

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE:

175 CARLTON RIVER ROAD, CARLTON

PROPOSED DEVELOPMENT:

BOUNDARY ADJUSTMENT

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 17th November 2025**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 17th November 2025**.

APPLICATION NO: 7.2025.14.1
DATE: 31 OCTOBER 2025

Part B: Please note that Part B of this form is publicly exhibited.

Full description of Proposal:	Use:
	Development: Proposed Boundary Adjustment
	Large or complex proposals should be described in a letter or planning report.
Design and construction cost of proposal: \$	

Is all, or some the work already constructed:	No: ☐ Yes: ☐
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Location of proposed works:	Street address: 175 Carlton River Road
	Suburb: CARLTON Postcode: 7173
	Certificate of Title(s) Volume: 61668 Folio: 3 & 4

Current Use of Site	Residential
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Current Owner/s:	Name(s) Mathew Sydney & Bronwen Anne Cowen
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Is the Property on the Tasmanian Heritage Register?	No: ☒ Yes: ☐	If yes, please provide written advice from Heritage Tasmania
Is the proposal to be carried out in more than one stage?	No: ☒ Yes: ☐	If yes, please clearly describe in plans
Have any potentially contaminating uses been undertaken on the site?	No: ☒ Yes: ☐	If yes, please complete the Additional Information for Non-Residential Use
Is any vegetation proposed to be removed?	No: ☐ Yes: ☐	If yes, please ensure plans clearly show area to be impacted
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☐ Yes: ☐	If yes, please complete the Council or Crown land section on page 3
If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form https://www.sorell.tas.gov.au/services/engineering/		



Part B continued: Please note that Part B of this form is publicly exhibited

Declarations and acknowledgements	
- I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. - I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. - I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. - I/we declare that, in accordance with s52(1) of the <i>Land Use Planning and Approvals Act 1993</i>, that I have notified the owner(s) of the intention to make this application. - I/we declare that the information in this application is true and correct. <i>Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.</i>	
- I/we 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 exhibition, 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. - Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent.	
Applicant Signature:	Signature:  Date: <u>28/7/25</u>

Crown or General Manager Land Owner Consent	
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the <i>Land Use Planning and Approvals Act 1993</i>). Please note: - If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au - If the application involves Crown land you will also need a letter of consent. - Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.	
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____	
Signature of General Manager, Minister or Delegate:	Signature: _____ Date: _____



SEARCH OF TORRENS TITLE

VOLUME 61668	FOLIO 3
EDITION 5	DATE OF ISSUE 11-Feb-2016

SEARCH DATE : 28-Jul-2025

SEARCH TIME : 03.29 PM

DESCRIPTION OF LAND

Parish of FORCETT, Land District of PEMBROKE
Lot 3 on Sealed Plan [61668](#) (formerly being SP628)
Derivation : Part of Lot 17409 Gtd. to W.N. Holmes
Prior CT [2163/70](#)

SCHEDULE 1

[C296485](#) [E36093](#) MATHEW SYDNEY COWEN and BRONWEN ANNE COWEN
Registered 11-Feb-2016 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP [61668](#) FENCING COVENANT in Schedule of Easements
[A430621](#) FENCING PROVISION in Transfer
[C296486](#) MORTGAGE to Commonwealth Bank of Australia
Registered 28-May-2001 at 12.01 PM
[C754940](#) MORTGAGE to Commonwealth Bank of Australia
Registered 30-Jan-2007 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SEARCH OF TORRENS TITLE

VOLUME 61668	FOLIO 4
EDITION 2	DATE OF ISSUE 11-Dec-2023

SEARCH DATE : 28-Jul-2025

SEARCH TIME : 03.30 PM

DESCRIPTION OF LAND

Parish of FORCETT, Land District of PEMBROKE
Lot 4 on Sealed Plan [61668](#) (formerly being SP628)
Derivation : Part of Lot 17409 Gtd. to W.N. Holmes
Prior CT [2163/71](#)

SCHEDULE 1

[N167381](#) TRANSFER to MATHEW SYDNEY COWEN and BRONWEN ANNE
COWEN Registered 11-Dec-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP [61668](#) FENCING COVENANT in Schedule of Easements
[A482018](#) FENCING PROVISION in Transfer
[E368209](#) MORTGAGE to Commonwealth Bank of Australia
Registered 11-Dec-2023 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Sheet of Sheets
SCHEDULE OF EASEMENTSThis is the schedule of easements attached to the plan of
Lots 1 to 6 comprising part of the land inCertificate of Title V.962/F.96 Sealed by
(insert title reference)Municipality of Sorell on 11th November 1965

Office use

PLAN No.

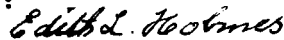
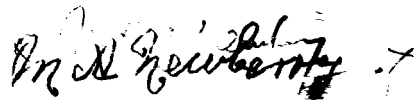
S.P.628


Council Clerk/Town Clerk**COVENANTS :**

The owner of each lot shown on the plan covenants with the Vendor, Marion Ada NEWBERRY that the ^{Vendor} ~~said Marion Ada NEWBERRY~~ shall not be required to fence.

