



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/051568

PROPOSAL: Seven Lot Subdivision

LOCATION: 60 Elaia Drive, Risdon Vale

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 13 October 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 13 October 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 13 October 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.

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

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

Proposal:

7 Lot Subdivision

Location:

Address: 60 Elaia Drive & 18 Downhams Rd
Suburb/Town Risdon Vale Postcode 7016

Current Owners/s:

Applicant:

Personal Information Removed

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

Estimated cost of development

\$ 50k

Is the property on the Tasmanian Heritage Register?

Yes

No

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

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

Current Use of Site: Vacant 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. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

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

Applicant's Signature:

<p>Signature _____</p>	<p>Personal Information Removed</p>	<p>Date <u>28 March 2025</u></p>
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PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST BE SUBMITTED WITH YOUR APPLICATION.

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- 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 Council.

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

2. **ADDITIONAL DOCUMENTATION**

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 plan 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.*

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- 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 Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

SEARCH OF TORRENS TITLE

VOLUME 185311	FOLIO 602
EDITION 1	DATE OF ISSUE 18-Jul-2023

SEARCH DATE : 27-Mar-2025

SEARCH TIME : 12.03 PM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 602 on Sealed Plan 185311
 Derivation : Part of Lot 31801, 248A-1R-0P Gtd. to Fane Claude
 Campbell Cox
 Prior CT 181250/502

SCHEDULE 1

E194624 TRANSFER to PHAROS CUSTODIANS PTY LTD Registered
 24-Apr-2023 at 12.01 PM

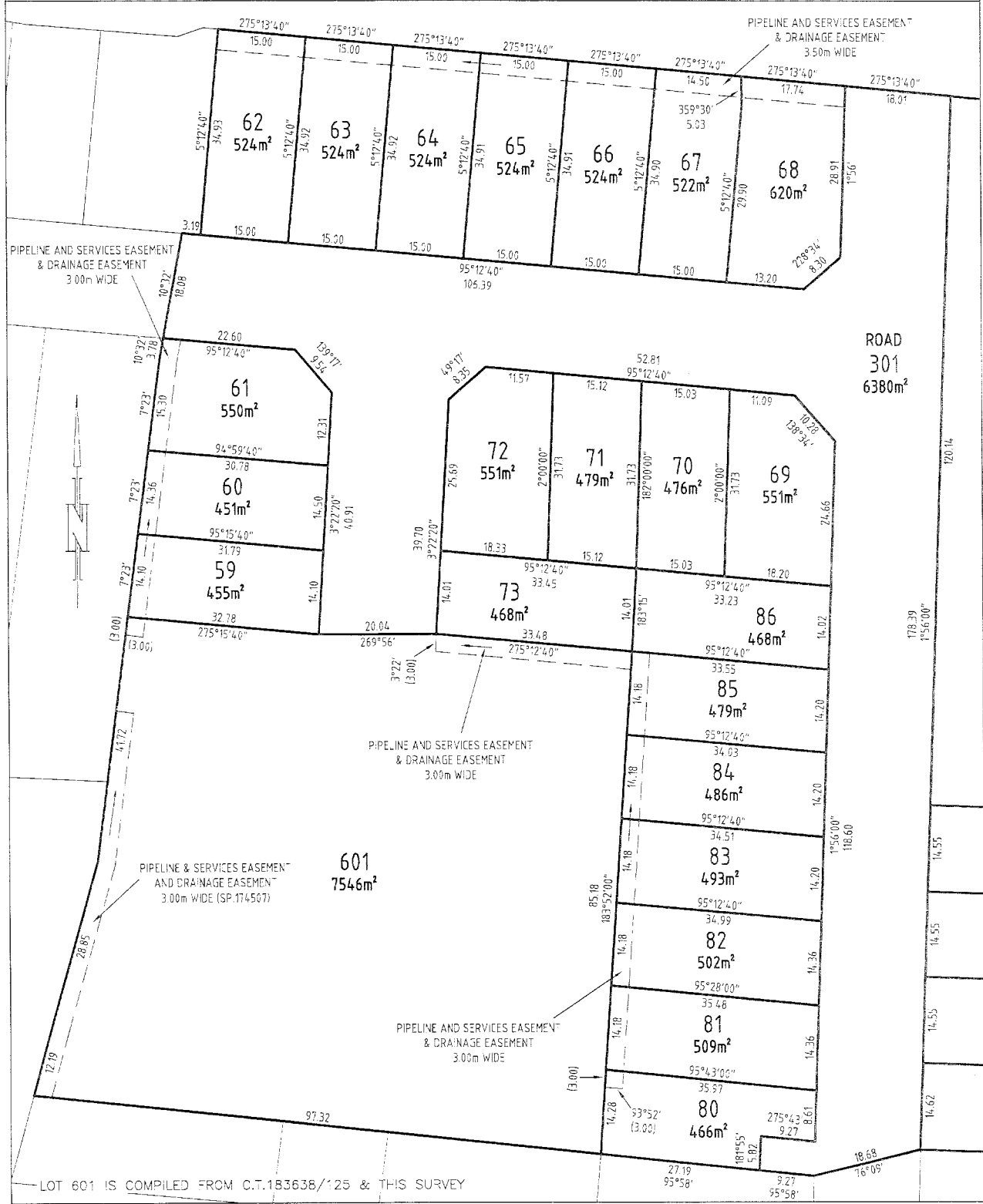
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP185311 COVENANTS in Schedule of Easements
 SP185311 FENCING COVENANT in Schedule of Easements
 SP168081, SP172459, SP174507 & SP181250 COVENANTS in Schedule
 of Easements
 SP164707, SP168081, SP172459, SP174507 & SP181250 FENCING
 PROVISION in Schedule of Easements
 E255112 AGREEMENT pursuant to Section 78 of the Land Use
 Planning and Approvals Act 1993 Registered
 19-Aug-2021 at noon

UNREGISTERED DEALINGS AND NOTATIONS

N234764 TRANSFER to ARAN DEVELOPMENTS PTY LTD Lodged by
 BUTLER MCINTYRE & B on 17-Mar-2025 BP: N234764

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 2 SHEETS	OWNER: PHAROS CUSTODIANS PTY LTD	Registered Number SP 185311
	FOLIO REFERENCE: C.T.183638/125 & C.T.181250/502 SCALE 1:600 LENGTH IN METRES	APPROVED EFFECTIVE FROM 18 JUL 2023 <i>[Signature]</i> Recorder of Titles
SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> 30.06.2023 Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> 8-6-2023 Registered Land Surveyor Date	



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 185311

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.

Lots 59 to 61, 80 to 85 and Lot 601 (all inclusive) (the "Lots") are subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, it's successors and assigns (TasWater) over the land marked "Pipeline and Services Easement and Drainage Easement 3.00m wide on the Plan (the "Easement Land").

Lots 62 to 68 (all inclusive) (the "Lots") are subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, it's successors and assigns (TasWater) over the land marked "Pipeline and Services Easement and Drainage Easement 3.50m wide on the Plan (the "Easement Land").

Lots 59 to 61, 80 to 85 and Lot 601 (all inclusive) (the "Lots") are each subject to a Right of Drainage over the land marked "Pipeline and Services Easement and Drainage Easement 3.00m wide" in favour of the Clarence City Council.

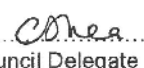
Lots 62 to 68 (all inclusive) (the "Lots") are each subject to a Right of Drainage over the land marked "Pipeline and Services Easement and Drainage Easement 3.50m wide" in favour of the Clarence City Council.

Lot 601 is subject to a Right of Drainage over the land marked "Pipeline and Services Easement and Drainage Easement 3.00m wide" in favour of the Clarence City Council and more fully set forth in SP174507.

(SP 174507)

Lot 601 is subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, it's successors and assigns (TasWater) over the land marked "Pipeline and Services Easement and Drainage Easement 3.00m wide" (SP174507) and more fully set forth in SP174507.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REF: 183638/125 and 181250/502 SOLICITOR & REFERENCE: William Justo: WCJ 069028	PLAN SEALED BY: Clarence City Council DATE: 30 th June 2023 P.D. PLAN NO. 2019/ REF NO. 008974 Stage 6 Council Delegate 
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

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of EP

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 185311</p>
<p>SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 183638/125 and 181250/502</p>	

Fencing Covenant

The owner of each Lot on the Plan covenants with the Vendors, Pharos Custodians Pty Ltd, that the Vendors shall not be required to fence.

