



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/056132

PROPOSAL: Subdivision (Boundary Adjustment)

LOCATION: 85A & 87 Clinton Road, Geilston Bay

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 08 December 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 08 December 2025. 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 08 December 2025.

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.

Application for Development / Use or Subdivision

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

Proposal: Subdivision (Boundary Adjustment)

Location: 85a & 87 Clinton Road, 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: **Residential**

Does the proposal involve land administered or owned by the Crown or Council? Yes No

Declaration

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

Acknowledgement

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

Personal Information Removed

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



Development/use or subdivision checklist

Mandatory Documents

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

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

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

Additional Documents

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

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



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

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.



6 October 2025

The Manager - Planning Services
Clarence City Council
38 Bligh Street
Rosny Park 7018

Our Ref: 53214
Your Ref:

Dear Sir,

**Re: DEVELOPMENT APPLICATION – BOUNDARY ADJUSTMENT
85a & 87 CLINTON ROAD, GEILSTON BAY**

Please find attached herewith my application for the above development together with completed application form, application plan, and affected titles. Please note that all affected owners have been advised of this application as required by *Section 52 of the Land Use Planning & Approvals Act 1993*.

This application seeks to adjust the boundaries between the subject titles in accordance with Part 7.3 of the *Tasmanian Planning Scheme - Clarence*. The property is zoned General Residential and this application complies with the intent and development provisions of that zone.

The adjustment is required to adhere a portion of C.T.30612/1 to C.T.60391/42 to rectify a long term encroachment by 87 Clinton Road onto land within 85a Clinton Roads title boundary. This areas is fenced within 87 Clinton Road and utilised for approved access to the site.

Clause 7.3, Tasmanian Planning Scheme - Clarence permits a boundary adjustment subject to the following criteria:

7.3 Adjustment of a Boundary

7.3.1 An application for a boundary adjustment is Permitted and a permit must be granted if:

- (a) no additional lots are created;*
- (b) there is only a minor change to the relative size, shape and orientation of the existing lots;*
- (c) no setback from an existing building will be reduced below the relevant Acceptable Solution setback requirement;*
- (d) no frontage is reduced below the relevant Acceptable Solution minimum frontage requirement;*
- (e) no lot is reduced below the relevant Acceptable Solution minimum lot size unless already below the minimum lot size; and*
- (f) no lot boundary that aligns with a zone boundary will be changed.*

Response:

- (a) The site comprises 2 titles with the resulting configuration being 2 allotments.
- (b) The variation in size of each lot is minor. Lot 42 increases in area by 2%, Lot 2 decreases in

area by 1%. The shape and orientation of both lots remains unchanged.

(c) Setback to buildings on each lot are unchanged and exceed those required under *Clause 8.4.2 Setbacks and building envelopes for all dwellings, Tasmanian Planning Scheme*.

(d) Frontage of Lot 42 increases from 9.91m to 17.24m and exceeds that required under *Clause 8.6.1 Lot Design, Acceptable Solution (A2), Tasmanian Planning Scheme* of 12m. Frontage of Lot 1 reduces from 13.77m to 6.44m and exceeds that required under *Clause 8.6.1 Lot Design, Acceptable Solution (P2), Tasmanian Planning Scheme* of 3.6m.

(e) Both lots exceed the minimum lot size requirement of 450 m² under *Clause 8.6.1 Lot Design Acceptable Solution (A1), Tasmanian Planning Scheme*

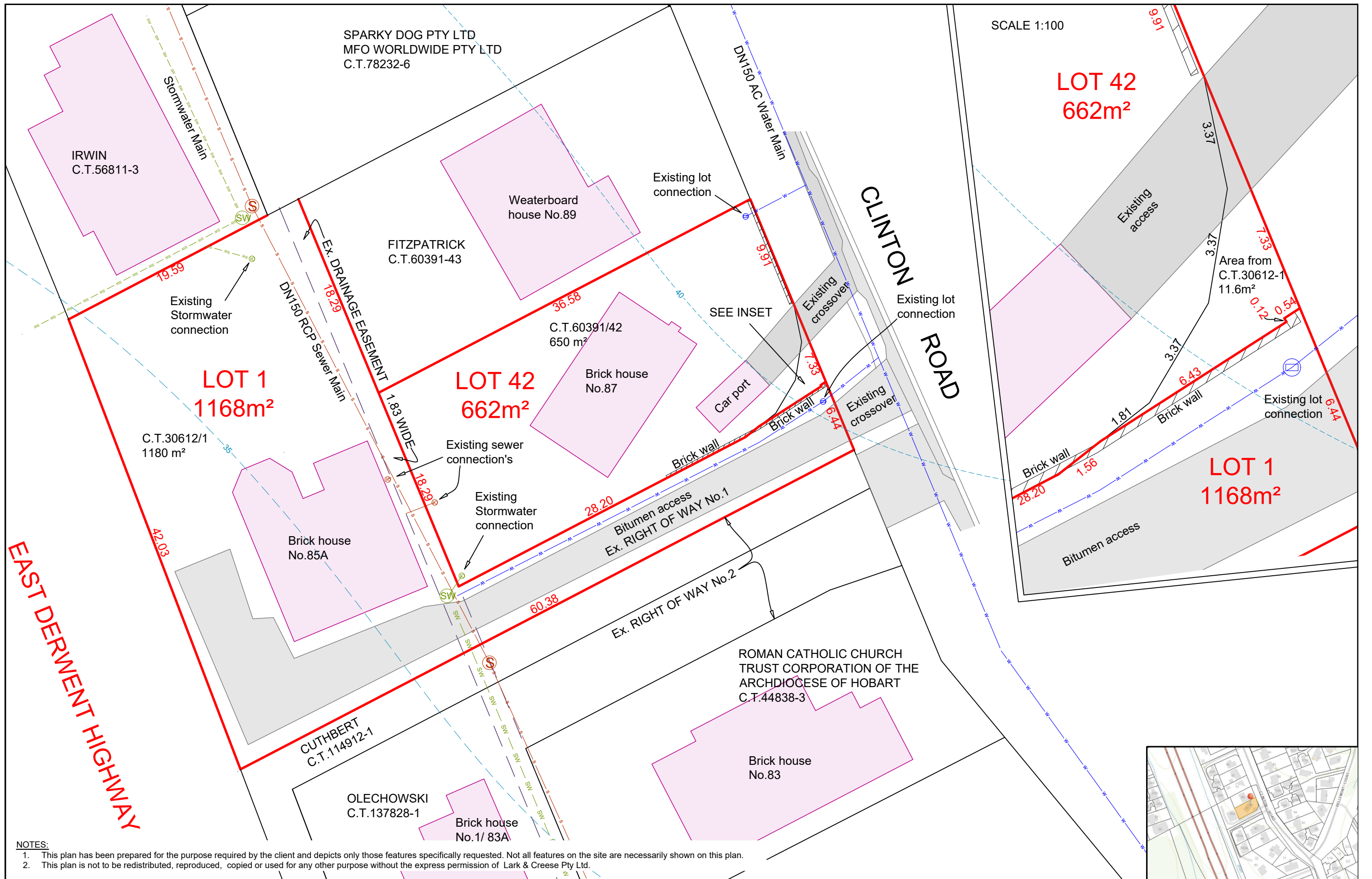
(f) Both titles are zoned General Residential.