No easements no profits a prendre and no other covenants are created to benefit or burden the lots shown on the plan.

SIGNED by Marion Ada NEWBERRY the Registered Proprietor of the land contained in Certificate of Title Volume 962 Folio 96
in the presence of :


Edith L. Hoobmes**WRITE ON THIS SIDE OF THE PAPER ONLY**



SCHEDULE OF EASEMENTS

Sheet of Sheets

This is the schedule of easements attached to the plan of
 Lots 1 to 6 comprising part of the land in

Certificate of Title V.962/F.96 Sealed by
 (insert title reference)

Municipality of Sorell on 11th November 1965

Office use
 PLAN No.
S.P.628

Council Clerk/Town Clerk

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The owner of each lot shown on the plan covenants with the Vendor, Marion Ada NEWBERRY that the ~~said Marion Ada NEWBERRY~~ shall not be required to fence.

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SIGNED by Marion Ada NEWBERRY the Registered Proprietor of the land contained in Certificate of Title Volume 962 Folio 96 in the presence of :

Edith L. Hoobmes

M. A. Newberry

Sorell Council
 Development Application: 7.202514.1 -
 Boundary Adjustment - 175 Carlton River Road,
 Carlton - P1.pdf
 Plans Reference: P1
 Date Received: 28/07/2025

WRITE ON THIS SIDE OF THE PAPER ONLY

DIAGRAM FROM ACTUAL SURVEY

COUNTY OF PEMBROKE
PARISH OF FORCETT
TOWN OF CARLTON

Affidavit 23/12/65
No. OF APPLICATION _____

Portion of Lot 17409 247° 2' 10" W.N.Holmes Pur.
Scale 300 feet to an inch

M.A. Newberry 962-965.

REGISTERED NUMBER
61668

Located to G. Wise.
(Not R. P. Act).
(D. 25778)

Irrigated Post & wire fence (30 yrs) 90° 16' 30"
Irrigated Post & wire fence (60 yrs) 90° 16' 30"

M. A. Newberry Owner.
(S.P. 9213)
(P. 19822)
(S.P. 2926)
(S.P. 6952)
(S.P. 3035)
(S.P. 28049)
(S.P. 1169.)

DEPUTY RECORDER OF TITLES
M. A. Newberry
DEPUTY RECORDER OF TITLES

SEALED PLAN No. 628
EFFECTIVE FROM 8-3-66

Office examination:
Survey commenced 7-7-65
Survey finished
Error of close 1 in See Calc.
Plotted by
Examined as to boundaries
Mathematically checked
Entered on Card by

Dated this 22nd day of Feb., 1966 Authorised Surveyor.

APPROVAL BY LOCAL AUTHORITY
The Common Seal of the Municipality of Sorell has been hereunto affixed in the presence of us this 11th day of November one thousand nine hundred and sixty-five in pursuance of authorisation given at a meeting of the Council held on the 11th day of November 1965.
Warden
Council Clerk

DIAGRAM FROM ACTUAL SURVEY

COUNTY OF PEMBROKE
PARISH OF FORCETT
TOWN OF GARLTON

Filed by *Sorell Min*
Lodged at the Lands Titles Office
on _____
at _____
Receipt No. _____
Receiving Clerk _____

Portion of Lot 17409, 247A 2R 10P W.N. Holmes Pur.
Scale 300 feet to an inch

REGISTERED NUMBER
61668

Located to G. Wise.
(Not R. P. Act)
(D. 25778)

Irreg. 16 wire, fca (30 yrs)
Irreg. 16 wire, fca (60 yrs)

M.A. Newberry 962-962
DODGES FERRY
M.A. Newberry Owner (S.P. 2926)

6. A.R.P. 7-2-2¹⁰
A.R.P. 5-1-0¹⁰
A.R.P. 5-0-28¹⁰
A.R.P. 4-2-32¹⁰
A.R.P. 4-3-32¹⁰
A.R.P. 5-0-7¹⁰

(P. 19822)
M.A. Newberry Owner
Pub. Road 1 Ch. W. 100' Wide
(Proc. 2977)
(P. 126473) (S.P. 3035)
(S.P. 36931) (S.P. 28049)
(S.P. 1169)

SEALED PLAN No. 628
EFFECTIVE FROM 8-3-66
DEPUTY RECORDER OF TITLES *Mitchinson*

To be filled in by Surveyor:
Survey commenced 7-7-65
Survey finished
Error of close 1 in See Calc.
Plotted by
Examined as to boundaries
Mathematically checked
Entered on Card by

1, Geoffrey William Griggs
of No 295 Elizabeth Street Hobart
Registered Surveyor, of Tasmania, do hereby certify
that this plan has been made from surveys executed
by me or under my own personal supervision,
inspection, and field check, and that both plan and
survey are correct, and have been made in
accordance with the Land Surveyors' By-Law No. 2,
dated 3rd July, 1946.

Dated this 22nd day of Feb., 1966
Authorised Surveyor.

