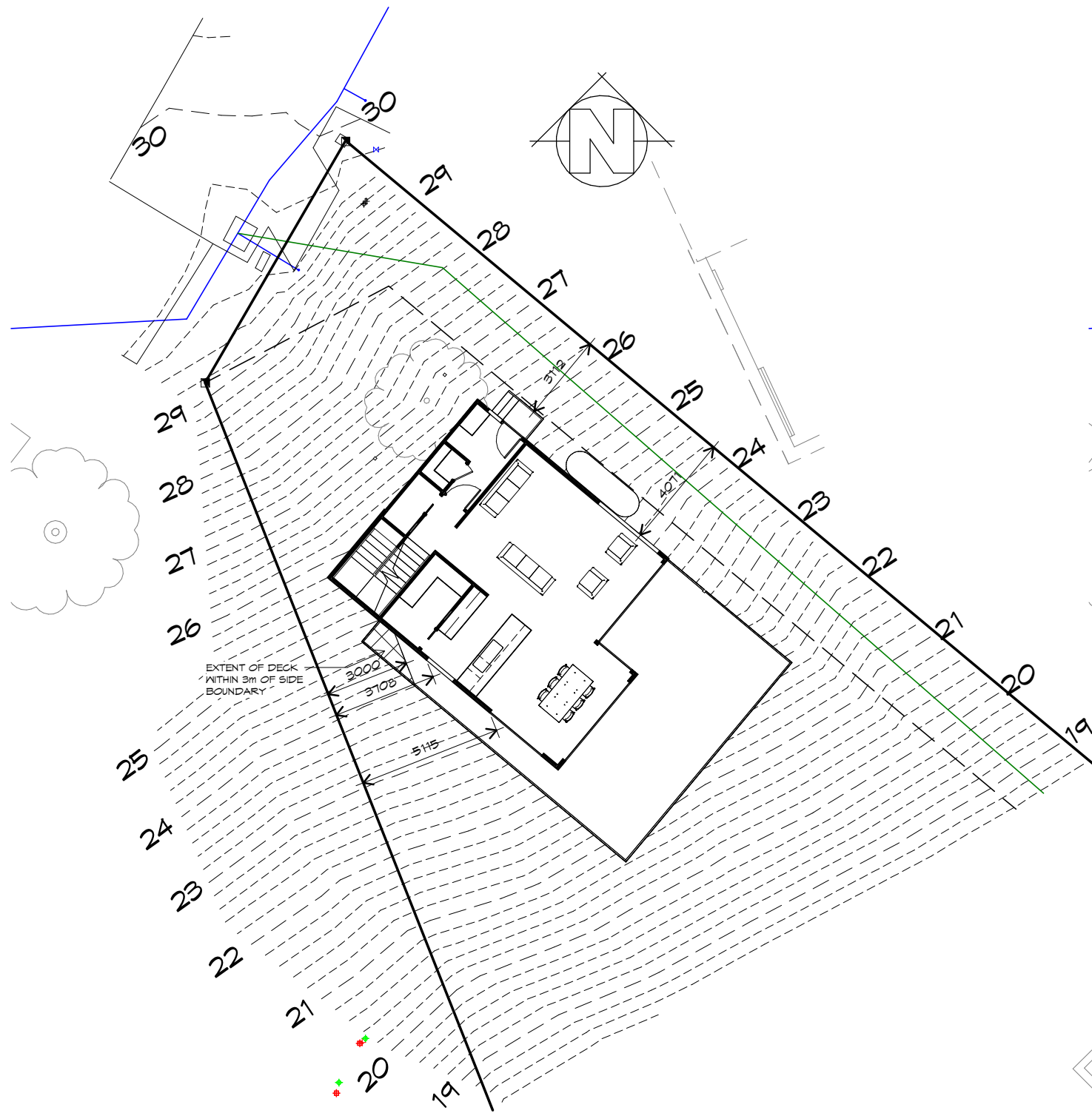
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