Your early consideration would be appreciated.

Regards,



N M Creese



SCALE 1:100

NOTES:

1. This plan has been prepared for the purpose required by the client and depicts only those features specifically requested. Not all features on the site are necessarily shown on this plan.
2. This plan is not to be redistributed, reproduced, copied or used for any other purpose without the express permission of Lark & Creese Pty Ltd.

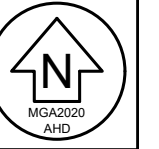
LARK & CREESE Pty Ltd
Land & Engineering Surveyors

62 Channel Highway, Kingston
 +61 (03) 6229 6563
 info@larkandcreese.com.au
 www.larkandcreese.com.au

DEVELOPMENT APPLICATION
 - SUBDIVISION -
 (BOUNDARY ADJUSTMENT)

85A & 87 CLINTON ROAD
 GEILSTON BAY
 J C BRENNAN & S P HEATHER
 T BRETEVNIK

TITLE	C.T.30612-1 C.T.60391-42	PROJECT	30828	DATE	6/10/2025
PID	7334469 5108985	DRAWING	DRAWING	DRAWN	GS
CONTOUR	5.0	SCALE	1:300@A3	CHECKED	NC



SEARCH OF TORRENS TITLE

VOLUME 60391	FOLIO 42
EDITION 7	DATE OF ISSUE 28-Jun-2025

SEARCH DATE : 06-Oct-2025

SEARCH TIME : 11.40 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 42 on Plan [60391](#) (formerly being P1213)

Derivation : Part of 2560 Acres Gtd. to T.G. Gregson

Prior CT [2233/81](#)

SCHEDULE 1

[N210471](#) TRANSFER to TODD WILLIAM BRTEVNIK Registered
19-Oct-2024 at 12.01 PM