APPROVAL BY LOCAL AUTHORITY
The Common Seal of the Municipality of Sorell has been hereunto affixed in the presence of this *eleventh* day of *November* one thousand nine hundred and sixty *five* in pursuance of authorisation given at a meeting of the Council held on the *eleventh* day of *November* 1965
Warden
Council Clerk



23/09/2025

Sorell Council
47 Cole Street
SORELL TAS 7172
Attention: Shane Wells

Dear Sir,

175 CARLTON RIVER ROAD, CARLTON 5.2025-14.1
Boundary Fence Relocation – Flood Overlay and Priority Vegetation Overlay

I am writing to confirm that the proposed relocation of the boundary fence will not affect either the flood overlay or the priority vegetation overlay that applies to the property.

The area mapped as *priority vegetation* consists of sparse (DAC) Eucalyptus amygdalina coastal forest and woodland. The site has a long history of management comprising slashing of bracken understory and removal of dead fallen or un-structural trees. There remain 20-25 medium size trees 20-40m apart. Recently the area has been tilled to remove bracken and replant with grass. The boundary adjustment involves moving an agricultural fence. No clearing or trees are affected.

The *flood overlay* relates only to minor ponding that is confined to a small section of the property. The property is on a slight hill and comprises sandy soils overlaying hard pan. After prolonged period of wet weather the soakage potential of the sand is exceeded. There is a slight depression adjacent to the road possibly caused by the construction of Carlton River Road blocking the natural flow path northwards. Ponding occurs before soaking away. The ponding recharges the groundwater and benefits the trees in an otherwise dry area. The ponding is not a hazard as it is less than 100mm deep and does not affect development of the property which would be to the rear of the property.

The proposed boundary change does not affect the overlays nor do the overlays impact future development potential of the land.

Yours Faithfully

A handwritten signature in black ink, appearing to read "Hein Poortenaar", is written over a light blue grid background.

Hein Poortenaar
Poortenaar Consulting Pty Ltd



Sorell Council

Development Application: 7.2025.14.1 -
Response to Request For Information - 175
Carlton River Road, Carlton - P2.pdf
Plans Reference: P2
Date received: 27/10/2025



BUSHFIRE ASSESSMENT REPORT

Proposed Boundary Adjustment

Address: 175 Carlton River Road, Carlton TAS 7173

Title References: C.T.61668/3 & C.T.61668/4



Prepared by James Rogerson, Bushfire Hazard Practitioner
(BFP-161)

VERSION – 1.0

Date: 14/10/2025



Sorell Council

Development Application: 7.2025.14.1 -
Response to Request For Information - 175
Carlton River Road, Carlton - P2.pdf
Plans Reference: P2
Date received: 27/10/2025



Contents

INTRODUCTION	3
1.1 Background.....	3
1.2 Scope	3
1.3 Scope of BFP Accreditation	3
1.4 Limitations	4
1.5 Proposal.....	4
2 PRE-FIELD ASSESSMENT	4
2.1 Site Details.....	4
2.2 TASVEG Live.....	6
3 SITE ASSESSMENT	7
3.1 Bushfire Hazard Assessment	7
3.2 Vegetation and Effective Slope	7
3.3 Bushfire Attack Level (BAL)	11
3.4 Definition of BAL-LOW	12
4 BUSHFIRE PROTECTION MEASURES.....	13
4.1 Hazard Management Areas (HMA)	13
4.2 Public and Fire Fighting Access	14
4.3 Water Supply for Fire Fighting	16
4.4 Construction Standards.....	18
5 STATUTORY COMPLIANCE	19
6 CONCLUSION & RECOMMENDATIONS	20
7 REFERENCES	20
8 APPENDIX A – SITE PHOTOS.....	21
9 APPENDIX B – SUBDIVISION PROPOSAL PLAN	25
10 APPENDIX C – BUSHFIRE HAZARD MANAGEMENT PLAN	26
11 APPENDIX D – PLANNING CERTIFICATE	27

Disclaimer: The information contained within this report is based on the instructions of AS 3959-2018 the standard states that “Although this Standard is designed to improve the performance of building when subjected to bushfire attack in a designated bushfire-prone area there can be no guarantee that a building will survive a bushfire event of every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions.” (Standards Australia Limited, 2011)

INTRODUCTION

1.1 Background

This Bushfire Hazard Report and associated Bushfire Hazard Management Plan (BHMP) has been prepared by James Rogerson of Rogerson of *JR Bushfire Assessments*, for Rogerson & Birch Surveyors on behalf of the proponent to form part of supporting documentation for the proposed boundary adjustment of 175 Carlton River Road, Carlton. Under the Tasmanian Planning Scheme – Sorell (TPS) and C13.0 Bushfire-Prone Areas Code it is a requirement that a subdivision application within a bushfire-prone area must accomplish a minimum Bushfire Attack Level (BAL) rating of BAL-19 for all future dwellings on newly formed allotments. This report also includes an associated BHMP which is also a requirement under C13.0.

The proposed development is within a Bushfire-Prone Area overlay and there is bushfire-prone vegetation within 100m from the site. Therefore, this site is within a bushfire-prone area.