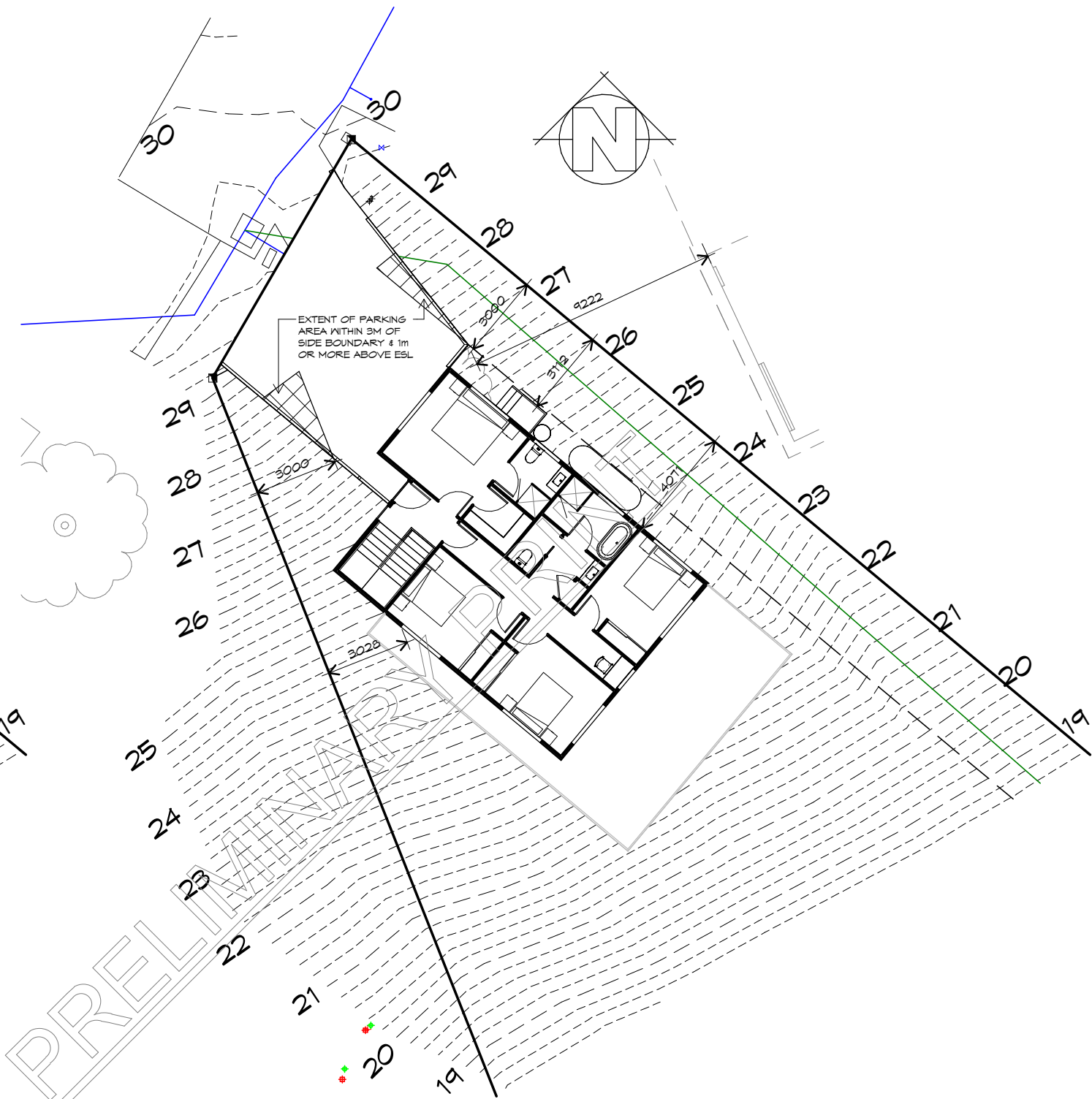
Project:
PROPOSED NEW RESIDENCE
15 ANDREAS PLACE,
GEILSTON BAY

