

From: "Indra Boss"
Sent: Fri, 30 May 2025 12:26:37 +1000
To: "City Planning" <cityplanning@ccc.tas.gov.au>
Subject: FW: Request for Advice - BHA and BHMP provided for PDPSPAMEND-2024/048902 - 471 Cambridge Rd, et al
Categories: Bec

Please register on the file – and allocate a task to me.
Thanks, Indra



Indra Boss

Strategic Planner,
Project Lead – Droughty Peninsula Structure Plan
City of Clarence
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Clarence City Council pays respect to all First Peoples, including the Mumirimina (mu mee ree mee nah) People of the Oyster Bay Nation whose unceded lands, skies, and waterways we are privileged to conduct our business on. We pay respect to, and value the deep knowledge of Elders past and present, and we acknowledge the survival and deep spiritual connection of the Tasmanian Aboriginal People to their Country, a connection which has endured since the beginning of time. Our work reflects our ongoing commitment to truth-telling and respectful understanding.

From: Bushfire Practitioner <bfp@fire.tas.gov.au>
Sent: Friday, 30 May 2025 12:14 PM
To: Indra Boss <iboss@ccc.tas.gov.au>
Cc: Bushfire Practitioner <bfp@fire.tas.gov.au>
Subject: RE: Request for Advice - BHA and BHMP provided for PDPSPAMEND-2024/048902 - 471 Cambridge Rd, et al

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This message came from outside your organization.

Good afternoon Indra,

Thank you for your referral. I was able to review our records and processes and can provide the following response.

Version 2 (13/01/25) of the Bushfire Report and BHMP included the subdivision plan (24/04/2024 - BRG001 7868-50 updated 10/01/25) that included 528 Pass Road. Versions 3 and 4 (23/01/2025 and 14/02/2025) of the Bushfire Report and BHMP reverted to the original

subdivision plan (24/04/2024 - BRG001 7868-50 updated 19/11/2024) that did not include 528 Pass Road. As the reference number and date for all of the subdivision plans were identical I missed that the older plan was included in the later versions.

I also missed that version 3 of the BHMP was certified although this can be easily rectified by referring to version 4 of the BHMP in the certificate. In terms of lot layout and bushfire requirements the 2 versions are identical, although I agree that the correct version must be the one referred to.

The draft SAP information was not provided to us or referred to us as part of this subdivision proposal, consequently it was not considered in this context. It does appear that several of the Type C lots, would not be able to contain a Hazard Management Area (HMA) fully within their lot boundary, as well as providing sufficient area for any anticipated future development. To achieve the desired BAL for the Type C lots (and possibly the Type B and multiple unit lots along the south-eastern boundary) it is highly likely that the hazard management areas would need to be located on 165 Mornington Road and 520 Pass Road.

We recommend that external HMA requirements be considered as part of the SAP proposal to ensure future development on the effects lots is capable of meeting the acceptable criteria.

Please contact us if you need any more information,

Regards
Chris

Chris Moore

**Planning & Assessment Officer
Bushfire Risk Unit**

Tasmania Fire Service

Service | Professionalism | Integrity | Consideration

Northern Region Office | 339 Hobart Road Youngtown Tasmania 7249

Mobile 0418 356 446

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Please note that I work Wednesday-Friday

From: Indra Boss <iboss@ccc.tas.gov.au>

Sent: Wednesday, 28 May 2025 1:02 PM

To: Bushfire Practitioner <bfp@fire.tas.gov.au>

Subject: Request for Advice - BHA and BHMP provided for PDPSPAMEND-2024/048902 - 471 Cambridge Rd, et al

Dear Colleagues,

Council landowner consent for the above combined draft LPS amendment and associated subdivision request was provided on 19 May 2025. I've been reviewing the

information provided by the applicant, including the Bushfire Hazard Assessment and Bushfire Hazard Management Plan provided (copy attached for your reference).

I've noted the following matters:

1. Appendix A - the proposed subdivision plan is Rev B of 19 November 2024 which excludes 528 Pass Road and is not consistent with the Plan of subdivision Rev C dated 10 January 2025 as provided to council on 14 Jan 2025. (copy attached for your information). Noting that the subdivision plan does not include building areas for each lot.
2. The Bushfire Hazard Assessment is identified as version 4 dated 14 February 2025, however, Appendix D – Certificate of Compliance indicates that the document relied upon is Version 3.0 of the Bushfire Hazard Management plan report.
3. The proposal is for a combined LPS amendment and subdivision; hence the subdivision is to be considered as if the draft LPS amendment were approved; noting that the draft LPS Amendment sought includes a Specific Area Plan to cover the entire site.

The proposed subdivision ordinances are provided in the attached word document. It is not clear whether the draft SAP information was provided to TAS Fire to enable your assessment. However, on reviewing the proposed BHMP and Certificate of Compliance, it is not clear how the BHA or BHMP considers the proposal in context of the 'substituted' draft SAP subdivision provisions.

- a. Specifically, CLA-SXX.8 Development Standards for Subdivision, where CLA-SXXX>8.1 Outline of development plan is proposed as "substitution for General Residential Zone – clauses 8.6.1 Lot design in the General Residential zone".
 - i. The BHMP provided appears to indicate that several of the Type C lots, would not be able to contain both a Bushfire Hazard Management Zone fully within their lot boundary, as well as providing sufficient area for any anticipated future development.
 - ii. Nor does it provide the level of BAL that could be achieved on those lots, given the surrounding risk.
 - iii. Nor is there any information provided whether the BHM area may encroach onto adjoining properties.

Therefore, it is not clear how the proposed BHMP is considered to meet the Acceptable Solution A1(b) of Clause 13.6.1 provision of hazard management areas, given the proposed SAP substitutes for the General Residential Zone provisions.

I would appreciate your review of these matters and provision of any specific advice, especially in relation to the Type C lot bushfire risks, that the planning authority should consider in making its determination for both the subdivision proposal, and as part of its assessment of the draft LPS amendment's proposed master plan and draft SAP provisions. As you can appreciate, we wish to avoid future unacceptable risks or management practices, for all elements of the masterplan area.

Any questions, please contact me.

Kind regards, Indra



Indra Boss

Strategic Planner,

Project Lead – Droughty Peninsula Structure Plan

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