1.2 Scope

This Bushfire Report offers an investigation and assessment of the bushfire risk to establish the level of bushfire threat and vulnerability on the land for the purpose of subdivision. This report includes the following:

- A description of the land and adjacent land, and description of the use or development that may be at threat by a bushfire on the subject site.
- Calculates the level of a bushfire threat and offers opinions for bushfire mitigation measures that are consistent with AS3959:2018 and C13.0.
- Subdivision Proposal Plan (Appendix B)
- Bushfire Hazard Management Plan (Appendix C)
- Planning Certificate (Appendix D)

1.3 Scope of BFP Accreditation

I, James Rogerson, am an accredited Bushfire Practitioner (BFP-161) to assess bushfire hazards and endorse BHMP's under the the *Chief Officers Scheme for the Accreditation of Bushfire Hazard Practitioners*. I have successfully completed the *Planning for Bushfire Prone Areas Short Course* at University of Technology Sydney.



1.4 Limitations

The site assessment has been conducted and report written on the understanding that:

- The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report.
- The report only classifies the size, volume and status of the vegetation at the time the site assessment was conducted.
- Impacts on future development and vegetation growth have not been considered in this report. No action or reliance is to be placed on this report, other than which it was commissioned.

1.5 Proposal

The proposal is for the boundary adjustment of C.T.61668/3 and C.T.61668/4 where C.T.61668/3 is gaining approximately 5,800m² from C.T.61668/4. See proposal plan (Appendix B).

2 PRE-FIELD ASSESSMENT

2.1 Site Details

Table 1

Owner Name(s)	Mathew S. & Bronwen A. Cowen
Location	175 Carlton River Road, Carlton TAS 7173
Title Reference	C.T.61668/3 & C.T.61668/4
Property ID	9138884
Municipality	Sorell
Zoning	11 Rural Living Zone D
Planning Overlays	13 – Bushfire-prone Areas Code, 7 – Natural Assets Code & 12 – Flood-prone Areas Code
Water Supply for Firefighting	The property is not serviced by reticulated water
Public Access	Access to the development is off Carlton River Road.
Fire History	No record fires on the LIST within the vicinity of the property.
Existing Development	Existing dwelling, various Sheds, pool and gravel private driveways.

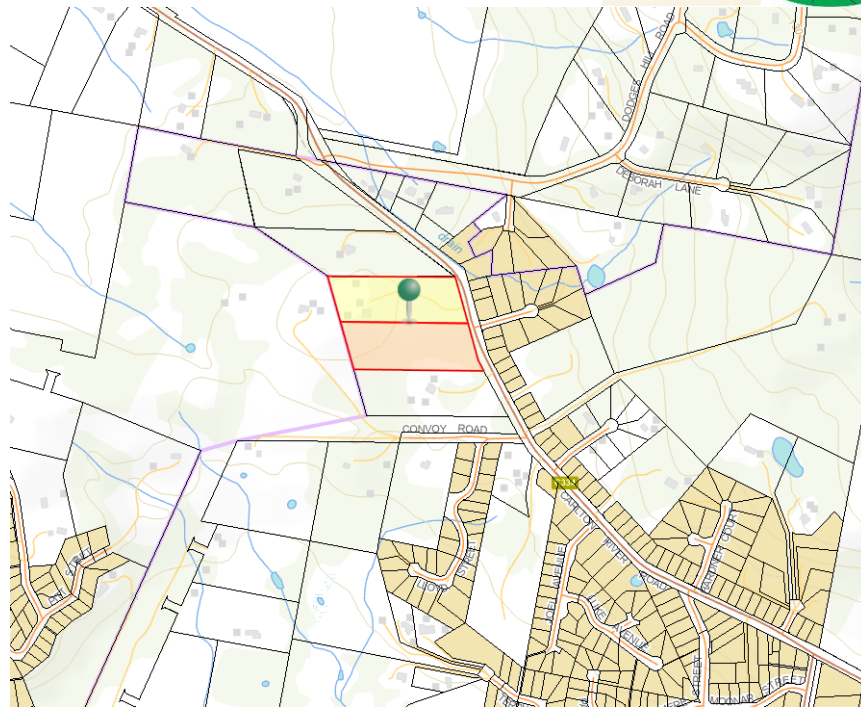


Figure 1 - Location of subject site. Source: The LIST, © State of Tasmania



Figure 2 - Planning Scheme Zoning of site and surrounding properties. Source: The LIST, © State of Tasmania

2.2 TASVEG Live

There are three classified vegetation communities on the subject site, and the same communities on the surrounding land and parcels. Figure 3 below shows the classified vegetation from TASVEG Live (Source: The LIST).

Please note that TASVEG Live classification does not necessarily reflect ground conditions.