Drawing:
SHADOW DIAGRAMS





LOWER FLOOR



UPPER FLOOR

PRIVACY/OVERLOOKING DIAGRAMS

1 : 200



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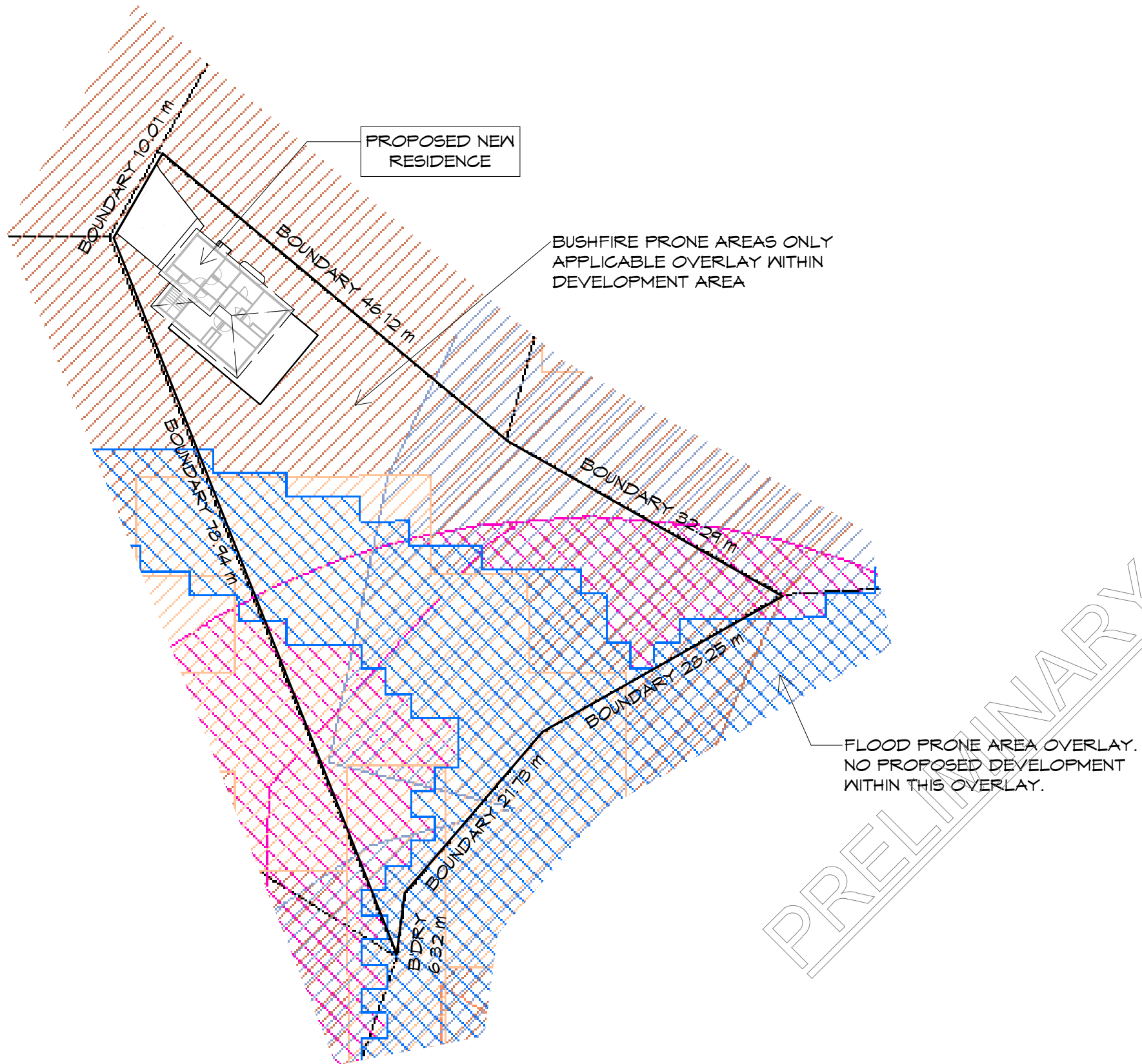
REV. DATE DESCRIPTION

Client name:
H. I. FAZACKERLEY

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
15 ANDREAS PLACE,
GEILSTON BAY
Drawing:
PRIVACY/OVERLOOKING DIAGRAMS





PLANNING SCHEME OVERLAYS

1 : 500



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Project:
PROPOSED NEW RESIDENCE
15 ANDREAS PLACE,
GEILSTON BAY

Drawing:
PLANNING OVERLAYS DIAGRAM



Document Set ID: 6032003
Version: 2, Version Date: 02/09/2026

2 September 2026

City of Clarence
38 Bligh St Rosny Park
PO Box 96
Rosny Park TAS, 7018

Dear Planner,

**Re: PLANNING APPLICATION - PDPLANPMTD-2026/063187 - 15 Andreas Place,
Geilston Bay**

General Residential Zone

8.4.2 Setbacks and building envelopes for all dwellings – A3/P3

1. Please refer to Shadow diagrams on drawings 11-13 in attached drawings. The proposed development does not cause any overshadowing to existing neighbouring dwelling habitable rooms or private open space.

8.4.6 Privacy for all dwellings -A1/ P1 & A2/P2

2. Please refer to Privacy/overlooking diagrams on drawing 14 in attached drawings.

A1 The portion of the deck located within 3.0 m of the south-western side boundary is limited to approximately 1.5 m² and is only approximately 1.01 m wide. Its narrow configuration means it functions as an access and maintenance area and is not intended for prolonged occupation. Accordingly, use of this area will be brief and incidental, substantially limiting the potential for overlooking or unreasonable impacts on the privacy of adjoining properties.

The existing dwelling at 13 Andreas Place is positioned such that views from the proposed parking area are directed toward its driveway and frontage area only. The parking area is located at least 9 m from any window of the dwelling and does not directly overlook its private open space or habitable room windows. The areas potentially visible are therefore areas already associated with vehicle access and the public-facing frontage of the property, rather than areas where a high level of residential privacy would ordinarily be expected.