Restrictive Covenants

& that part of Lot 301 formerly comprised in Lot 502 on Sealed Plan 181250
 Lots 87, 88, 89, 90 and 602 are each subject to Restrictive Covenants more fully set forth in SP168081, SP172459, and SP174507, & SP181250
 & that part of Lot 301 formerly comprised in Lot 125 on Sealed Plan 183638
 Lots 80 to Lot 86 (inclusive), and Lot 601 are each subject to Restrictive Covenants more fully set forth in ~~SP183638~~ SP168081, SP172459 & SP174507

Definitions:

Pipeline and Services Easement is defined as follows:-

FIRSTLY, THE FULL RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (1) without doing unnecessary damage to the Easement Land; and
 - (2) leaving the Easement Land in a clean and tidy condition;

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

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CP E.P.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 185311</p>
<p>SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 183638/125 and 181250/502</p>	

- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

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

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

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

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CP
CP

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 185311
SUBDIVIDER: Pharos Custodians Pty Ltd FOLIO REFERENCE: 183638/125 and 181250/502	

"TasWater" means Tasmanian Water and Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns

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

Signature: 

Name: **ANTONIOS PAPASTAMATIS**
PLEASE PRINT

Director

Signature: 

Name: **EUGENIA PAPASTAMATIS**
PLEASE PRINT

Director/Secretary *

* Delete as appropriate

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

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SEARCH OF TORRENS TITLE

VOLUME 127474	FOLIO 2
EDITION 5	DATE OF ISSUE 04-Jul-2018

SEARCH DATE : 27-Mar-2025

SEARCH TIME : 12.03 PM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 2 on Sealed Plan 127474
 Derivation : Part of 2560 Acres Gtd to T G Gregson
 Prior CT 246898/1

SCHEDULE 1

M647881 TRANSFER to ARAN DEVELOPMENT PTY LTD Registered
 21-Aug-2017 at noon

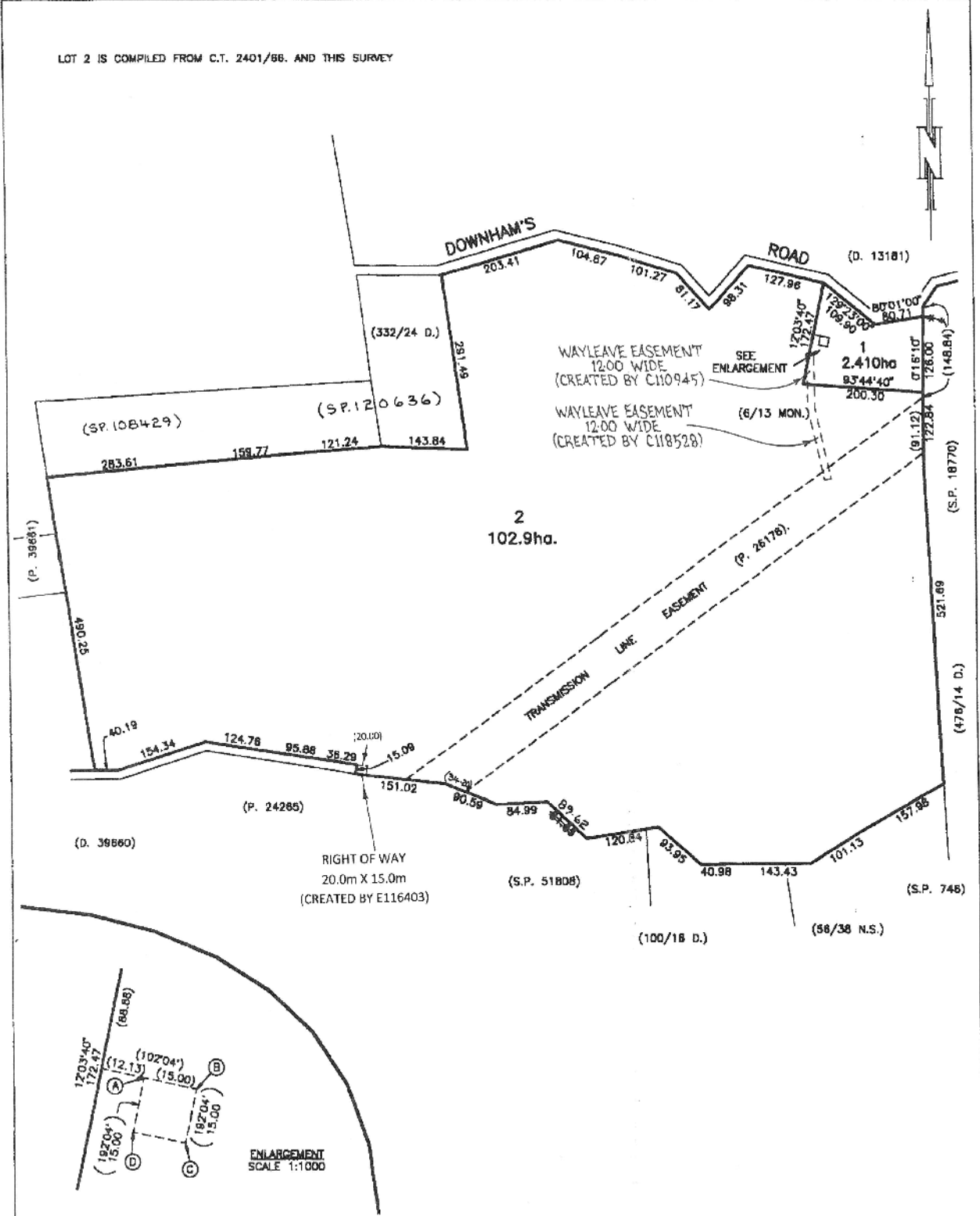
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP127474 EASEMENTS in Schedule of Easements
 SP127474 COVENANTS in Schedule of Easements
 SP127474 FENCING PROVISION in Schedule of Easements
 SP127474 WATER SUPPLY RESTRICTION
 SP127474 SEWERAGE AND/OR DRAINAGE RESTRICTION
 C118528 BURDENING WAYLEAVE EASEMENT with the benefit of a
 restrictive covenant as to user of land more fully
 defined therein in favour of the HYDRO-ELECTRIC
 CORPORATION over the land marked "WAYLEAVE
 EASEMENT" shown passing through the said land within
 described Registered 21-Aug-1998 at noon
 E116403 BURDENING EASEMENT: a right of carriageway
 (appurtenant to Lot 2 on Sealed Plan 154700) over the
 land marked Right of Way 20.00m x 15.0m wide on
 Sealed Plan 127474 Registered 04-Jul-2018 at noon
 SUBJECT TO Covenant set forth in Transfer A978329
 A295735 FENCING PROVISION in Transfer
 C245859 NOTICE: This Folio is affected as to amended
 easements/covenants pursuant to Request to Amend No
 C245859 made under Section 103 of the Local
 Government (Building and Miscellaneous Provisions)
 Act 1993. Search Sealed Plan No 127474
 E371523 AGREEMENT pursuant to Section 78 of the Land Use
 Planning and Approvals Act 1993 Registered
 19-Dec-2023 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER DARCY CLARENCE COLLIS & GLADYS KATHERINE COLLIS. F/R 246898/1 FOLIO REFERENCE C.T. 2401/86		PLAN OF SURVEY BY SURVEYOR TERENCE S. CROMER <small>CROMER & CERUITY 7 BAYFIELD STREET, ROSSBY PARK A DIVISION OF DC&R PTY. LTD. ACN 009821984</small>		REGISTERED NUMBER SP127474
GRANTEE PART OF 2560-0-0 GTD. TO T. G. GREGSON.		LOCATION CITY OF CLARENCE		APPROVED EFFECTIVE FROM 23 JUN 1997 Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 107 (522513)		LAST UPI No. 1400050		LAST PLAN No. 6/13 MON.
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN				



<p>SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>REGISTERED NUMBER</p> <p>SP127474</p>
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EASEMENTS AND PROFITS PAGE 1 OF 2 PAGES

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:

Corporation

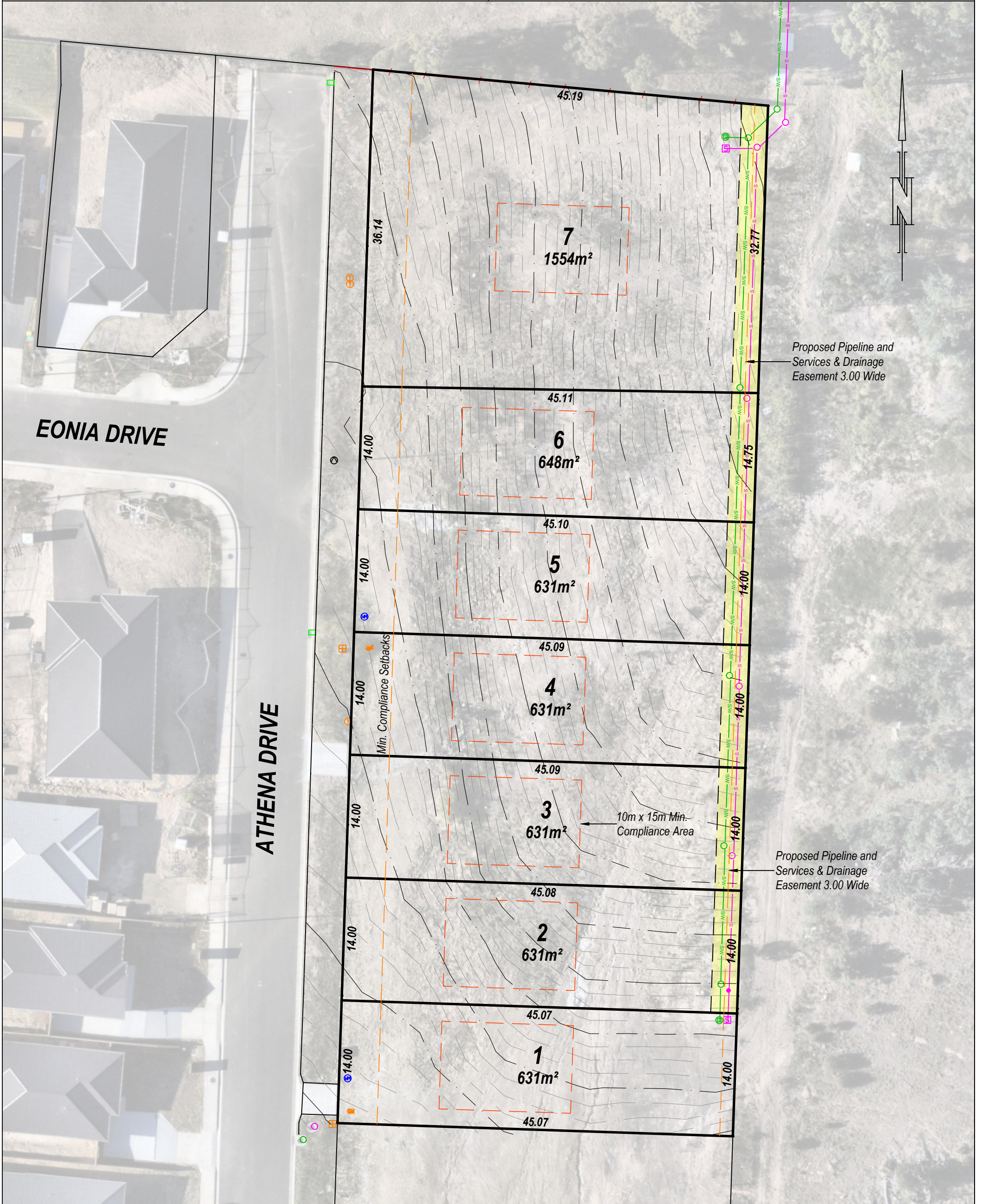
Lot 2 is subject to the full and free right and liberty for the Hydro-Electric ~~Commission~~ and its successors and its and their servants agents and workmen at all times hereafter:

- (a) to clear the land marked "Transmission Line Easement P 26178" on the plan ("the servient land") and to erect place inspect alter and repair renew maintain and use in upon and over and along and remove from the servient land towers poles wires cables apparatus appliances and other ancillary works (all of which are hereinafter collectively referred to as "the said lines") for the transmission and distribution of electrical energy and for purposes incidental thereto;
- (b) to cause or permit energy to flow or be transmitted through and along the said lines;
- (c) to cut away remove and keep clear of the said lines all trees and all other obstructions or erections of any nature whatsoever which may at any time overhang encroach or be in or on the servient land and which may in any way endanger or interfere with the proper operation of the said lines; and
- (d) to enter into and upon the servient land for all or any of the above purpose with or without all necessary plant equipment machinery and vehicles of every kind.

<p>SUBDIVIDER : Darcy Clarence COLLIS</p> <p>FOLIO REF : 246898/1</p> <p>SOLICITOR Butler McIntyre & Butler & REFERENCE : Anne Brown</p>	<p>PLAN SEALED BY : Clarence Council</p> <p>DATE :</p> <p>..... REF No. Corporate Secretary General Manager</p>
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NOTE: THE COUNCIL GENERAL MANAGER MUST SIGN THE CERTIFICATE FOR THE PURPOSE OF IDENTIFICATION.

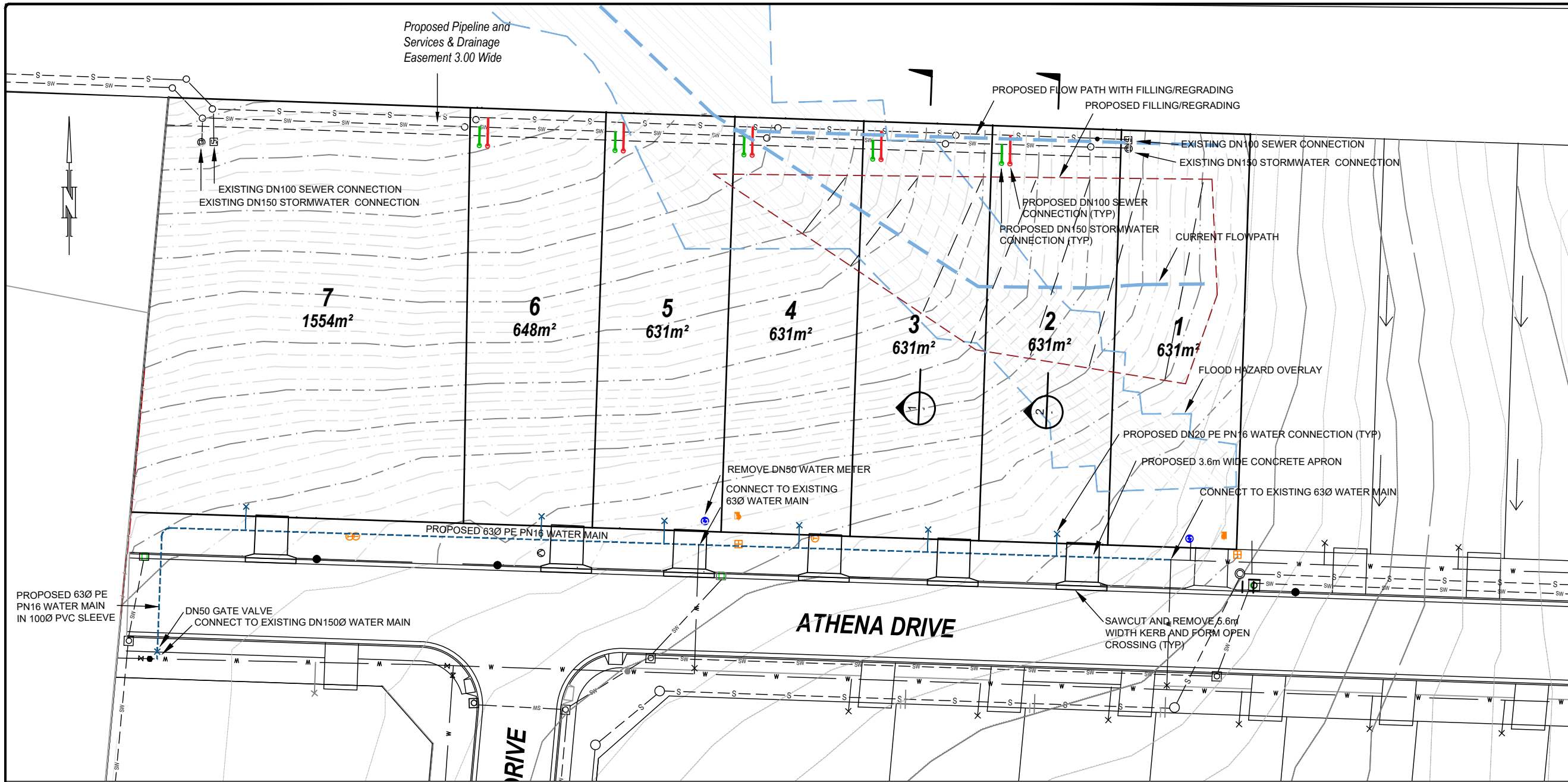
<p>SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 2 PAGES</p>	<p>Registered Number</p> <p>SP 127474</p>
<p>The words "any buildings" substituted by "a dwelling" hereon pursuant to Request to Amend No. C245859 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993.</p> <p>Covenants: <i>Alice Kawa</i> Recorder of Titles 18/7/2000</p> <p>The owner of Lot 1 covenants with Darcy Clarence Collis, the Subdivider, to the intent that the burden of this covenant may run with the Covenantor's lot and every part thereof and that the benefit thereof may be annexed to and devolve with Lot 2 on the plan that they will not erect any buildings on any part of Lot 1 except within that part of the lot marked "ABCD" on the plan. a dwelling *</p> <p>The owner of Lot 2 covenants with the Hydro-Electric Commission not to erect any buildings on any part of the land marked "Transmission Line Easement (P.26178)" on the plan. *to the intent that the burden of this covenant may run with the Covenantor's lot and every part thereof and that the benefit thereof may be in favour of the said Hydro Electric Corporation</p> <p>Fencing Provision: The owners of each lot on the plan covenant with Darcy Clarence Collis (the Vendor) that the Vendor shall not be required to fence</p> <p>Signed by DARCY CLARENCE COLLIS) <i>D.C. Collis</i> the Registered Proprietor of the land in Folio of the) Register Vol. 246898 Fol. 1 in the presence of:)</p> <p style="margin-left: 40px;"><i>On 3rd row Sachin Mohant</i></p>	



E				
D				
C				
B				
A	boundary changes (7 lot version)	AB	11-7-25	AB
REV	AMENDMENTS	DRAWN	DATE	APPR.