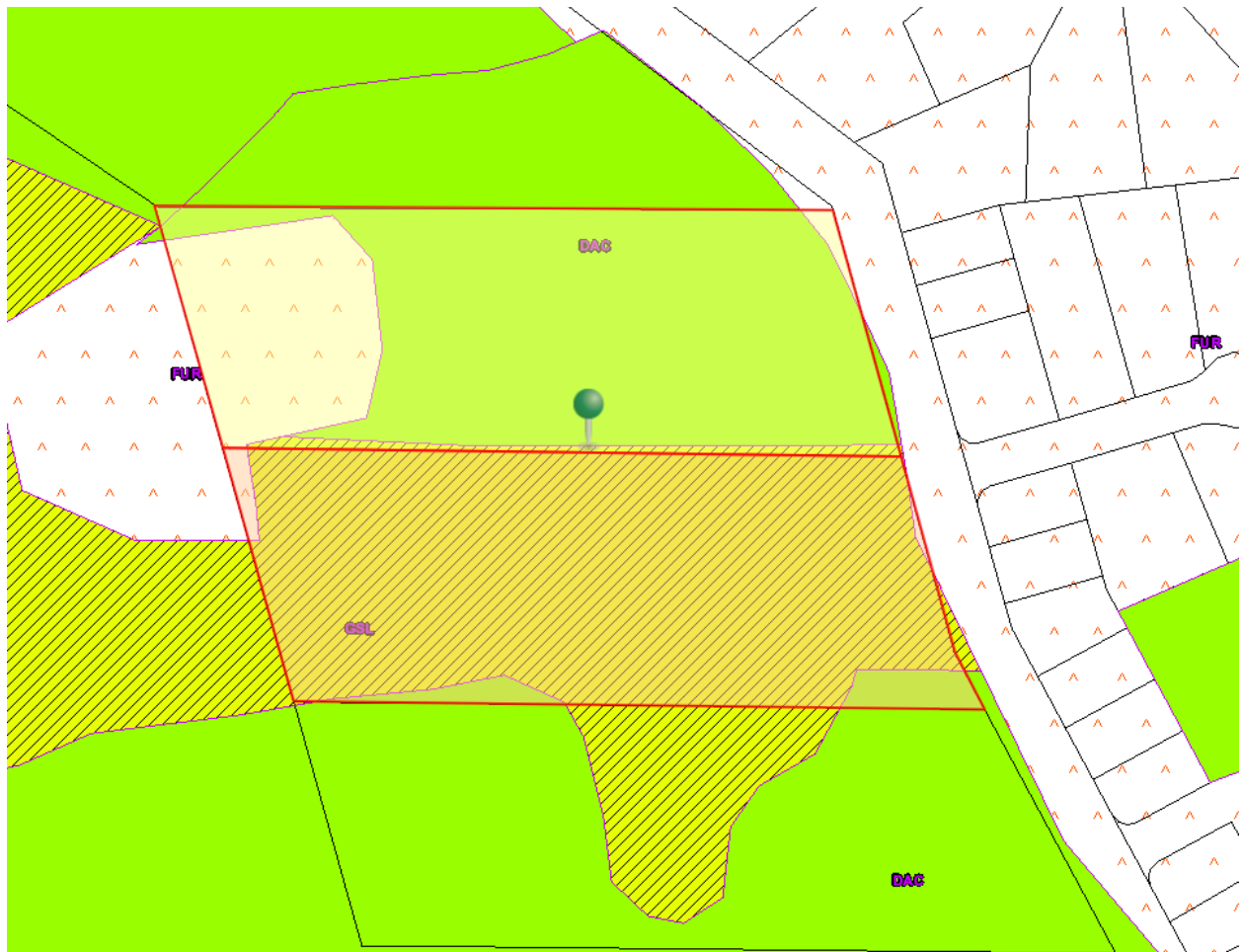


Figure 3 – TASVEG Live communities on subject site and surrounding land. FUR – Urban areas, DAC – *Eucalyptus amygdalina* coastal forest and woodland, GSL – Lowland sedgy grassland



3 SITE ASSESSMENT

The site assessment was conducted by James Rogerson (BFP-161) on the 14th of September 2025.

3.1 Bushfire Hazard Assessment

C13.0 Bushfire Prone Areas Code defines Bushfire-prone areas as follows;

- a) Land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or*
- b) Where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on such map, land that is within 100m of an area of bushfire –prone vegetation equal or greater than 1ha.*

The subject site is within a bushfire-prone areas overlay of C13.0, and the subject site is within 100m of an area of bushfire-prone vegetation equal or greater than 1ha. Therefore, this proposed subdivision is within a bushfire-prone area as per C13.0.

For the purposes of the BAL Assessment, vegetation within 100m of the proposed subdivision site was assessed and classified in accordance with AS3959:2018 Simplified Procedure (Method 1) (relevant fire danger index: 50-which applies across Tasmania).

BUSHFIRE THREAT DIRECTION

Bushfire threat to this development is from the **GROUP B WOODLAND FUEL** within, north and south the property. Additional threat is from the **GROUP G GRASSLAND FUEL** west of the property.

Prevailing Winds: The prevailing winds for this site are primarily westerly, north westerly.

3.2 Vegetation and Effective Slope

Vegetation and relevant effective slopes within 100m of the proposed subdivision have been inspected and classified in accordance with AS 3959:2018. Effective Slope refers to the slope of the land underneath the classified bushfire-prone vegetation relative to the building site and not the slope between the vegetation and the building site. The effective slope affects a fires rate of spread and flame length and is an acute aspect of bushfire behaviour.