The property at 19 Andreas Place is currently vacant. Any future development of that property is anticipated to obtain vehicle access from Andros Place. On this basis, the part of any future development most directly exposed to views from the proposed parking area would also be expected to comprise its frontage, driveway and access area. The location and orientation of the proposed parking area therefore does not unreasonably constrain the future development of the adjoining land

A2 As demonstrated by the diagrams, no windows to habitable rooms are located within 3m of the boundary.

Parking and Sustainable Transport Code
C2.6.2 – Design and layout of parking areas

3.
 - a. Please refer to Part site plan on drawing 02 in attached drawings which show carparking space dimensions
 - b. Please refer to attached drawings which include the stormwater main location
 - c. Please refer to Part site plan on drawing 02 in attached drawings which show extended driveway and upgraded crossover

Flood-Prone Areas Hazard Code

Clause C12.6.1 Building and works within a flood-prone hazard area

4. Please refer to Planning Overlays Diagram on drawing 15 in attached drawings which show the development works are not within the flood-prone hazard area overlay

For Advice:

- Please refer to attached Bushfire Hazard Report
- Covenants have been reviewed

Kind Regards,


Amy Cox

BUSHFIRE HAZARD REPORT



Proposed residential dwelling
15 Andreas Place
Geilston Bay, 7015

Dated 22nd March 2026
Report by David Lyne BFP-144

11 Granville Avenue
Geilston Bay
M: 0421 852 987
dave_lyne@hotmail.com

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Appendix A – Topographic Map with Cadastral & Contour Overlay - indicates subject site

Appendix B – Site plan by designer and site photos

Appendix C – Bushfire Hazard Management Plan, by David Lyne – certified date 22.03.2026;
Certificate of Others (Form 55) 1802/26

1. Introduction

I have been engaged by Prime Design to prepare a bushfire report and plan for a new dwelling in the suburb of Geilston Bay. The intent of this report is to confirm the suitability of the bushfire prone parcel of land to be successfully developed for the dwelling in accordance with the Directors Determination – Bushfire hazard areas v1.2.

The assessment describes the site and surrounding area, classifying the vegetation, assessing the slope and environmental features. This report should be included with approval documentation forming part of the certified documentation intended to satisfy the Directors Determination. The body of the report describes the site and assesses the requirements to be implemented to satisfy the requirements of the Directors Determination.

2. Limitation of Report

This report has been prepared for the abovementioned clients for their use and distribution only. The intent of the report is for it to be used as supporting documentation for the Development Application (specifically vegetation clearance/maintenance distances) and the Building Application. Should submitted application plans differ from the certified plans supplied by the building designer then an amended design review should be conducted to determine the suitability of any amendments in relation to the Bushfire Prone Area Requirements of AS3959-2018.

It is also to be noted that the assessment has been conducted according to the site inspection being conducted in March 2026 and does not take into account the possibility of altered site conditions either naturally occurring or where currently maintained or excluded vegetation conditions change due to a lack of ongoing maintenance.

It should be noted that compliance with the recommendations contained in this assessment does not mean that there is no residual risk to life safety or property as a result of bushfire. A residual level of risk remains which recognises that removing the risk to life and property in absolute terms is not achievable while people continue to build in bushfire prone areas. This limitation is expressed in the following extract from AS 3959 (2018) which states (in the forward), *It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.*

This level of residual risk is inherent in all bushfire standards and also applies to this assessment.

3. Site Description and Background

15 Andreas Place Geilston Bay is an existing land parcel, located in the municipality of the Clarence City Council. The property is currently vacant with the majority of vegetation in the process of being removed at the time of inspection. The property directly to the west is also in the process of being cleared, with forest vegetation present beyond this property. To the north and east are existing residential properties with established dwellings and managed gardens, and to the south is the Geilston Bay oval.

The site has access to a sealed public road – Andreas Place, which eventually connects to Dumbarton Drive, and eventually the East Derwent Highway. The allotment is provided with a reticulated water supply for firefighting.

3.1 Property Details

Address: 15 Andreas Place, Geilston Bay

Municipality: Clarence City Council

Zoned: General Residential

Lot Number: 145187/55

Type of Development: New residential dwelling

Classified BAL: **BAL-29**



Photo 1 – Site analysis with Cadastral Overlay – Subject site highlighted blue.