SCHEDULE 2

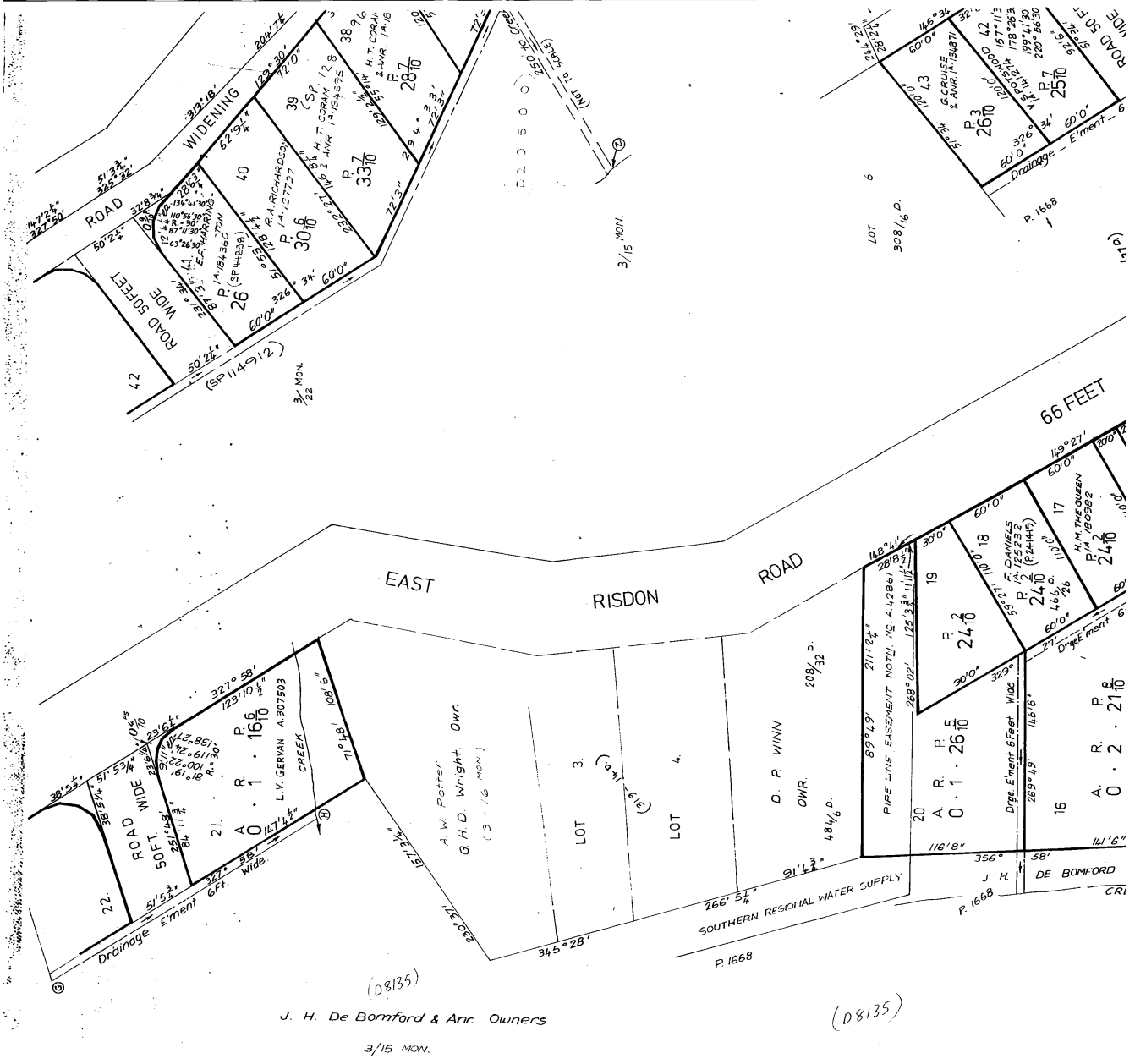
Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: Right of Drainage over the drainage
easement on P. [60391](#)

[A141274](#) FENCING CONDITION AND OTHER CONDITIONS in Transfer

[E416602](#) MORTGAGE to Norfina Limited Registered 28-Jun-2025
at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