WITHIN THE PROPERTY BDY & PROPERTY DESCRIPTION

The development site is located in the northern part of the suburb of Carlton. The property is located east of Dodges Ferry, southwest of Dodges Hill and is on the west side of Carlton River Road. The terrain within the site is gentle, sloping to the easterly down the hill. The site hosts an existing Class 1a dwelling, various Class 10a sheds, a pool, and all-weather gravel driveways.

The land directly surrounding the dwelling and sheds is used as private open space (POS) and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. Outside of the POS, excluding the driveway, the remainder of existing title C.T.61668/3 is covered with Eucalyptus that are <10m high, have a foliage cover of <30% and an understory of grass and is therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018. The remainder of the development has been cleared of all low grass and scrub, leaving behind just dirt and the existing standing eucalyptus trees. The group of trees closest to the road are grouped together and still have and are classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018. The western portion has less trees and with the cleared land as dirt the land here is classed as LOW THREAT VEGETATION per Clause 2.2.3.2 (f) of AS3959:2018.

NORTH OF THE SITE PROPERTY BDY

To the north of the boundary (across slope) is various developed, medium-sized Rual Living Zone D and Low Density Residential zoned properties. All these properties consist of Class 1a dwellings, in addition to various Class 10a sheds, formed driveways and landscaped gardens. The land directly surrounding the dwellings is used as POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The remainder of these properties are vegetated with Eucalyptus that are <10m high, have a foliage cover of <30% and an understory of grass and is therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018.

EAST OF THE SITE PROPERTY BDY

To the east of the boundary (across slope) there are various developed and vacant, small and large sized Low Density Residential Zone zoned lots. The developed properties consist of Class 1a dwellings, in addition to various Class 10a sheds, formed driveways and landscaped gardens. The land directly surrounding the dwellings is used as POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. Outside of the POS is also managed land due to small size of the blocks and is therefore classed as LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The vacant blocks covered with grass is classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018 and the vacant blocks covered with Eucalyptus are therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018.



SOUTH OF THE SITE PROPERTY BDY

To the south of the boundary (across slope) is 209 Carlton River Road, which is a developed, medium-sized Rural Living Zone D zoned residential lot, consisting of a Class 1a dwelling, in addition to various Class 10a sheds, formed driveways and landscaped gardens. The land directly surrounding the dwellings is used as POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The remainder of this property is vegetated with Eucalyptus that are <10m high, have a foliage cover of <30% and an understory of grass and is therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018.

WEST OF THE SITE PROPERTY BDY

To the west of the boundary (upslope & across slope) is 13 Convoy Road, which is a developed, large-sized Rural Living Zone D zoned residential lot, consisting of a Class 1a dwelling, in addition to various Class 10a sheds, formed driveways and landscaped gardens. The land directly surrounding the dwellings is used as POS and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. There are patches of pasture grasses outside the POS, which are unmanaged and classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. The remainder of this property is vegetated with Eucalyptus that are <10m high, have a foliage cover of <30% and an understory of grass and is therefore classed as GROUP B WOODLAND per Table 2.3 of

Figure 4 below shows the relationship between the subject site and the surrounding vegetation.