3.2 Classification of Vegetation

The vegetation affecting the site has been classified in accordance with Clause 2.2.3 of AS 3959-2018. The Bushfire-Prone vegetation affecting the site is predominantly **Forest – Group A** in accordance with AS3959-2018. In this case, in accordance with Clause 2.2.2 of AS 3959-2018, the relevant Fire Danger Index for Tasmania of 50 (FDI 50).

When considering the definition of Bushfire Prone Area under the Directors Determination it is evident the proposed dwelling location is within 100 metres of greater than 1 hectare of vegetation classified in accordance with AS 3959-2018 and is therefore considered '*Bushfire Prone*'. It should be also noted that Clauses C2.2.3.1 and C2.2.5 of AS3959-2018 state that a sufficient level of distance must be used to determine the vegetation classification and the effective slope which may necessitate the consideration of vegetation out to distances in excess of 100m from the site. As such the classified vegetation and effective slope under the vegetation has been assessed over a distance of 140m of the site.

From the proposed dwelling site a 360° survey has been conducted to determine the vegetation type, proximity and slope under the vegetation which is of the highest hazard rating. In this case the **forest** to the south and west is the highest hazard vegetation surrounding the proposed dwelling.

Note: in a bushfire there is a possibility of fire attack from any direction, not just the direction of the highest hazard. Photo 1, above indicates the Bushfire Prone Vegetation described. Refer to Appendix B for current conditions as at time of inspection.

3.3 Slope

The Effective slope of the land under the classified vegetation is determined in accordance with Clause 2.2.5 of AS 3959- 2018.

The *effective* slope under the bushfire prone vegetation is generally Upslope/Flatland 0° to the north and west; downslope 5-10° to the east; and downslope 15-20° to the south.

Refer to Appendix A Image for topographic contour information.

4. Bushfire Assessment

In accordance with Clause 2.2 of AS 3959-2018, the Simplified Procedure has been applied to determine the Bushfire Attack Level (BAL) for the proposed dwelling site. In accordance with the Code, fire-fighting water supply and vehicle access are also considered and discussed in relation to the proposed dwelling.

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.

4.1 Bushfire Attack Level

Considering the current conditions, in accordance with AS3959-2018 the dwelling site is capable of achieving **BAL-29** (the minimum required standard required by the Code being BAL-29).

The desired BAL rating to be applied in this instance will be **BAL-29**. The vegetation within the Hazard Management Area (HMA) is to be continually maintained in a minimal fuel condition and in which there are no other hazards present which significantly contribute to the spread of a fire.

Table 1 – Bushfire Attack Level Assessment Summary and Notes

Property Details

Applicants Name	Prime Design	Phone	03 6228 4575
Municipality	Clarence City Council	Zoning	General Residential
Certificate of Title/Lot No.	145187/55	Lot Size	2024m²
Address	15 Andreas Place, Geilston Bay 7015		

Type of Building Work

New Class 1a Building	☒
New Class 10a Building	☐
New Class 2 Building	☐
New Class 3 Building	☐
Alteration/Additions to an existing building	☐

Description of building work: e.g. *single dwelling with attached garage*
New dwelling

Bush Fire Attack Level (BAL)

Relevant fire danger index: (see clause 2.2.2)

FDI 50

Assess the vegetation within 100m in all directions (tick relevant group)

Note 1: Refer to table 2.3 and figures 2.3 & 2.4 for description and classification of vegetation.

Vegetation Classification (See Table 2.3)	North ☒	South ☒	East ☒	West ☒
	North East ☐	South-West ☐	South-East ☐	North-West ☐
Group -	Low threat veg.	Forest	Low threat veg.	Forest

Exclusions (where applicable)	Circle relevant paragraph descriptor from clause 2.2.3.2			
	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)	(a) (b) (c) (d) (e) (f)

Distance of the site from classified vegetation (see clause 2.2.4)

Distance to classified vegetation	Show distances in meters			
	N/A	41m	N/A	43m

Effective Slope	Upslope			
Slope under the classified vegetation	Upslope/0°	Upslope/0° X	Upslope/0° X	Upslope/0°
	Downslope			
	>0 to 5° X	>0 to 5° ☐	>0 to 5° ☐	>0 to 5° X
	>5 to 10° ☐	>5 to 10° ☐	>5 to 10° ☐	>5 to 10° ☐
	>10 to 15° ☐	>10 to 15° ☐	>10 to 15° ☐	>10 to 15° ☐
	>15 to 20° ☐	>15 to 20° ☐	>15 to 20° ☐	>15 to 20° ☐

BAL value for each side of the site	BAL-LOW	BAL-29	BAL-LOW	BAL-12.5
Separation to achieve BAL-29	N/A	37-<51m	N/A	16-<23m
Separation to achieve BAL-19	N/A	51-<67m	N/A	23-<32m
Separation to achieve BAL-12.5	N/A	67-<100m	N/A	32-<100m

Construction Requirements

For this particular development a BAL-29 rating would suit all directions of this site, construction will be generally compliant with AS3959 -2018 Sections 3 and 7.

