

From: "Indra Boss"
Sent: Tue, 16 Jun 2026 14:32:53 +1000
To: "City Planning" <cityplanning@ccc.tas.gov.au>
Subject: FW: TFS Response: - PDPSPAMEND-2026-061342 and 2024-048902 - 471 Cambridge Road and 520, 528 and 540 Pass Road, Cambridge
Categories: Kellie

Please upload this to 471 Cambridge Rd, 2024/048902 – as a representation –

Comments referring to site 1 in the e-mail below relate to the 471 Cambridge Rd application.

Thanks, Indra

PS – I'll upload the e-mail to the 520 Pass Road application and consider it as one of the authority referrals.....

Any questions – please come back to me.

Thanks, Indra



Indra Boss

Strategic Planner,
Project Lead – Droughty Peninsula Structure Plan
City of Clarence
a 38 Bligh Street | PO Box 96 Rosny Park TAS 7018
p 03 6217 9566 | **h** Mon-Fri 9:00am-5:30pm
w ccc.tas.gov.au

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From: Bushfire Planning & Policy <bfp@fire.tas.gov.au>
Sent: Tuesday, 16 June 2026 2:25 PM
To: Indra Boss <iboss@ccc.tas.gov.au>
Cc: Bushfire Planning & Policy <bfp@fire.tas.gov.au>
Subject: TFS Response: - PDPSPAMEND-2026-061342 and 2024-048902 - 471 Cambridge Road and 520, 528 and 540 Pass Road, Cambridge

This Message Is From an External Sender

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Good Afternoon Indra,

Thanks for this information. As these Planning Scheme Amendments deal with adjacent sites and are subject to the same draft Mornington Park Specific Area Plan (SAP), we've opted to address both proposals in the same response.

TFS have no objection to the 5 lot re-subdivision of land proposed through Application 2024-048902 (Site 1), subject to the measures outlined in the accompanying Bushfire Hazard Management Plan (MC Planners Pty Ltd. Ref 24111, dated 23/01/2024).

It is understood that the SAP ordinance (V2) circulated as part of Proposed Planning Scheme Amendment PDPSPAMEND-2026-061342 (Site 2) is ultimately proposed to supersede the SAP ordinance (V1) advertised to be applied to Site 1. On that basis it is unclear if the original SAP ordinance (V1) is still proposed as an interim measure and if any statutory weight is afforded to this document, should approval of these two amendments be staggered or if one of the proposals otherwise does not proceed.

Notwithstanding this, both versions of this ordinance present concerns.

It is unclear why V1 of the ordinance contains a requirement within A1 (c) to require a minimum lot size of 450sqm for lots impacted by the Bushfire-Prone Areas Code. While it can be presumed that this is to ensure perimeter lots are large enough to accommodate suitable separation distances from identified bushfire prone vegetation, the 450sqm figure appears as arbitrary and not suitably informed by a Bushfire Hazard Assessment.

The updated version of the proposed SAP (V2) instead proposes to ensure future subdivision layouts are consistent with figure CLA-SXX.1. The Planning Report provided with this updated SAP contains a 'Preliminary Bushfire Assessment' outlining that proposed lots are able to contain a 10m x 15m building envelope that is set-back a minimum of 15m from the southern boundary for a BAL-19 outcome. This is reflected in the 'Future Concept' Subdivision Plan prepared by Rogerson & Birch Surveyors and provided with the application.

A setback from the southern boundary with woodland interface is also provided on the BHMP prepared in support of the subdivision on Site 1 (that is the subject of 2024-061342), however this BHMP does not consider the creation of multiple lots along this interface. As the indicative lot layout is not dimensioned, it is not clear if the future lots can attain the necessary separation distances from bushfire-prone vegetation. Additionally, a number of lots within Site 1 along the existing shared boundary of the two sites appear reliant on interim hazard management control measures with Site 2, which have not been outlined within either set of documents. Similarly, multiple lots along the eastern boundary of Site 2 (Allotments 21, 22 and 27) also appear reliant on external

separation being provided on land that does not form part of the rezoning proposal. This approach does not support compliant bushfire outcomes.

The proposed wording of the SAP (V2) (8.1 - Developments Standards for Subdivision) as presented in PDPSPAMEND-2026-061342 tying any future subdivision outcomes to the Concept Plan referred to as CLA-SXX.1 at A1 as an acceptable solution does not appear based on a comprehensive Bushfire Hazard Assessment. As such, if minor amendments to the lot layout and dimensions to accommodate the findings of a more detailed Bushfire Hazard Assessment are required, the subdivision application would become discretionary and rely on the Performance Criteria.