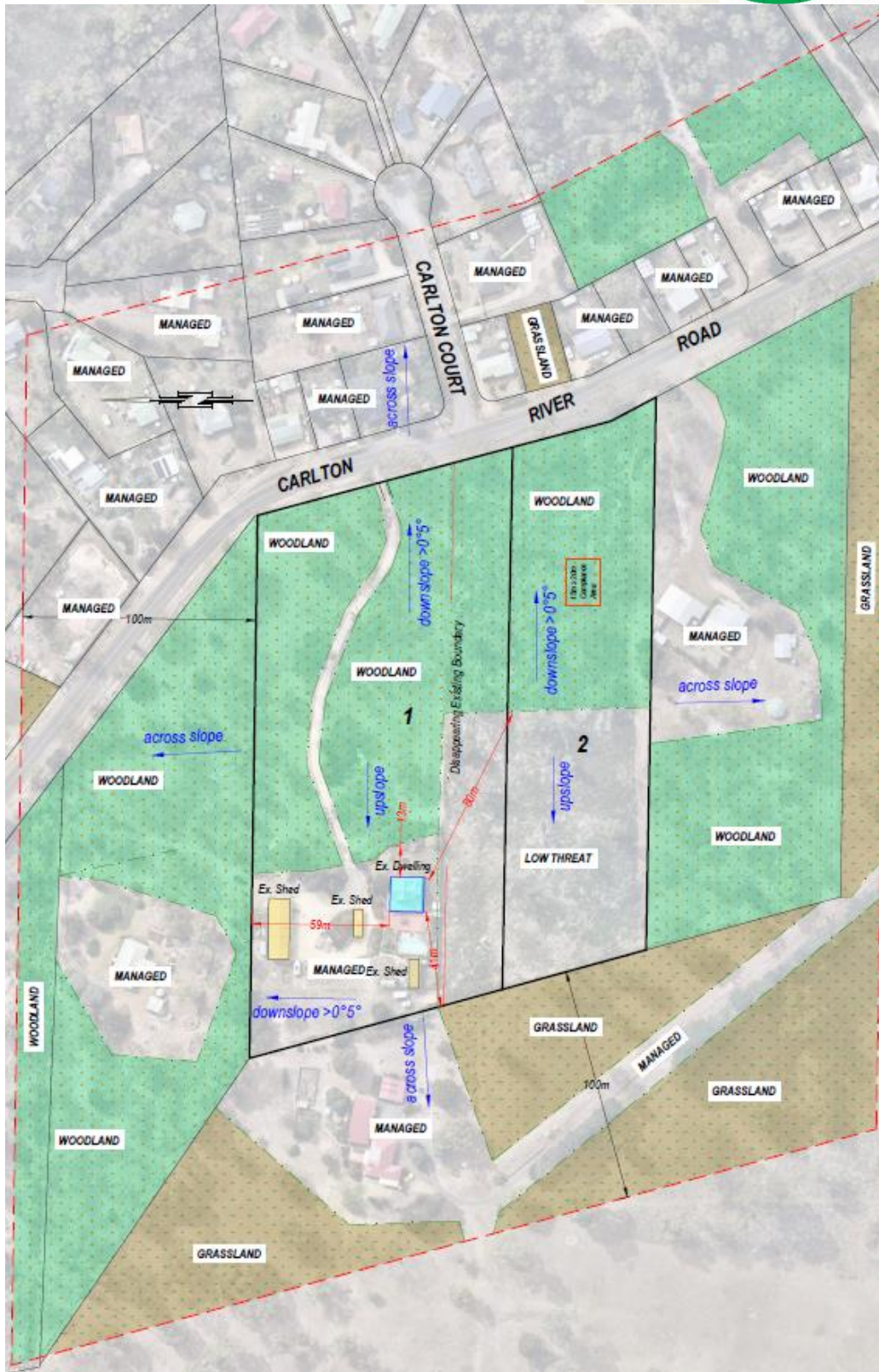


Figure 4 – Classified vegetation within 100m of the building areas (not to scale)

3.3 Bushfire Attack Level (BAL)

Table 2 - BAL rating for each lot and required separation distances

LOT 1 – EX. DWELLING (Existing Separation)				
DIRECTION OF SLOPE	N	E	S	W
Vegetation Classification	MANAGED WOODLAND	MANAGED WOODLAND	MANAGED LOW THREAT WOODLAND	MANAGED GRASSLAND
Existing Horizontal distance to classified vegetation	38m-100m (B)	13m-100m (B)	95m-100m (B)	41m-100m (G)
Effective Slope under vegetation	Downslope >0°-5° & across slope	Downslope >0°-5°	Across slope	Upslope/across
Exemption				
Current BAL value for each side of the site	BAL-12.5	BAL-29	BAL-12.5	BAL-12.5
Separation distances to achieve BAL-19	18m	18m	15m	10m
Separation distances to achieve BAL-12.5	26m	26m	22m	14m

LOT 2 – Vacant (Proposed Building Area Separation)				
DIRECTION OF SLOPE	N	E	S	W
Vegetation Classification	WOODLAND	WOODLAND MANAGED GRASSLAND	WOODLAND MANAGED	WOODLAND LOW THREAT
Existing Horizontal distance to classified vegetation	0m-100m (B)	0m-56m (B) 73m-100m (G)	0m-22m & 49m-100m (B)	0m-44m (B)
Effective Slope under vegetation	Upslope/across	Downslope >0°-5° Across slope	Across slope	Upslope
Exemption				
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	15m	18m	15m	15m
Separation distances to achieve BAL-12.5	22m	26m	22m	22m



3.4 Definition of BAL-LOW

Bushfire Attack Level shall be classified BAL-LOW per Section 2.2.3.2 of AS3959:2018 where the vegetation is one or a combination of any of the following Exemptions:

- Vegetation of any type that is more than 100m from the site.
- Single areas of vegetation less than 1 hectare in area and not within 100m of other areas of vegetation being classified.
- Multiple areas of vegetation less than 0.25 ha in area and not within 20m of the site, or each other.
- Strips of vegetation less than 20m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20m of the site or each other, or other areas of vegetation being classified.
- Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100mm).

The BAL level will also be classified as BAL-LOW if Grassland fuel is >50m from the site for any effective slope per Table 2.6 of AS3959:2018.

Due to some existing developed and managed land, some separations distances are already achieved.

Where there were multiple fuel classifications and effective slopes, the predominant fuel and slope have been used in the BAL table above.

BAL ratings are as stated below:

BAL LOW	BAL 12.5	BAL 19	BAL 29	BAL 40	BAL FZ
There is insufficient risk to warrant any specific construction requirements, but there is still some risk	Ember attack and radiant heat below 12.5 kW/m ²	Increasing ember attack and windborne debris, radiant heat between 12.5 kW/m ² and 19 kW/m ²	Increasing ember attack and windborne debris, radiant heat between 19kW/m ² and 29 kW/m ²	Increasing ember attack and windborne debris, radiant heat between 29 kW/m ² and 40 kW/m ² . Exposure to flames from fire front likely	Direct Exposure to flames, radiant heat and embers from the fire front



4 BUSHFIRE PROTECTION MEASURES

4.1 Hazard Management Areas (HMA)

Hazard Management Area as described in the Code “*maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire*”. Also as described from Note 1 of AS3959:2018 Clause 2.2.3.2 “*Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm)*”.