OWNER: ARAN DEVELOPMENTS PTY LTD
TITLE REFERENCE: 185311/602
LOCATION: 60 ELAIA DRIVE,
 RISDON VALE

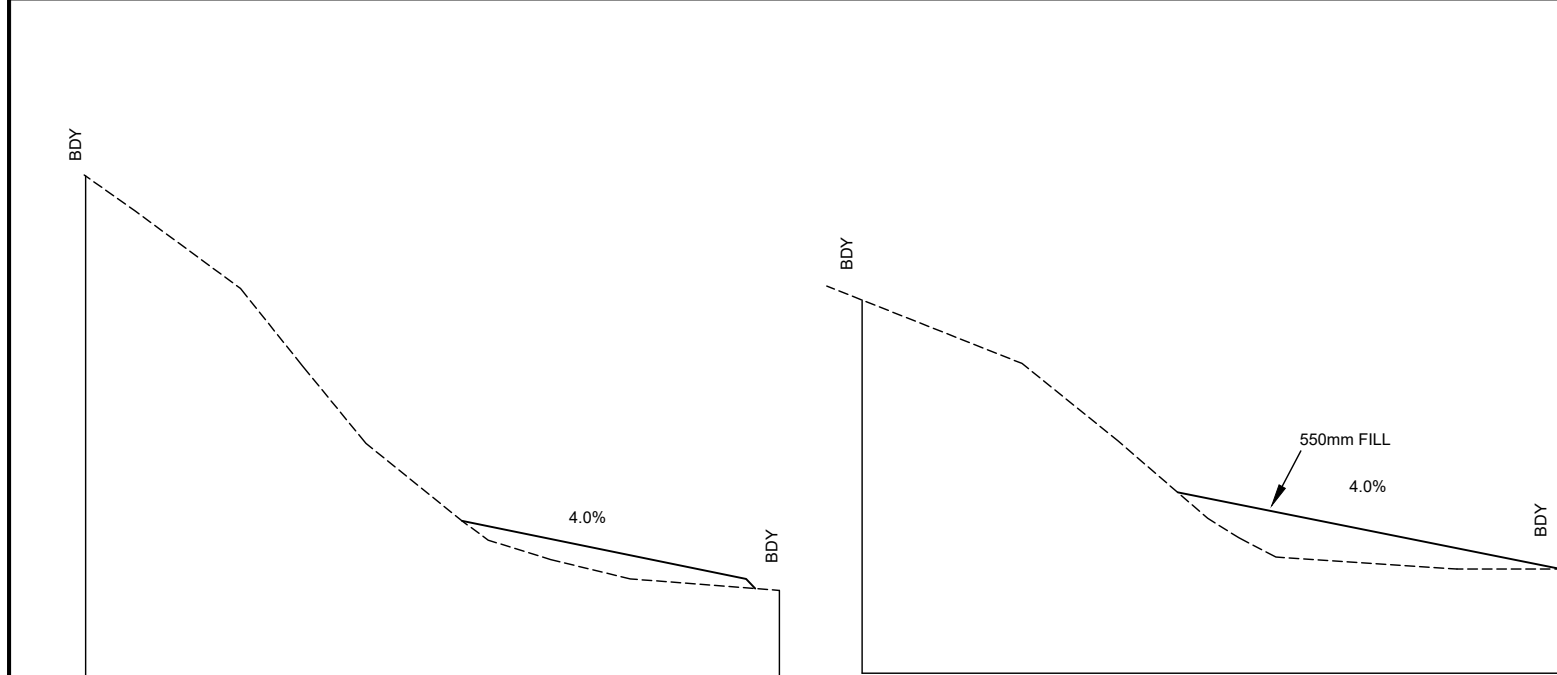
Proposed Subdivision		
Date: 14/02/2025	Reference: ARAND02 15929-30	
Scale: 1:400 (A3)	Municipality: CLARENCE	



LEGEND

	EXISTING STORMWATER MAIN
	EXISTING SEWER MAIN
	EXISTING WATER MAIN
	PROPOSED STORMWATER MAIN
	PROPOSED SEWER MAIN
	PROPOSED WATER MAIN
	FUTURE STORMWATER
	FUTURE SEWER 1500 UNO
	FUTURE WATER MAIN
	1000 SEWER CONNECTION
	1500 STORMWATER CONNECTION
	200 WATER CONNECTION

Beware of underground services. Locate all existing services prior to construction. The location shown on plans are located and surveyed but rely on DBYD being correct and unknown services could be possible.



Rev No	Revision note	Date	Approved
A	FOR APPROVAL	MAR 25	HJP
B	LOT 8 DELETED	JUL 25	HJP

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

Client	PHAROS CUSTODIANS
Project	60 ELAIA DRIVE - 8 LOT SUBDIVISION
Title	GENERAL ARRANGEMENT
Scale	1:500
Designed By	H.POORTENAAR
Date	MAR 25
A1	Drawing No. 25455-01
Rev	B

COPYRIGHT ©



Bushfire Hazard Report

60 Elaia Drive, Risdon Vale
7 Lot Subdivision

For Aran Development Pty Ltd
September 2025
Mat Clark BFP-180



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Appendix A - Proposal Plans

Appendix B - Bushfire Hazard Management Plan

Appendix C - Site Photos

Appendix D - Certificate of Compliance

Appendix E - Part 5 Owners Consent

VERSION CONTROL				
Version	Date	Author	Reviewer	Description
1.0	01.04.25	MC	CM	Preliminary Issue
2.0	03.06.25	MC	CM	TFS comments 1
3.0	31.07.25	MC	SG	Revised Lot Layout
4.0	14.08.25	MC	SG	TFS Checklist Review 1
5.1	16.09.25	MC	SG	TFS Checklist Review 2





1. Introduction

MC Planners have been engaged by Aran Developments Pty Ltd to prepare a bushfire hazard assessment for a 7 lot subdivision. The address of the property is 60 Elaia Drive, Risdon Vale. The Bushfire Hazard Management Plan will involve a Part 5 Agreement on land at 18 Downhams Road also owned by Aran Developments Pty Ltd. The author, Matthew Clark, is an Accredited Person under Part 4A of the *Fire Service Act 1979* (BFP-180) for 1 & 3a Provisional (2, 3b and 3c).

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

This report considers:

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

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

2. Site Location and Context

The address of the subject site is 60 Elaia Drive, Risdon Vale, which is identified by PID 9738952 and CT 185311/602 (refer to Figure 1). There will be a Part 5 Agreement at 18 Downhams Road, which is identified by PID 5122699 and CT 127474/2. The subject site has an area of 5,358m².

The site is located within a developing residential area and is cleared.

To the north of the site is an unmanaged Council reserve. Land to the south and west of the site is residential land.

There is one access to the site from Athena Drive, which is a Council road. Athena Drive is approximately 18m wide.

The site is zoned General Residential and the Bushfire Prone Areas overlay applies to the whole site. The site is not subject to the Landslip Hazard or Priority Vegetation Overlays. 18 Downhams Road is zoned Landscape Conservation (refer to Figure 3) and has a Biodiversity Protection Overlay (Figure 4), but there is no significant vegetation removal required to achieve this as the area is already cleared. There is no Landslip Hazard Overlay within the area of 18 Downhams Road subject to the HMA.





Figure 1: Aerial view of the site (outlined in blue) and surrounding land (source: thelist map accessed 26.03.2025).