P1213
 REGISTERED NUMBER
60391

P1213
(FN. 924)
REGISTERED NUMBER
60391

TOWN OF LINDISFARNE

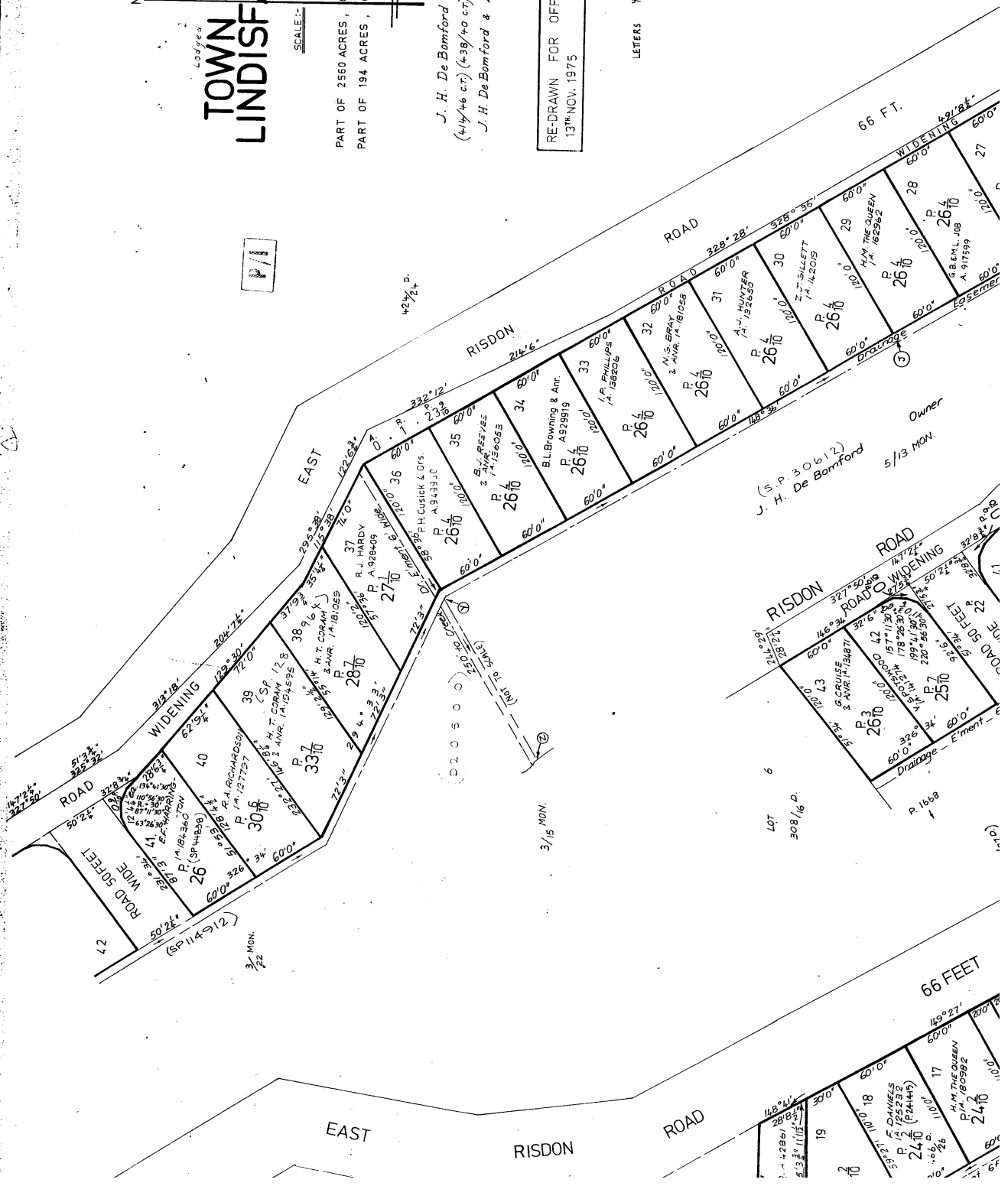
SCALE: 50 FT. TO AN INCH

PART OF 2560 ACRES, GTD. TO THOS. G. GREGSON.
PART OF 194 ACRES, GTD. TO E.P. WILSON & ORS.

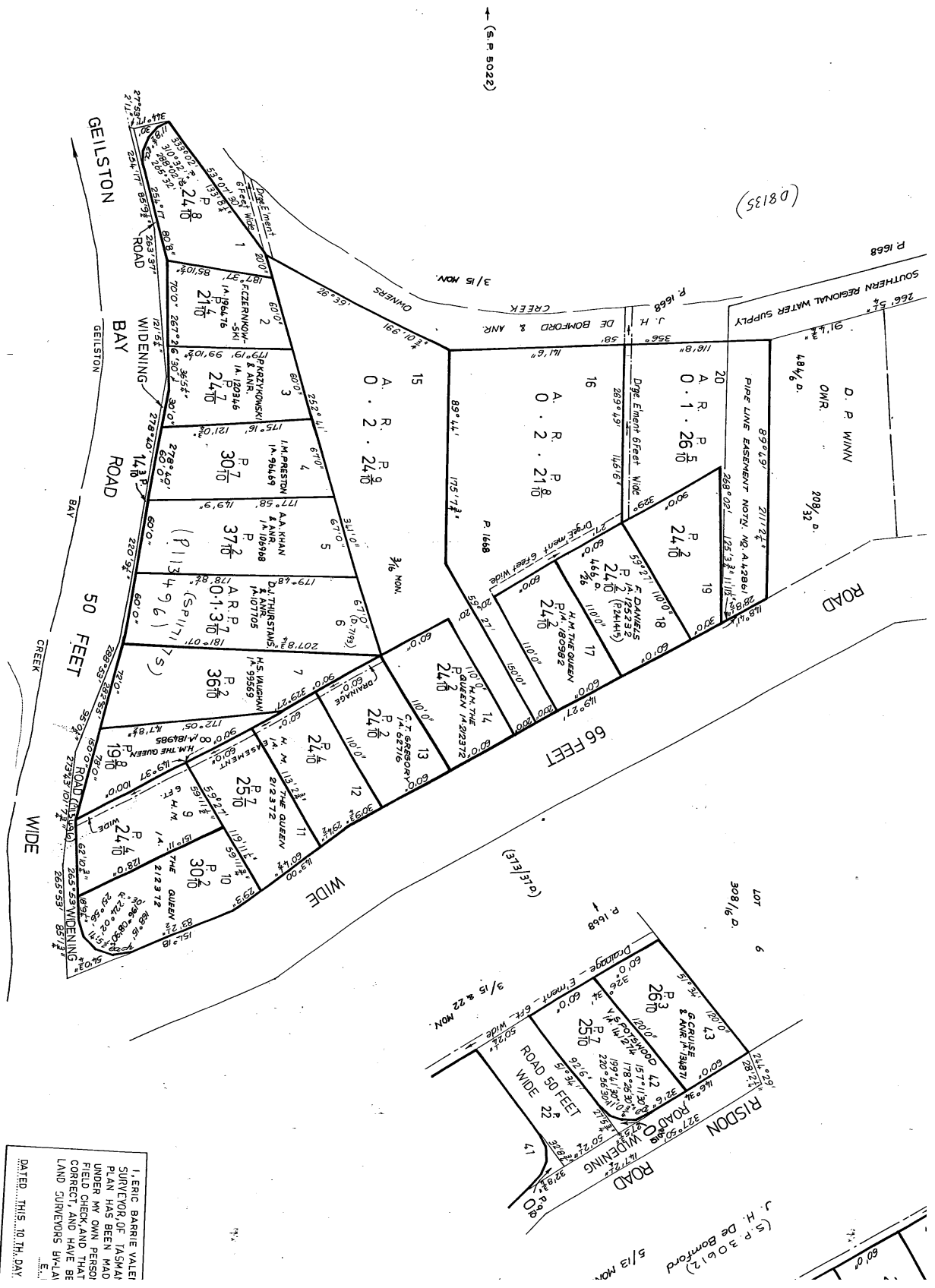
J. H. De Bomford Owr.
(414/46 c.T.) (438/40 c.T.) (449/148 c.T.)
J. H. De Bomford & Ann. Owrs. (661-67 c.T.)