4.2 Road / Vehicle Access

The primary access to the lot is from a sealed public road – Andreas Place. It is expected fire fighting vehicles would enter the property and fight a fire by hose connected to the fire hydrant located along Andreas Place.

4.3 Water Supply

The proposed development does have access to a reticulated water supply suitable for firefighting. There is an existing water hydrant located along Andreas Place, approximately 30m from the front boundary of the property.

4.4 Hazard management area

The minimum extents of the Hazard Management Area (HMA) are for the entirety of the residential allotment to be managed and treated as HMA. Management prescriptions for the proposed HMA are provided in Table 2.

Table 2 - Hazard Management Area Prescriptions

Within 10m of habitable buildings	- 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	- Maintain canopy separation of approximately 2.0m; - Ensure no branches overhang habitable buildings; - Remove tree branches within 2.0m of the 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	• Maintain grass cover at <100mm; • Maintain shrubs to <2.0m height; • Shrubs are 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.

5. Conclusion

The site has been classified as **BAL-29** as per the assessment processes outlined in AS3959-2018. The separation distances shown above are the areas to be maintained and kept in a way to reduce the fuel loads present in order to achieve lower BAL ratings. For this particular site and for where the proposed dwelling is to be constructed, a **BAL-29** rating would be achieved and would suit all directions of the site.

6. References

Directors Determination – Bushfire hazard areas v1.2

LIST map version. Aerial Photograph [online]. Available from:
<http://www.thelist.tas.gov.au/listmap/listmap>

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

Statement

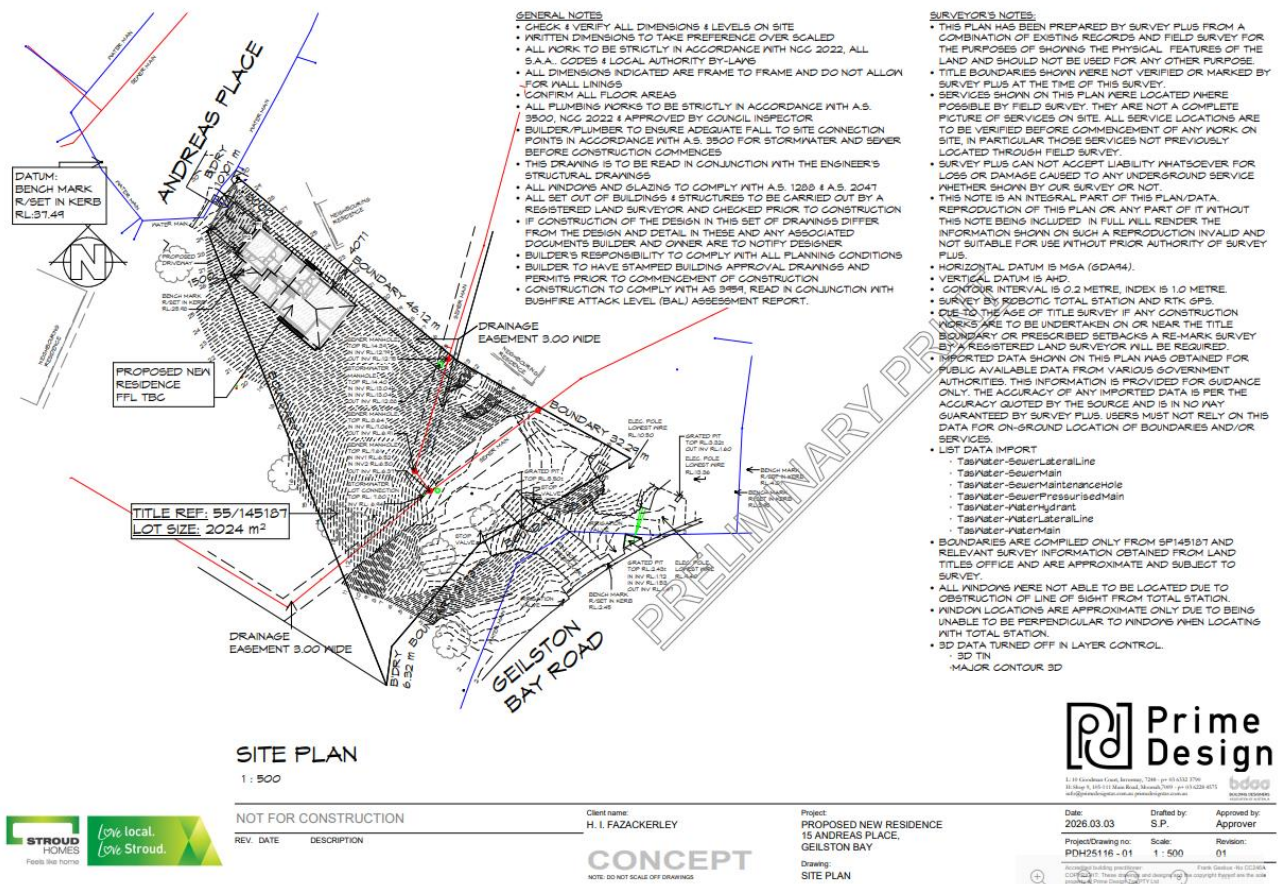
I have taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.