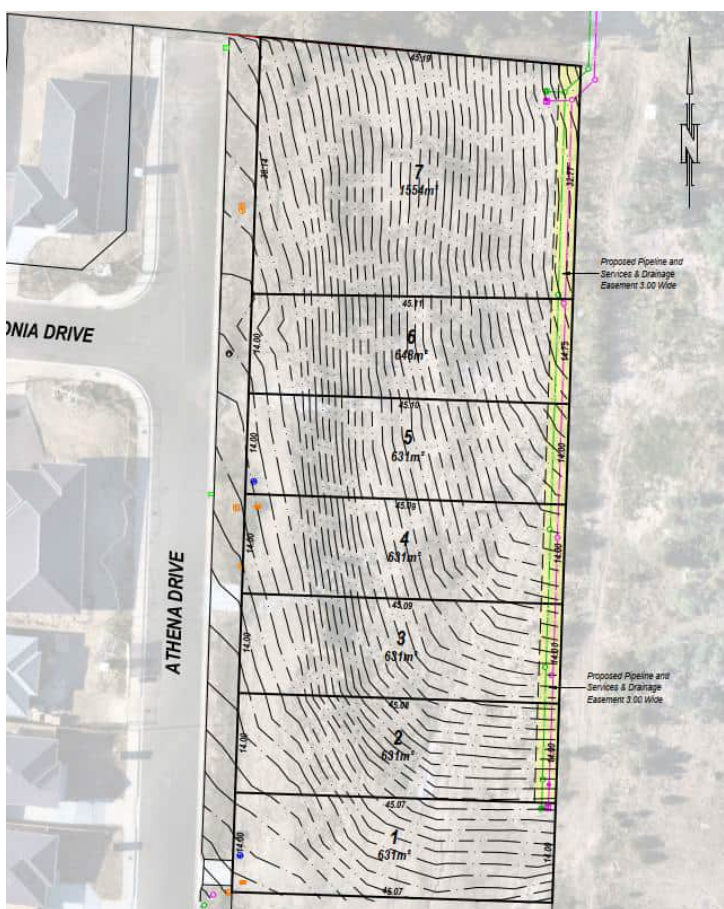


Figure 2: Proposed Subdivision Layout dated 11 July 25.

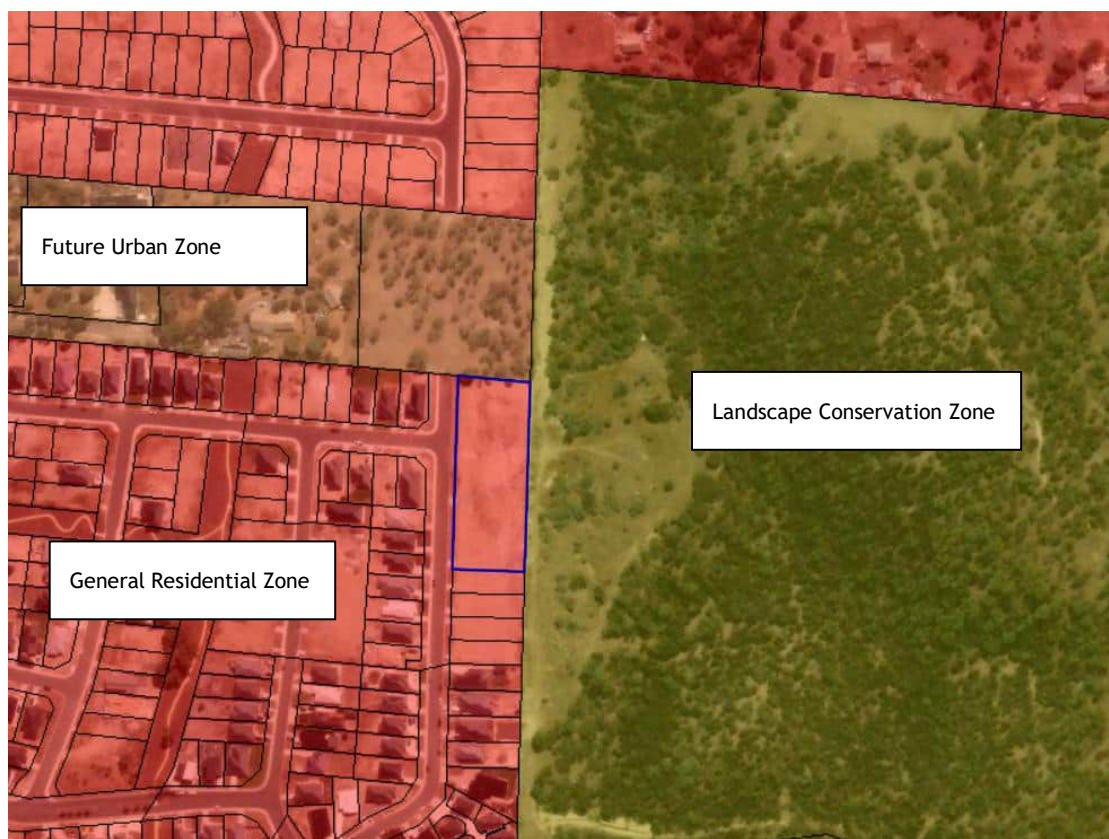


Figure 3: Zonings in the Area (TheList accessed 14/8/25)

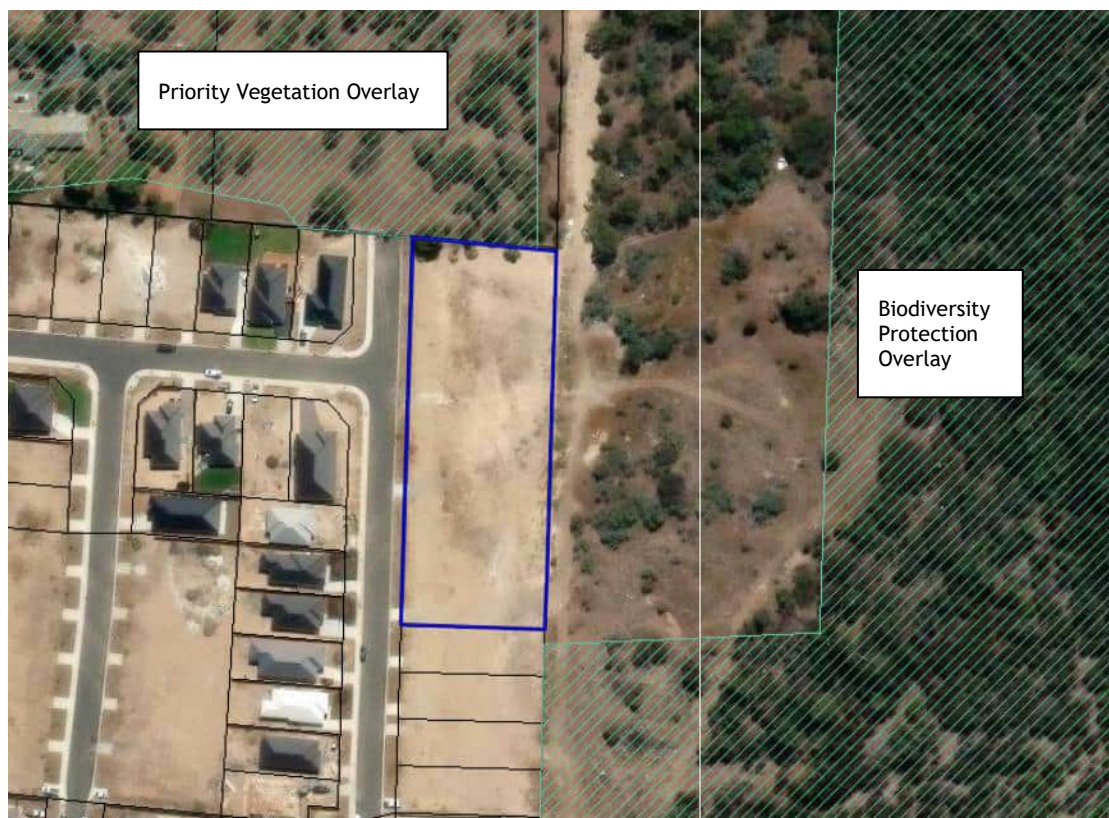


Figure 4: Biodiversity Protection Overlay (TheList accessed 14/8/25)



3. Use and Development

The proposal is for a 7 lot subdivision. Lots 1 to 7 will be residential lots. Each lot will have a new 3.5m cross over and services located along the rear boundary of the lots.

As subdivision is not required to be classified into a use class, there is no classification of use for the proposal.

The development will include a Part 5 Agreement with 18 Downhams Road to clear and maintain vegetation within 40m of the site.

The development is not staged.

Details of the subdivision are within Appendix A Proposal Plans.