RE-DRAWN FOR OFFICE CONVENIENCE.
13TH NOV. 1975

LETTERS Y, Z ADDED 19.7.95



60391
P1213
(EN.924)



SEARCH OF TORRENS TITLE

VOLUME 30612	FOLIO 1
EDITION 13	DATE OF ISSUE 10-Oct-2024

SEARCH DATE : 06-Oct-2025

SEARCH TIME : 11.39 AM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 1 on Sealed Plan [30612](#)
 Derivation : Part of 2560 Acres Gtd to T G Gregson
 Prior CT [4339/68](#)

SCHEDULE 1

[N216733](#) TRANSFER to JACK CHRISTOPHER BRENNAN and SASKIA PAIGE HEATHER Registered 10-Oct-2024 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP30612](#) EASEMENTS in Schedule of Easements
[SP30612](#) COVENANTS in Schedule of Easements
[SP30612](#) FENCING COVENANT in Schedule of Easements
[C538677](#) NOTICE: This Folio is affected as to amended easements/covenants pursuant to Request to Amend No [C538677](#) made under Section 103 of the Local Government (Building and Miscellaneous Provisions) Act 1993. Search Sealed Plan No [30612](#)
[E277810](#) MORTGAGE to Westpac Banking Corporation Registered 21-Sep-2021 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OSK 1110

#127 SP30612

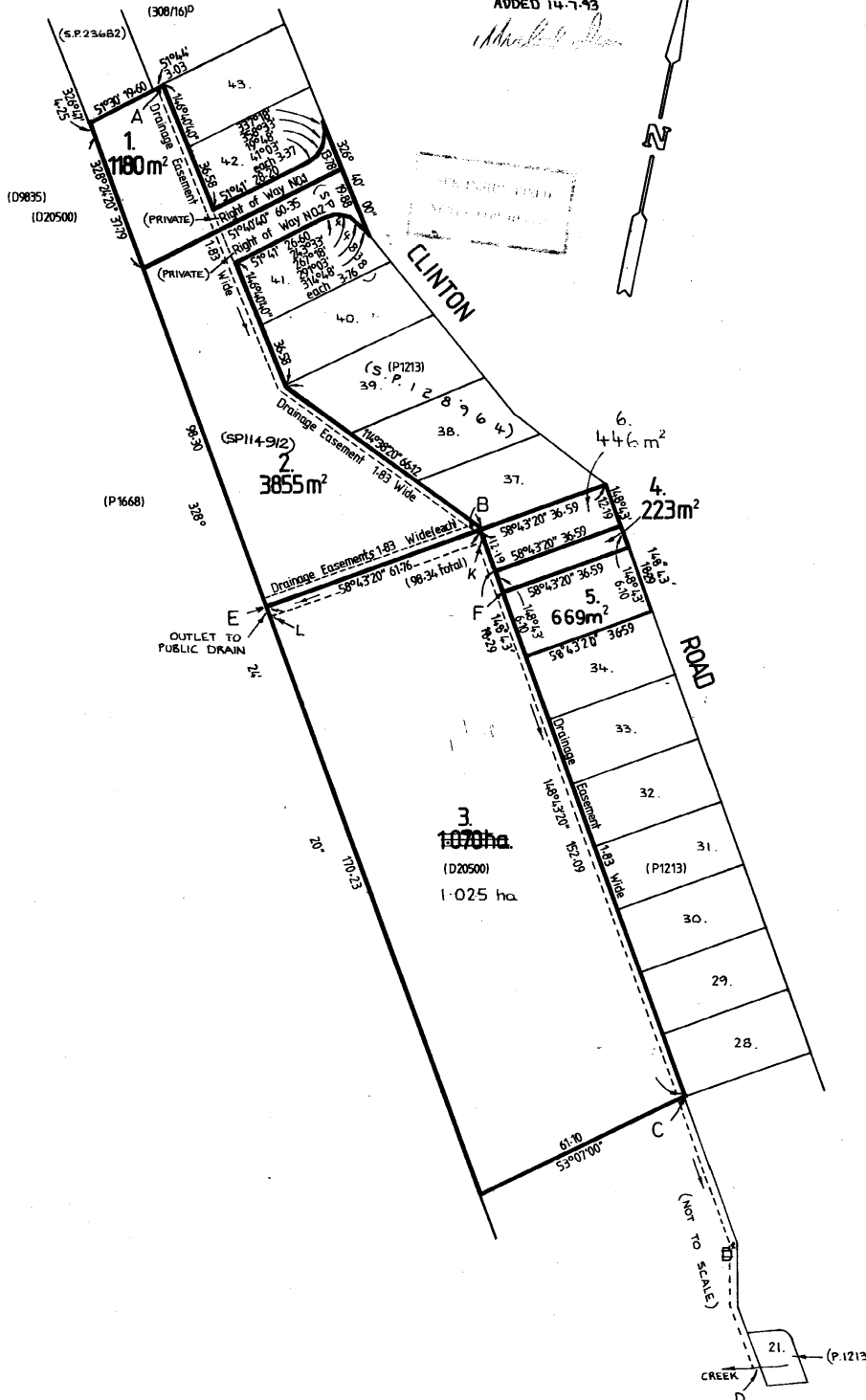
<p>Owner: Part: Hugh Cusick, Margaret Helen Cusick & Karl Kwiatkowski # KAZIMIERZ # ANNA KWIATKOWSKI</p>	<p>PLAN OF SURVEY by Surveyor: A.D. Mac Gregor of land situated in the</p>	<p>Registered Number: S.P30612</p>
<p>Title Reference: CT.4178-73 & CT.4123-29 #CT.2835/52</p>	<p>TOWN OF LINDISFARNE</p>	
<p>Grantee: Part of 2560ac. granted to Thomas George Gregson # WHOLE OF LOT 35 (668 m²) STD. TO ALFRED NEIL CUTHBERTSON (BY TRANSFER).</p>	<p>SCALE 1:1000 MEASUREMENTS IN METRES</p>	<p>Approved Effective from: 24 FEB 1987 <i>Andrew Lee</i> Acting Recorder of Titles</p>

UR (SN (PHONE) 4-12-86

LOT 5 IS COMPILED FROM CT.2835-52 & THIS SURVEY

- LOT 4 TO BE ADDED TO LOT 5
- LOT 6 TO BE ADDED TO LOT 3
- LOT 4 AND LOT 5 TOGETHER FORM LOT 7
- LOT 6 AND LOT 3 TOGETHER FORM LOT 8

ADDED 14-7-93





SCHEDULE OF EASEMENTS

PLAN NO.