It should be noted that this report does not take into account the possibility of altered site conditions either naturally occurring or where currently maintained or excluded vegetation conditions change due to lack of ongoing maintenance. Compliance with the recommendations contained in this assessment does not mean that there is no residual risk to safety of life or property as a result of bushfire.

Signed: 

Date: 22/03/2026.....

Appendix B – Site plan by designer and site images



Looking North



Looking south from front boundary of property



Looking East



Looking west from front boundary of property

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 is to be managed and maintained in a minimum fuel condition. The entirety of this allotment should be treated as HMA to the benefit of neighbouring properties.
The HMA is determined from the unmanaged vegetation on this allotment and neighbouring allotments, and should the level of the unmanaged vegetation increase the BHMP and HMA should be reviewed to determine the ongoing suitability of the BHMP and HMA associated with the development.

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

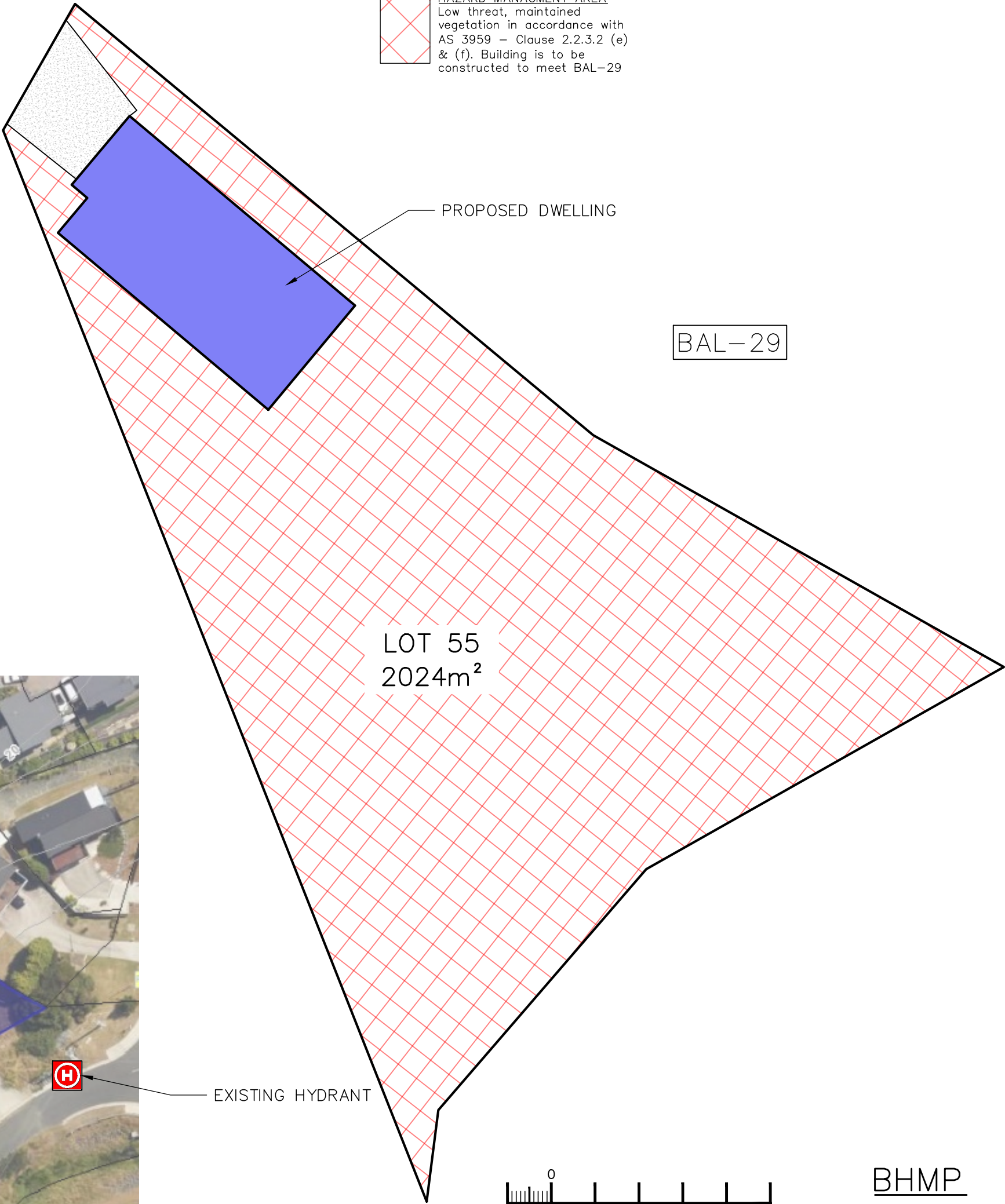
BUSHFIRE PROTECTION MEASURES
To reduce the risk of bushfire attack, continual maintenance of bushfire protection measures including building maintenance, managed vegetation areas, water supply and road construction are to be undertaken by successive owners for perpetuity.