4. Bushfire Hazard Assessment

Vegetation and Slope

Vegetation and relevant effective slopes within 100m of the proposed lots has been assessed and classified in accordance with AS 3959:2018. AS3959 C2.2.3.1 notes that *“in assessing vegetation, care should be exercised to ensure that a sufficient level of distance is used to determine predominant vegetation. This may necessitate the consideration of vegetation out to distances in excess of 100 metres from the site”*.

A site visit was conducted on the 28th March 2025.

Figure 3 shows the land within 100m of the proposed development in red as this is the minimum area for consideration under AS 3959-2018. The land within 140m of the proposed development is outlined in green, as this is considered a potential risk area.

See Appendix D for site Photos.



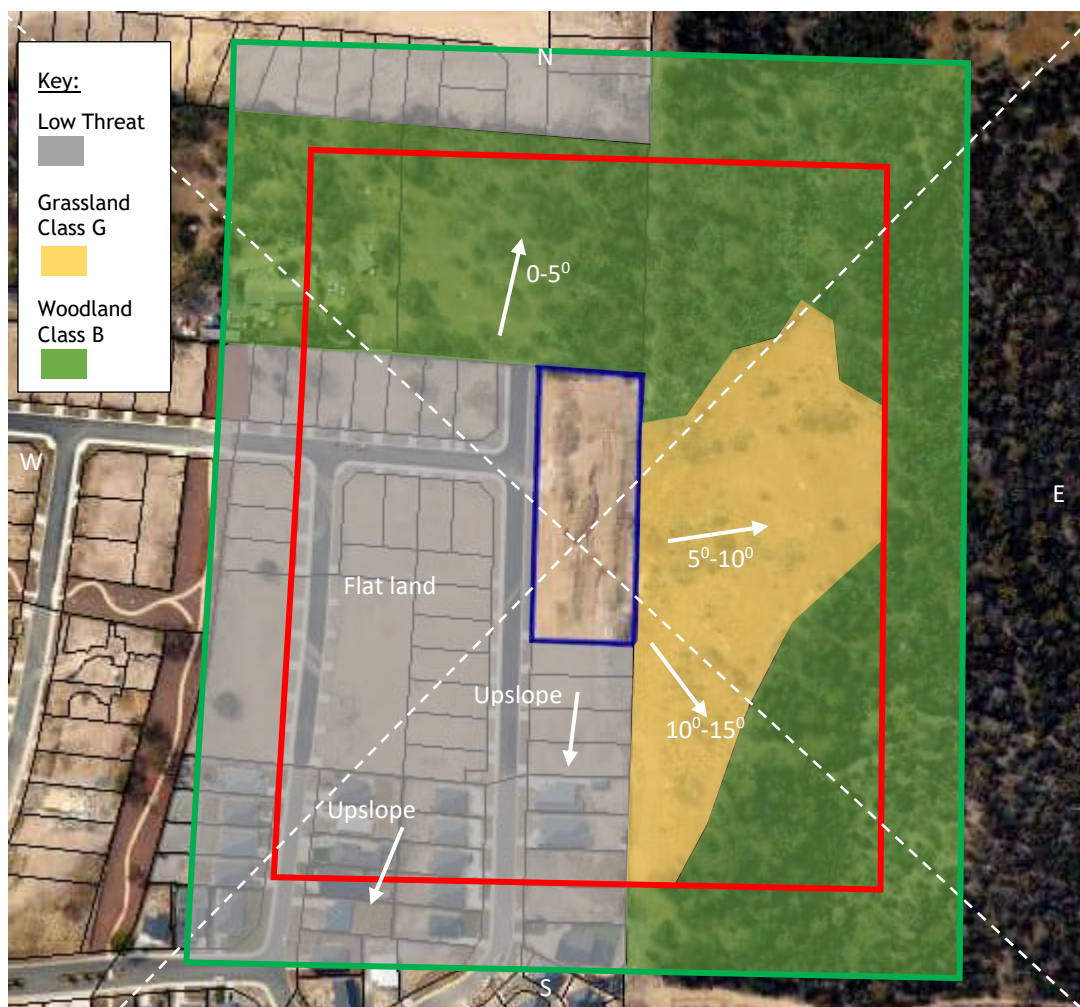


Figure 5: Land within 100m of the proposed development (red) as this is the minimum area for consideration under AS 3959-2018. Land with 140m (green) is shown for context.

Land excluded from the assessment is the residential areas to the west and south which are all low threat in accordance with the Bushfire Hazard Advisory Note 01 (BAHN 01) given the lots are zoned General Residential and the lots are less than 1,500m². This excludes 24 Petra Drive to the east which is larger than 1,500m² but low threat under 2.2.3.2 of AS3959 (d).



Table 1 - Lot 1-7

Direction from site:	North	East	South	West
Vegetation Type:	Class B Woodland	Class B Woodland	Class B Woodland	Low Threat
Relationship to site:	Downslope	Downslope	Upslope	Upslope
Effective Slope	0-5 ⁰	5 ⁰ -10 ⁰	10-15 ⁰	0 ⁰
Required Separation Distance BAL-12.5:	26-<100m	32-<100m	40-<100m	N/A
Required Separation Distance BAL-19:	18-<26m	23-<32m	15-<22m	N/A
Existing separation (m):	0m	0m	0m	N/A
Proposed Separation:	18m	40m	40m	N/A
Assessed BAL:	BAL FZ			
Proposed BAL	BAL 19			

Step 5: Determination of Bushfire Attack Level (BAL)

The BAL level on the site is Bushfire Attack Level 19.

Minimum Separation Required

The proposed lots are required to be able to achieve BAL-19. A 40m separation area on 18 Downhams Road ensures that lots 1-6 meet a BAL-12.5 level. Lot 7 requires a separation of 18m from its northern boundary to achieve BAL 19 and 26m to achieve BAL12.5.

Table 2 - Setbacks From Vegetation

	Slope	Grassland	Scrub	Woodland	Forest
BAL Low	all	N/A	N/A	N/A	N/A
BAL 12.5	0-5 deg	16m	N/A	26m	N/A
BAL 12.5	5-10 deg	19m	N/A	32m	N/A
BAL 12.5	10-15 deg	22m	N/A	40m	N/A
BAL 19	10-15 deg	15m	N/A	28m	N/A





Table 3 - BAL Ratings Per Lot

	Lot Numbers	Note
BAL 12.5	1-6	
BAL 19	7	Lower BAL's may apply if Council develops 150A Athena or certifies this will be maintained as Low Threat vegetation.

5. Bushfire Protection Measures

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

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

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

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

5.1 Hazard Management Area

The Hazard Management Area ('HMA') refers to land that is managed in a minimum fuel condition so as to reduce the potential exposure of habitable buildings and occupants to radiant heat and flames and to provide defensible space. The effectiveness of the hazard management areas is reliant on ongoing maintenance by landowners. The proposed subdivision is required to be able to achieve BAL-19. The Part 5 Agreement area at 18 Downhams Road will enable lots 1-6 to achieve BAL-12.5 and is to a depth of 40m (refer to the BHMP). At BAL-12.5 exposure, the proposed development may be subject to increasing levels of ember attack, windborne burning debris, and radiant heat flux between 12.5 kW/sqm. Lots 1-7 will be maintained as a HMA by respective lot owners and the owner of 18 Downhams Road will maintain the Part 5 Agreement area as a HMA. Agreement for the latter is provided in Appendix E in accordance with C13.6.1 A1(c) of the Code.

Subject to the implementation of the HMA, the proposal will comply with the Code.





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 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 to be maintained in clumps so as to not form contiguous vegetation (i.e. clumps up to 10sqm in area, separated from each other by at least 10m); Avoid locating shrubs directly underneath trees; Periodically remove dead leaves, bark and branches from underneath trees and around habitable buildings.

The Bushfire Hazard Management Plan (BHMP) indicates the site being managed to a low threat state and provides for suitable separation distances from the development area to the hazard to achieve BAL 12.5/BAL19 separation distances. The Hazard Management Area (HMA) is to be established in accordance with the Bushfire Hazard Management Plan, implemented by the developer and verified prior to issue of titles.

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

Maintenance Schedule:

- Removal of fallen limbs, leaf & bark litter
- Cut lawns short (less than 100mm) and maintain
- Remove pine bark and other flammable garden mulch
- Complete under-brushing and thin out the understory
- Prune low hanging trees to ensure separation from ground litter
- Prune larger trees to establish and maintain horizontal and vertical canopy separation
- Minimise storage of petroleum fuels
- Maintain road access to the buildings to be defended and water storage area
- Remove fallen limbs, leaf & bark litter from roofs, gutters and around the building
- No flammable mulch is to be placed against external facades or under decks.

There is a requirement for Hazard Management Areas on adjoining land as such there will be a Part 5 Agreement on 18 Downhams Road. If staging occurs then this report must be updated to include interim hazard management areas.