S. P30612

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

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

EASEMENTS AND PROFITS

THIS COPY SCHEDULE CONSISTS OF 3 PAGE/S

Each lot on the plan is together with:—

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

Each lot on the plan is subject to:—

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

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

Lots 1, 2 and 3 are Together with a right of drainage over the Drainage Easement marked CD hereon.

Lots 1, 2 and 3 are Subject to a right of drainage (appurtenant to Lots 29, 30, 31, 32, 33, 35 and 40 on Plan No. 1213) over such portions of the Drainage Easements marked ABC hereon as are set out in the respective Certificates of Title to such Lots. Lot 2 on the plan is together with a right of drainage over the Drainage Easement marked K.L. hereon

Lot 3 on the plan is subject to a right of drainage (appurtenant to Lot 2 on the plan) over the Drainage Easement 1.83 wide marked K.L. hereon.

Lots 2 and 3 are Subject to a Right of drainage (appurtenant to Lots 38, 39, 41, 42 and 43 on Plan No. 1213) over such portions of the Drainage Easement marked ABE hereon as are set out in the respective Certificates of Title to such Lots.

Lot 5 is Together with a Right of drainage over the Drainage Easements FD marked hereon.

(Private)

Lot 1 is Together with a Right of Carriageway over the Right of Way/No. 2 hereon.

Lot 2 is Subject to a Right of Carriageway (appurtenant to Lot 1) over the Right of Way/No. 2 hereon.
(Private)

(Private)

Lot 2 is Together with a Right of Carriageway over Right-of-Way/No. 1 hereon.

Lot 1 is Subject to a Right of Carriageway (appurtenant to Lot 2) over the Right-of-Way/No. 1, hereon.

SP 30612

COVENANTS:

The Owner of each lot on the plan covenants:

FIRSTLY with PETER HUGH CUSICK MARGARET HELEN CUSICK and KARL KWIATKOWSKI (hereinafter called "the Vendors") that the Vendors shall not be required to fence.

SECONDLY with the Vendors and the Owners for the time being of every Lot shown on the Plan to the intent that the burden of these covenants may run with and bind the covenantors lot and every part thereof and that the benefit thereof may be annexed to devolve with each and every part of every lot shown on the plan and to observe the following stipulations:

- (a) not to erect on any lot more than one message and not to use or permit to be used any message upon the said lot for any purpose other than a private dwelling.
(b) Not to set up or carry on upon the said lot any trade manufacture or business of any kind noisome noxious or offensive or otherwise but the letting of up to one residential flat shall not be deemed to be a trade or business within the meaning of this covenant.
(c) Not to construct or allow to be constructed any (vehicular) access on the Western boundary of Lot 1, 2 and 3.
(d) Not to construct or allow to be constructed a dwelling or outbuilding with a floor level at a height less than that approved by the Municipality of Clarence's Engineer to allow for sufficient discharge of all sewerage and effluent.
(e) Not to construct or allow to be constructed a dwelling or outbuildings within 6.1 meters of the Western boundary of Lots 1, 2 and 3.

SIGNED by the said PETER HUGH CUSICK and MARGARET HELEN CUSICK the registered proprietors of the land contained in Certificate of Title Volume 4123 Folio 29 in the presence of -

M. Cusick
M. Cusick
James Labadie

SIGNED by the said PETER HUGH CUSICK and MARGARET HELEN CUSICK and KARL KWIATKOWSKI the registered proprietors of the land contained in Certificate of Title Volume 4178 Folio 73 in the presence of -

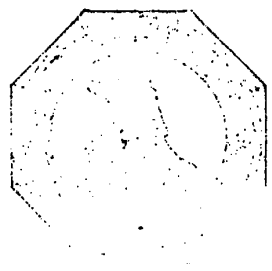
K. Kwiatkowski
M. Cusick
James Labadie

SIGNED by KAZIMIERZ KWIATKOWSKI and ANNA KWIATKOWSKI the registered proprietors of the land contained in Certificate of Title Volume 2835 Folio 52 in the presence of -

K. Kwiatkowski
A. Kwiatkowski
M. Cusick

The Common Seal of THE TASMANIAN PERMANENT BUILDING SOCIETY was hereunto affixed by order of the Board of Directors in the presence of

Director
Director



THE BANK
Thomas Charles White
62/2003

[Signature]
manager

[Signature]
Bank Officer
Hobart

Covenant (a) hereon deleted by me pursuant to Request To Amend No B672330 made under Section 481 of the Local Government Act 1962

[Signature]
Recorder of Titles
19/17/1993

Covenant (b) hereon amended by me to read as hereunder pursuant to Request to Amend No. C538677 made under Section 103 of Local Government (Building & Miscellaneous Provisions) Act 1993

(b) Not to set up or carry upon the said lot any trade, manufacture, or business that is noisome, noxious or offensive but the letting of residential flats shall not be deemed to be a trade or business within the meaning of this covenant.