HAZARD MANAGMENT AREA
Low threat, maintained vegetation in accordance with AS 3959 – Clause 2.2.3.2 (e) & (f). Building is to be constructed to meet BAL–29

PLAN TO BE READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) REPORT

NOTIFY COUNCIL AND CERTIFYING BUSHFIRE PRACTITIONER IF ANY VARIATION IN BUILDING SETOUT OR VEGETATION HAZARDS OCCUR

ENSURE THIS PLAN AND ACCOMPANYING REPORT DO NOT CONFLICT WITH OTHER RELEVANT REPORTS AND ASSESSMENTS



Prepared By David Lyne – BFP 144

Prime Design
15 Andreas Place, Geilston Bay
Tasmania 7015
Job No: 1802

11 GRANVILLE AVENUE
GEILSTON BAY, TASMANIA 7015
PH: 0421 852 987 EMAIL: dave_lyne@hotmail.com
Accredited Designer: David Lyne CC7063

PLEASE READ CAREFULLY
THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE BUILDING CONTRACT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE.
FINAL PLAN: ANY REQUESTED VARIATIONS TO YOUR HOUSE PLAN WILL INCUR AN AMENDMENT / ADMINISTRATION MINIMUM FEE

SIGNATURES

CLIENT:..... DATE:
CLIENT:..... DATE:
BUILDER:..... DATE:

DWG NO: 1802	SHEET: 01
SCALE AT A3:1: 300	DATE:22.03.2026
DRAWN:DL	CHECK:DL
REV 0	

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

Qualified person: David Lyne
Address: 11 Granville Avenue Phone No: 0421 852 987
 Geilston Bay TAS 7015 Fax No:
Licence No: BFP-144 Email address: dave_lyne@hotmail.com

Qualifications and Insurance details: Accredited to report on bushfire hazards under Part IVA of the Fire Service Act 1979
(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise: Analysis of hazards in bushfire-prone areas
(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 15 Andreas Place Lot No: 55
 Geilston Bay 7015 Certificate of title No: 145187
The assessable item related to this certificate: Assessment – BAL Ratings
(description of the assessable item being certified)
Assessable item includes –

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

Certificate details:

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

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

☒ building work, plumbing work or plumbing installation or demolition work

OR

☐ a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Report – New residential dwelling Bushfire Hazard Management Plan
Relevant calculations:	• In Accordance with AS3959-2018; and • the Building Regulations (TAS).
References:	• AS3959-2018; • the Building Regulations (TAS); and • Building Code of Australia (BCA).

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

The above mentioned report concludes that a BAL-29 rating is achievable and easily maintained

Scope and/or Limitations

The assessment has been conducted according to information provided by the designer/client and freely available historical data and does not take into account the possibility of altered site conditions from the data relied upon.
It should be noted compliance with the recommendations contained in the certified documents does not mean that there is no residual risk to life safety and property as a result of bushfire. The limitation is expressed in the following extract from AS3959-2018, which states:

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

The level of residual risk is inherent in all bushfire standards and also applies to this certification.

The assessment has been undertaken and certification provided on the understanding that; -

1. The certificate only deals with the potential bushfire risk all other statutory assessments are outside the scope of this report.
2. The report only identifies the size, volume and status of vegetation at the time the site inspection was undertaken and cannot be relied upon for any future development. Impacts of future development and vegetation growth have not been considered.

I certify the matters described in this certificate.

Qualified person:	Signed: 	Certificate No: 1802/26	Date: 22/03/2026
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