5.2 Construction Standards

Habitable buildings located within Lots 1 to 6 need to meet BAL-12.5 construction requirements provided with the requisite hazard management areas are in place. Lot 7 will need to meet BAL-19 construction requirements provided with the requisite hazard management areas are in place.

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

Subject to the implementation of the BHMP and compliant detailed design, the proposal will comply with clause 2.3.1 of the Determination.

5.3 Access

The site will retain its existing access at Athena Drive, which is approximately 3.5m in width. The existing access provides vehicular access to Lot 1. Seven new accesses are required to create access points for the remaining lots. The new accesses will all be 3.5m in width.

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

The accesses are all less than 30m and thus there are no specified design and construction requirements under Element A of Table C13.2 of the Code.

Element		Requirements
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	The following design and construction requirements apply to property access: (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (j) terminate with a turning area for fire appliances provided by one of the following: (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (ii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.
C.	Property access length is 200m or greater.	The following design and construction requirements apply to property access: (a) the requirements for B above; and





		(b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	Not applicable to this development

5.4 Water Supply for Firefighting

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

There is a reticulated water supply available for the subject site and two fire hydrants on Athena Drive within 20m of the site, thus compliant with Table C13.4.

Element		Requirements
A.	Distance between building area to be protected and water supply.	The following requirements apply: (a) the building area to be protected must be located within 120m of a fire hydrant; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area
B.	Design criteria for fire hydrants.	The following requirements apply: (a) fire hydrant system must be designed and constructed in accordance with <i>TasWater Supplement to Water Supply Code of Australia, WSA 03-2011-3.1 MRWA 2nd edition</i> ; and (b) fire hydrants are not installed in parking areas.
C.	Signage for static water connections.	The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with: (a) water tank signage requirements of <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i> ; or (b) <i>Water Supply Signage Guideline, version 1.0</i> , Tasmanian Fire Service, February 2017
D.	Hardstand	A hardstand area for fire appliances must be provided: (a) no more than 3m from the hydrant, measured as a hose lay; (b) no closer than 6m from the building area to be protected; (c) with a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.





5.5 Optional Protection Measures

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

Electrical Infrastructure

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

Building Design

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

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

6. Conclusion

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

The attached Bushfire Hazard Management Plan prepared for the proposed 7 lot subdivision outlines the required protection measures for the proposed lots including hazard management areas, building siting and construction, access, and water supply standards. Protection measures will reduce bushfire risk to future residents, developments and firefighters, as outlined in this report and the associated bushfire hazard management plan.

The key elements of this report are:

- Lots 1-7 will be maintained as a HMA by respective lot owners and the owner of 18 Downhams Road will maintain the Part 5 Agreement area as a HMA. The Part 5 agreement must be on the 18 Downhams Road title prior to the sealing of titles for Lots 1-7.
- The Hazard Management Area (HMA) is to be established in accordance with the Bushfire Hazard Management Plan, implemented by the developer and verified by the site superintendent prior to issue of titles.
- Lot 7 requires a separation of 18m from its northern boundary to achieve BAL 19 and 26m to achieve BAL12.5.

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

Subject to the BHMP being implemented, the development will comply with the Bushfire Prone Areas Code.







7. References

Tasmanian Planning Scheme - Bushfire Prone Areas Code

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

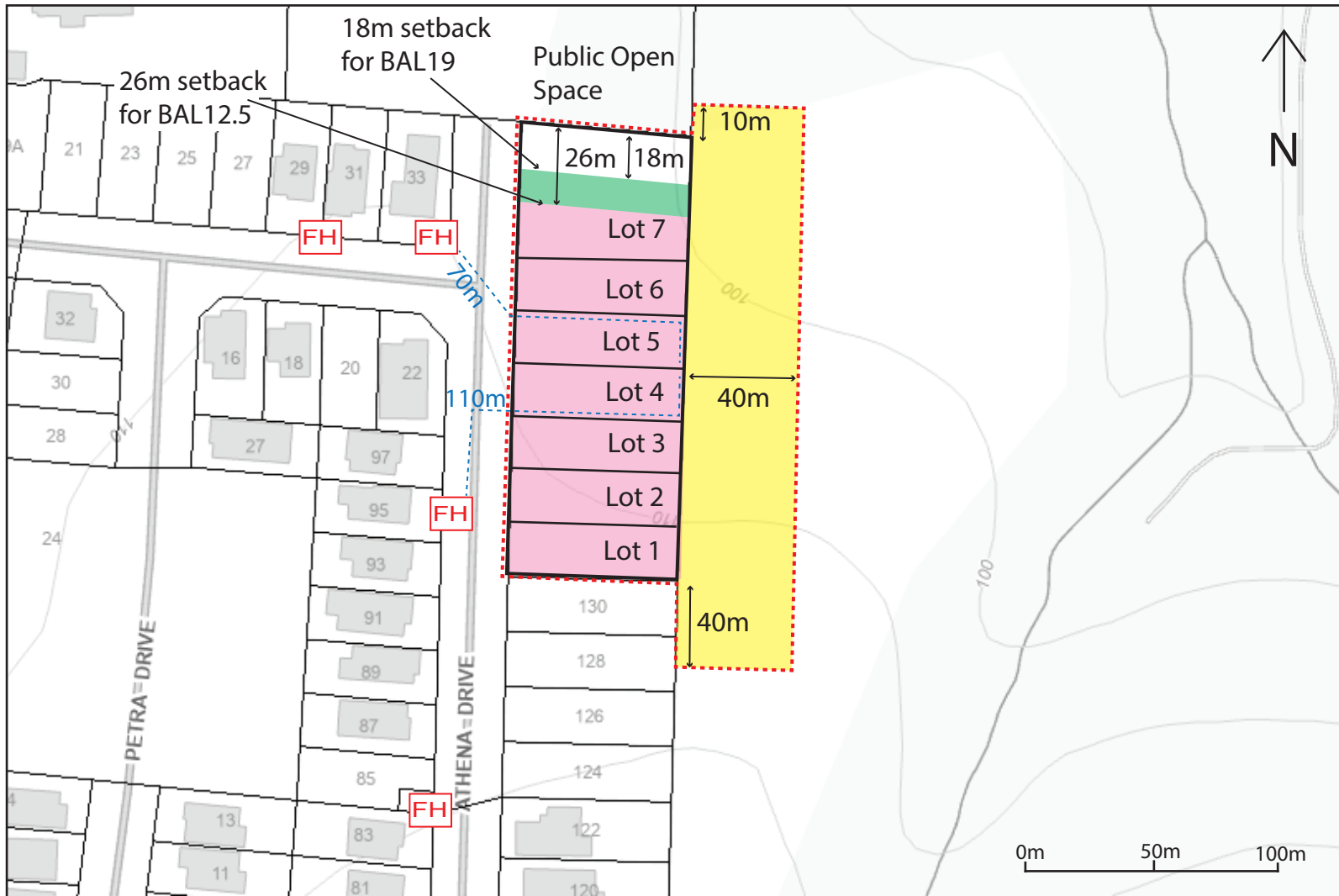
Director of Building Control, 2024, Director's Determination - Bushfire Hazard Areas, Version No.1.2 Department of Justice (Tasmania).

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

Rogerson Birch Bushfire Hazard Report for 2 Lot subdivision of 96 Sugarloaf Road Risdon Vale (V1.3) by James Rogerson dated 14/8/23.

Bushfire Hazard Management Report for Pharos Developments Pty Ltd by JMG (Adam Smee) 3 September 2020 V1.2.






LEGEND

- BAL 12.5
- BAL 19
- Part 5 Agreement
- Hazard Management Area
- Hose lay
- FH Indicative Fire Hydrant Location

- BHMP NOTES:**
1. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE BUSHFIRE HAZARD REPORT (BHR) BY MAT CLARK (BFP-180), BUSHFIRE HAZARD PRACTITIONER (ACCRED 1 & 3A PROV 2, 3B & 3C), DATED AUG 2025.
 2. THE SUBJECT 60 ELAIA DRIVE, RISDON VALE (CT185311/602) AND 18 DOWNHAMS ROAD (CT 127474/2).
 3. THE HAZARD MANAGEMENT AREAS (HMA) INDICATED ON THIS PLAN MUST BE ESTABLISHED AND MAINTAINED BY THE DEVELOPER AND VERIFIED BY THE BUILDING SURVEYOR PRIOR TO SEALING OF TITLES ACCORDANCE WITH SECTION 5.1 OF BHMR.
 4. PROPERTY ACCESS ARRANGEMENTS MUST COMPLY WITH SECTION 5.3 OF THE BHMR.
 5. FIRE FIGHTING WATER SUPPLY ARRANGEMENTS MUST COMPLY WITH SECTION 5.4 OF THE BHMR.
 6. A PART 5 AGREEMENT IS REQUIRED ON THE 18 DOWNHAMS ROAD TITLE TO MAINTAIN THE HMA THIS LAND.
 7. THIS PLAN ASSUMES THE WORKS ARE NOT STAGED.