13/17/2004 *Alice Kawa*
Recorder of Titles

This is the schedule of easements attached to the plan of ... PETER HUGH CUSICK & MARGARET HELEN
(Insert Subdivider's Full Name)

..... CUSICK affecting land in

CERTIFICATE OF TITLE VOLUME 4123 Folio 29 and VOLUME 4178 FOLIO 73
(Insert Title Reference)

Sealed by ... Municipality of Clarence ... on 28th Nov 1986

Solicitor's Reference McCULLOCH & McCULLOCH
Council Clerk/Town Clerk

OS * 3134

**BUSHFIRE HAZARD REPORT
EXEMPTION CERTIFICATE
C13.0 BUSHFIRE PRONE AREAS CODE
-SUBDIVISION-
85A & 87 CLINTON ROAD, GEILSTON BAY**



**CERTIFIED BY N M CREESE
Accredited Bushfire Practitioner BFP-118
Scope 1, 2, 3a, 3b and 3c
18 November 2025**

SUMMARY:

This report has been prepared to confirm that the subdivision proposed at 85A & 87 Clinton Road, Geilston Bay are exempt from the provisions of *C13.6, Development Standards for Subdivision*. The report shows that the extent exposure of the site from bushfire threat and the absence of any increase in risk as a result of this subdivision does not create any increased risk from bushfire attack and is exempt from *C13.6* in accordance with *C13.4.1(a)*.

LOCATION:

Address:	85a & 87 Clinton Road, Geilston Bay
Title reference:	30612/1 & 60391/42
PID:	7334469 & 5108935
Municipality:	Clarence
Zoning:	General Residential

SITE DESCRIPTION:

Both sites form long established residential properties and include typical residential development including dwellings and outbuildings, paved access and maintained garden areas. Residential properties extend to the north east and south and are similarly developed for residential purposes. To the north east, approximately 200m distant is a large rural property of some 28 hectares vegetated by *Eucalyptus amygdalina* and *Eucalyptus globulus* forest.

To the west, the East Derwent Highway corridor includes bitumen carriageways and grassed verges. A line of regrowth wattle occupied the western side of the highway, some 60m from the site. Residential land extends further westward, generally developed with dwellings and garden areas. Undeveloped residential land sits to the south of that area, vegetated by grasses scrub and some areas of native bushland.



Image 1: Location of subject property (Source *The LIST*)

PROPOSED DEVELOPMENT:

A subdivision (boundary adjustment) is proposed to transfer a small (11.6m) portion of No.85A Clinton Road to No.87 Clinton Road. This area is already fenced into No.87 with this adjustment reflecting the existing use of the land. Although considered a boundary adjustment, this application is treated as a subdivision in accordance with *Clause 8.6, Tasmanian Planning Scheme* due to the minimum frontage provisions under *Clause 8.6.1(A2)* dictating a minimum frontage of 12m. This application reduces the frontage from 13.7m to 6.44m.