TFS suggest there are two pathways forward: Removing the A1 requirement to develop land in accord with the draft Future Concept Layout, or otherwise ensure that the proposed allotment layouts are informed by a comprehensive Bushfire Hazard Assessment that addresses the above-outlined issues.

Please let me know if you have any queries or seek clarification on any of the above points.

Kind Regards,

Alex Duncan

Planning & Assessment Officer

Bushfire Risk Unit

Tasmania Fire Service

Service | Professionalism | Integrity | Consideration

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I live and work on unceded palawa land

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

Sent: Monday, 15 June 2026 1:16 PM

To: Bushfire Planning & Policy <bfp@fire.tas.gov.au>

Subject: RE: Urgent Courtesy Follow-up FW: Updated Link with Application documents for 520 Pass Road, Cambridge - PDPSPAMEND-2026-061342

Hi Alex – thanks for the update. If you wish to make a comment/representation to the 5 Lot subdivision on the adjoining land (471 Cambridge Rd et al) **that closes tomorrow 16/6/.**

I can wait until later this week for the comments/ feedback on 520 Pass Road.

Cheers, Indra



Indra Boss

Strategic Planner,
Project Lead – Droughty Peninsula Structure Plan
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From: Bushfire Planning & Policy <bfp@fire.tas.gov.au>

Sent: Monday, 15 June 2026 1:12 PM

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

Subject: RE: Urgent Courtesy Follow-up FW: Updated Link with Application documents for 520 Pass Road, Cambridge - PDPSPAMEND-2026-061342

This Message Is From an External Sender

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Good Afternoon Indra,

I've been reviewing this proposal in conjunction with the planning scheme amendment and 5 lot subdivision proposed on the adjoining land (471 Cambridge Road, 528 and 540 Pass Road Cambridge – PDPSPAMEND-2024/048902).

We should have a response to you by Wednesday, but please let me know if comments are required sooner.

Kind regards,

Alex Duncan

Planning & Assessment Officer

Bushfire Risk Unit

Tasmania Fire Service

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I live and work on unceded palawa land

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

Sent: Monday, 15 June 2026 1:03 PM

To: TasWater Development Mailbox <development@taswater.com.au>;
landuseplanning@tasnetworks.com.au; development@stategrowth.tas.gov.au; Bushfire Planning &
Policy <bfp@fire.tas.gov.au>; Conservation Assessments (DPIPWE)
<ConservationAssessments@nre.tas.gov.au>

Cc: Anita Bourn <anita.bourn@tasnetworks.com.au>; Armstrong, Claire (StateGrowth)
<Claire.Armstrong@stategrowth.tas.gov.au>

Subject: Urgent Courtesy Follow-up FW: Updated Link with Application documents for 520 Pass Road,
Cambridge - PDPSPAMEND-2026-061342

Importance: High

Dear Colleagues,

Could you please let me know when you'll be in a position to provide your comments and feedback on the above draft LPS Amendment application forwarded to you on 2 June.

Just double checking, given that there were technical hiccups with sending you the information.

If you are unable to provide me with comments by COB Monday 22 June, could you please provide a target date for me.

Any questions, please get back to me.

Thanks, Indra



Indra Boss

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Project Lead – Droughty Peninsula Structure Plan
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From: City Planning

Sent: Tuesday, 2 June 2026 9:41 AM

To: Environment Assessments <assessments@epa.tas.gov.au>; TasWater Development Mailbox <development@taswater.com.au>; landuseplanning@tasnetworks.com.au; development@stategrowth.tas.gov.au; Conservation Assessments

<conservationassessments@nre.tas.gov.au>; Bushfire Planning & Policy <bfp@fire.tas.gov.au>

Cc: Indra Boss <iboss@ccc.tas.gov.au>; Anita Bourn <anita.bourn@tasnetworks.com.au>; Armstrong, Claire <claire.armstrong@stategrowth.tas.gov.au>

Subject: Updated Link with Application documents for 520 Pass Road, Cambridge - PDPSPAMEND-2026

Importance: High

Dear Colleagues, it appears that there were problems with the zip file attachment for the above draft LPS amendment application forwarded to you on 1 June 2026.

I have recreated the zip file and provide the following link (given its size) for you.

Click on the link to access the generated batch document.

[REDACTED]

Please note, the document generation may still be in progress.

This link will expire on 22 June 2026, 9:37 AM (UTC+10:00) Hobart.

Can you please confirm not only that you have received this e-mail, but that you have access to the application documents.

If there are further problems, please let me know asap.

Kind regards, Indra



Indra Boss

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Project Lead – Droughty Peninsula Structure Plan
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