MC PLANNERS
ACN 667 411 234 ABN 52 667 411 234
0362 887 248 planning@mcplanners.com.au
www.mcplanners.com.au
2/129 Bathurst St Hobart Tasmania

PROJECT
60 ELAIA DRIVE, RISDON VALE

TITLE
BUSHFIRE HAZARD MANAGEMENT PLAN

SCALES @	PLOT DATE
DO NOT SCALE	16/9/2025

PROJECT NO	DRAWING NO
24158	24158-B01

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to site check all dimensions and exact locations of all items. MC PLANNERS accepts no responsibility for dimensional information scaled or digitally derived from this document.

BUILDING DESIGN & CONSTRUCTION

- SPECIFIED SEPARATION DISTANCES SHOWN ON THIS PLAN PROVIDE FOR BAL-12.5 AND BAL-19 SOLUTIONS.
- HABITABLE BUILDING AND ASSOCIATED OUTBUILDINGS MUST BE DESIGNED AND CONSTRUCTED TO COMPLY WITH AS 3959:2018 - FOR BAL-12.5 AND BAL-19 REQUIREMENTS AS DESIGNATED.
- THERE IS A REQUIRED 18M SETBACK FROM THE NORTHERN BOUNDARY OF LOT 7 TO ACHIEVE BAL19 CONSTRUCTION.
- HIGHER LEVELS OF CONSTRUCTION ARE ACCEPTABLE.
- NO SPECIFIC CONSTRUCTION REQUIREMENTS FOR OUTBUILDINGS FIRE SEPARATED FROM THE HABITABLE BUILDING IN ACCORDANCE WITH AS-3959 CLAUSE 3.2 OR WITH GREATER THAN 6M SEPARATION FROM THE HABITABLE BUILDING.
- THIS PLAN HAS BEEN PREPARED ONLY FOR THE PURPOSE OF OBTAINING PLANNING AND BUILDING APPROVALS FROM THE LOCAL AUTHORITY AND IS SUBJECT TO THAT APPROVAL. ALL MEASUREMENTS AND AREAS ARE SUBJECT TO THE FINAL SURVEY.

PROPERTY ACCESS

- ACCESSWAYS ARE LESS THAN 30M SO THERE ARE NO ACCESS REQUIREMENTS UNDER THE CODE.

WATER SUPPLY FOR FIREFIGHTING

- WATER SUPPLY FOR FIRE FIGHTING IS BY THE EXISTING HYDRANTS IN ACCORDANCE WITH TABLE C13.4 OF THE CODE.
- CARRIAGEWAY OF THE PUBLIC ROAD SERVES AS HARDSTAND IN ACCORDANCE WITH TABLE C13.1 OF THE CODE.



HAZARD MANAGEMENT AREAS - HMA

- VEGETATION IN THE HMA IS TO BE MANAGED AND MAINTAINED BY THE RESPECTIVE LOT OWNERS AND BE IN A MINIMUM FUEL CONDITION PRIOR TO THE SEALING OF TITLES.
- MAINTAIN IN A MINIMAL FUEL CONDITION IN PERPETUITY, ENSURING FUELS ARE REDUCED SUFFICIENTLY AND OTHER HAZARDS ARE REMOVED SUCH THAT THE FUELS AND OTHER HAZARDS DO NOT SIGNIFICANTLY CONTRIBUTE TO THE BUSHFIRE ATTACK.
- LIMITED AMOUNTS OF LOW FLAMMABILITY PLANTS ARE ACCEPTABLE WITHIN THE HMA, INCLUDING MAINTAINED LAWN, LOW GROWING PLANTS & GROUND COVERS, LOW FLAMMABILITY ORNAMENTAL GARDENS, VEGETABLE GARDENS AND THE LIKE.
- DO NOT PLANT ADJACENT TO WALLS & DECKS OR DIRECTLY UNDER GLAZED ELEMENTS.
- REGULARLY REMOVE GROUND FUELS SUCH AS FALLEN BRANCHES, STICKS, LEAVES, BARK, LAWN CLIPPINGS ETC.
- MAINTAIN LAWN TO A HEIGHT LESS THAN 100mm.
- DO NOT USE PINE BARK AND OTHER FLAMMABLE MULCH.
- THIN-OUT UNDERSTORY VEGETATION AND PRUNE LOW-HANGING TREE BRANCHES.
- PRUNE TREES TO MAINTAIN HORIZONTAL SEPARATION BETWEEN CANOPIES.
- SELECTIVELY POSITION TREES AND SHRUBS TO CREATE DISCONTINUOUS ROWS AND CLUMPS.
- MINIMISE STORAGE OF FLAMMABLE MATERIALS SUCH AS FIREWOOD AND BUILDING MATERIALS AND CLEAR ACCUMULATED LEAVES AND OTHER DEBRIS FROM ROOF GUTTERS.

BAL RATINGS PER LOT

BAL 19 LOTS: 7

BAL 12.5 LOTS: 1 TO 6

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:

60 Elaia Drive Risdon Vale

Certificate of Title / PID:

PID 9738952 CT 185311/602 & PID 5122699 and CT 127474/2

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision – 7 lots

Applicable Planning Scheme:

Tasmanian Planning Scheme – Clarence

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report	Mat Clark	September 2025	5.0

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

4. Nature of Certificate

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

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

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

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

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

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

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

5. Bushfire Hazard Practitioner

Name:

Mat Clark

Phone No:

0404803772

Postal Address:

2/129 Bathurst Street Hobart

Email Address:

mat@mcplanners.com.au

Accreditation No:

BFP-180

Scope:

1, 3A Provisional (2, 3B,3C)

6. Certification

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

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

Signed:
certifier



Name:

Suzanne Gifford obo
Chief Officer, Tasmania Fire Service

Date:

17/09/2025

Certificate Number:

TFS-V1-AD6634

(for Practitioner Use only)



13/07/2025

PHAROS CUSTODIANS P/L

Attention : Mat Clark

Dear Mat,

**60 ELAIA DRIVE – 7 LOT SUBDIVISION – INFRASTRUCTURE AND FLOOD ASSESSMENT
(REVISED)**

It is proposed to subdivide the property at 60 Elaia Drive which is the last remaining parcel at Olive Grove Estate.

Services exist and servicing the lots requires :

- Driveways
- A water main extension and water connections
- Sewer connections to existing sewer
- Stormwater connections to existing stormwater main
- Power connections
- Coms connections

The existing water, sewer, stormwater all have been designed to service the area and have adequate capacity.

Driveways

Individual 3.6m wide reinforced concrete driveways will be provided. The existing KC kerb will be sawcut and removed and replaced with an open crossing. Although the lots slope steeply away from the road the nature strip is relatively level and the driveways will be graded to suit maximum grade transitions.

There is already a footpath on the opposite side of the road and no footpath is proposed

Water

It is proposed to extend the DN63mm loop main from the south, connect to the road crossing mid block and extend to the end of the road and loop back to the 100mm main which requires a road crossing. This is to enable the main to be flushed.

DN20 water connections will be provided.

Sewer

It is proposed to install connections to the existing main at the rear by cutting into the existing pipe. The sewer is not live.

Stormwater

It is proposed to install connections to the existing main at the rear by cutting into the existing pipe.

Flood overlay

There is a flood hazard code overlay that passes diagonally through the southern 4-5 lots. The overlay from Councils modelling may not reflect the built environment or the actual contours. The properties above all discharge to the road as the fences direct surface flows to the road which acts as a flood way. There is a small flowpath (0.5m wide) evident that heads directly north before exiting the site to the east. (shown on drawing) The bare steep soil produces a high % of runoff.

The flood particulars are:

- | | |
|-------------------------------------|--------------------|
| • Area catchment | 2200m ² |
| • I100 (5min) | 117mm/hr |
| • C | 80% |
| • Q100 | 57L/s |
| • Grade | 14% |
| • Depth of flow V channel 1.3m wide | 67mm |

The flow is no risk of life and should be able to be accommodated by site drainage and freeboard between ground level and habitable floor levels.

The overland flow path only affects 3 lots and could easily be directed to the rear east boundary by minor filling in the middle of the property so that surface flow does not accumulate and pass from one property to another.

In conclusion the flood is very minor and able to be moved to the rear of the lots by modest ground reshaping.

Yours Faithfully



Hein Poortenaar
Poortenaar Consulting Pty Ltd