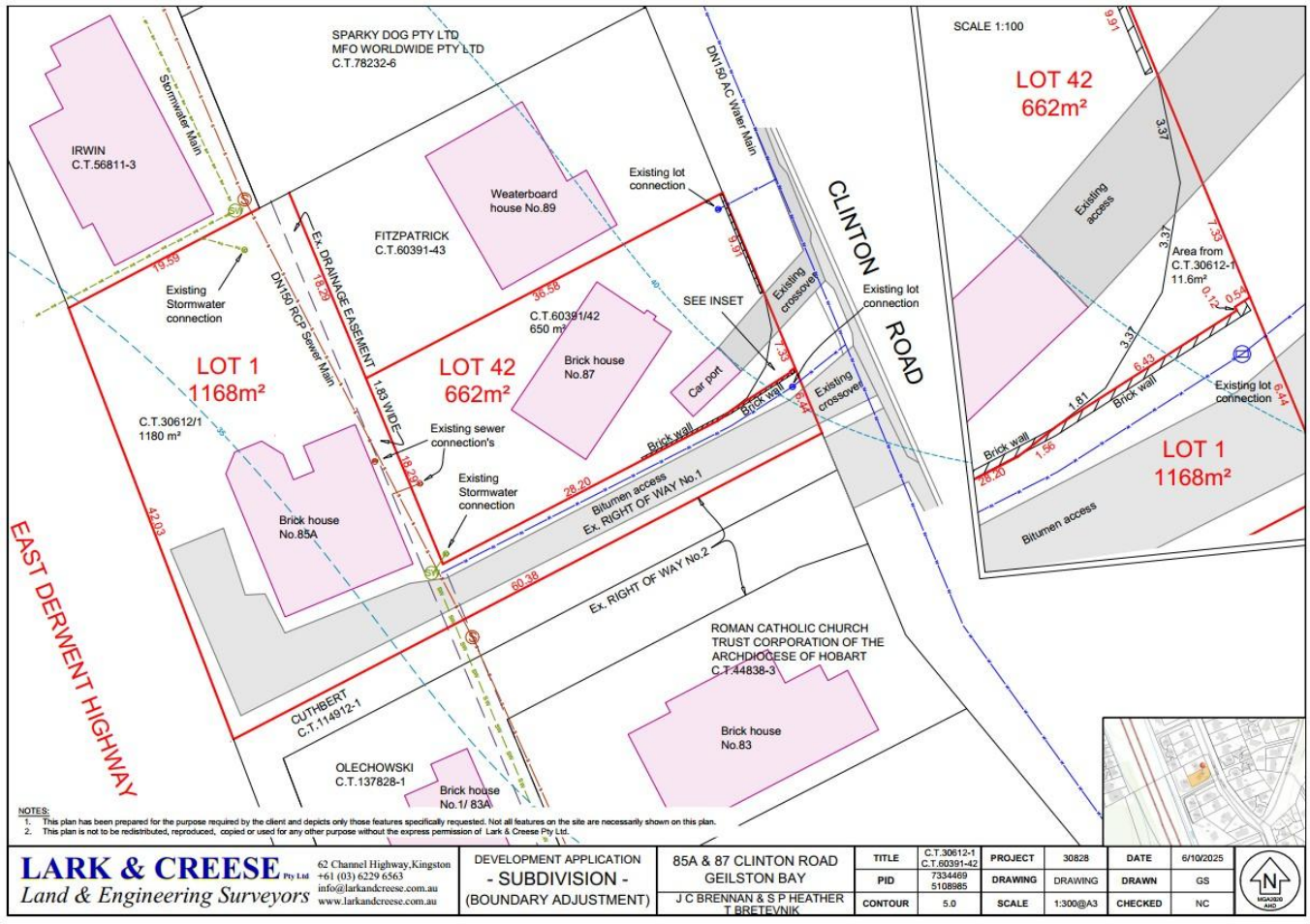


Image 2: Site plan

BUSHFIRE RISK ASSESSMENT:

Fire Danger Index (FDI): The Fire Index Rating for Tasmania is adopted as 50.

Slope under predominant vegetation: Assessed as level

Vegetation Classification:

Direction	Veg Classification	Exemptions
North:	Low Threat (residential land)	Part 2.2.3.2 (e) & (f)
East:	Low Threat (residential land)	Part 2.2.3.2 (e) & (f)
South:	Low Threat (residential land)	Part 2.2.3.2 (e) & (f)
West:	G:Grassland (70m from No.85a) G:Grassland (85m from No.87)	N/A



Image 3 : Aerial image of assessment area

NOTES: Surrounding the site, and to the west side of East Derwent Highway, developed residential properties extend across a wide area. These properties are typically developed with dwellings, outbuildings, gardens and hardstand areas. These areas are assessed as **Low Threat** in accordance with 2.2.3.2(e) & (f), AS 3959:2018.

The East Derwent Highway corridor is Crown land managed by Department of State Growth as a state highway. In accordance with advice from State Growth (provided by email 18 December 2020), maintenance of the roadside verges is carried out on an as required basis to ensure no increased bushfire threat is allowed to occur. This area is assessed as **Low Threat** in accordance with 2.2.3.2(f), AS 3959:2018.

To the west of East Derwent Highway, an area of future residential land (zoned General Residential) is currently under development with site works commenced at the Dumbarton Avenue end, 300m south of the site. For this time being, the area within the assessment area consists of grassed areas with scrub and forested areas beyond. Within the 100m assessment area (further assessment indicates the classified vegetation extends to 150-200m from the site), the vegetation is assessed as **G:Grassland**, however is likely to be converted to low threat in the near future. Note this area exceeds 50m from the site, outside the maximum separation distance required for BAL-12.5 under *Table 2.6, AS 3959:2018* and would be considered as not representing a measurable threat.

As this development is limited to a very small adjustment of the common boundary between the two properties, the current bushfire threat the buildings are exposed to remains unchanged and as such no increased threat results. Regardless, the level of threat the site is exposed to is very low with the only portion of the assessable area within 100m of the site is not considered to represent a measurable risk to the site considering the extent of low threat vegetation separating the site from this vegetation and will be converted to low threat in the near future.

BUSHFIRE ATTACK LEVEL:

In accordance with the above assessment, the bushfire risk has been assessed as exempt from the provisions of *AS 3959:2018 and C13.0, Bushfire Prone Areas Code*:

Assessed bushfire risk:

EXEMPT

CONCLUSIONS:

In accordance with the above findings, the proposed subdivision at 85a & 87 Clinton Road, Geilston Bay are exempt from the provisions of *C13.6, Development Standards for Subdivision, Tasmanian Planning Scheme* and no specific standards apply.



N M Creese
Bushfire Management Practitioner BFP-118
Scope 1, 2, 3a, 3b and 3c
18 November 2025

Disclaimer:

This report is based on the conditions prevailing at the time of assessment. No responsibility can be accepted for actions by the land owner, governmental or other agencies or other persons that compromise the effectiveness of this report. The contents of this report are based on the requirements of the legislation prevailing at the time of report.

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:

85a & 87 Clinton Road, Geilston Bay

Certificate of Title / PID:

30612/1 PID 7334469, 60391/42 PID5108985

2. Proposed Use or Development

Description of proposed Use and Development:

Boundary Adjustment (subdivision of no new 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 Report	N M Creese	18/11/2024	53213-01

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

4. Nature of Certificate

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

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

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

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

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

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

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

5. Bushfire Hazard Practitioner

Name:

NICHOLAS MARK CREESE

Phone No:

62296563

Postal Address:

62 CHANNEL HIGHWAY
KINGSTON, TAS, 7050

Email Address:

info@larkandcreese.com.au

Accreditation No:

BFP-118

Scope:

1, 2, 3a, 3b and 3c


6. Certification

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

Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name:

N.M. Creese

Date:

18/11/2025

Certificate
Number:

53213-01

(for Practitioner Use only)