Compliance to C13.6.1

The building areas within both lots require a HMA to be established and maintained between the bushfire vegetation and the area at a distance equal to, or greater than specified for the Bushfire Attack Level in Table 2.6 of AS3959:2018.

Due to the size of each lot, only the building areas require an HMA.

The HMA for Lot 1 to be implemented prior to sealing of titles and prior to occupancy of a future habitable dwelling for Lot 2.

Requisite fuel management is required for both lots to achieve BAL-19 compliance.

Minimum separation distances for each lot are stated below.

LOT 1 – Ex. Dwelling (Required Separation)				
Aspect	N	E	S	W
BAL-19	18m	18m	15m	10m
BAL-12.5	26m	26m	22m	14m

LOT 2 – Vacant (Proposed Building Area Separation)				
Aspect	N	E	S	W
BAL-19	15m	18m	15m	15m
BAL-12.5	22m	26m	22m	22m

The Tasmanian Fire Service provides the following advice regarding the implementation and maintenance of Hazard management areas:

- Removing of fallen limbs, sticks, leaf and bark litter
- Maintaining grass at less than a 100mm height
- Removing pine bark and other flammable mulch (especially from against buildings)
- Thinning out understory vegetation to provide horizontal separation between fuels
- Pruning low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers
- Pruning larger trees to maintain horizontal separation between canopies
- Minimize the storage of flammable materials such as firewood
- Maintaining vegetation clearance around vehicular access and water supply points
- Use of low-flammability species for landscaping purposes where appropriate
- Clearing out any accumulated leaf and other debris from roof gutters.

Additional site-specific fuel reduction or management may be required. An effective hazard management area does not require removal of all vegetation. Rather, vegetation must be designed and maintained in a way that limits opportunity for vertical and horizontal fire spread in the vicinity of the building being protected. Retaining some established trees can even be beneficial in terms of protecting the building from wind and ember attack

4.2 Public and Fire Fighting Access

Public Access

The proposed development fronts Carlton River Road. Carlton River Road is bitumen, maintained by the Council. The public road is approximately 6m wide. No upgrades are required to the public road and the public road complies with public access road requirements.

Property Access

Current Conditions:

Lot 1

Existing access into Lot 1 is a gravel all-weather driveway, which runs perpendicular off Carlton River Road and snakes up to the north side of the dwelling and terminates with a turning area. The approximate distance of the existing access to Lot 1 including the turning loop is 250m with a nominal carriage way width of 3-4m.

Lot 2

At present, there is no private driveway for Lot 2.



Figure 5 – (part of) existing access to Lot 2

Compliance to C13.6.2

Lot 1

Existing access to the building area within Lot 1 is >200m and access is required for a fire appliance. The existing access is only 3m-4m wide, thus minor upgrades to widen any section <3m to reach the minimum 4m required width per the Code, plus the addition of a passing bay. However, there is existing room available for a turning head for a fire appliance, thus ruling out the need to construct one. Therefore, upon compliance with Table 3 (below) private access for Lot 1 will comply with Acceptable Solution A1 and Table 13.2 (C) of C13.0.

Construction of the minor access upgrades and the passing bay must be constructed prior to sealing of titles.

Lot 2

Access to Lot 2 will be >30m but <200m. The access must comply with the Acceptable solution A1 and Table 13.2 (B) of C13.0. Therefore, upon compliance with Table 3 (below) private access for Lot 2 will comply with Acceptable Solution A1 and Table 13.2 (B) of C13.0.

Construction of the access must be constructed prior to occupancy of a future habitable dwelling.

Table 3 - Requirements for access length greater than 30m & <200m & >200m

Access Standards: (access length >30m and <200m)

- a) All-weather construction;
- b) Load capacity of at least 20 t, including 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 less than 3 degrees (1:20 or 5%)
- g) Dips less than 7 degrees (1:8 or 12.5%);
- 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 road; 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
 - iii. A hammerhead 'T' or 'Y' turning head 4m wide and 8m long.

Access Standards: (access length >200m)

- k) All the above; and
- l) Passing bays are constructed every 200m of additional 2m in width of a length of 20m.

4.3 Water Supply for Fire Fighting

Current Conditions:

Site assessment confirmed the property is not serviced by reticulated water.

Compliance to C13.6.3

Both lots

Both lots must be provided with a firefighting water supply that meets the requirements for Acceptable Solution A2 of section C13.6.3 and Table C13.5.

Firefighting water supply requirements for Lot 1 must be installed prior to sealing of titles and prior to occupancy of a future habitable dwelling for Lot 2.

Static water supply requirements are outlined in Table 4 below which is per C13.6.3 and Table C13.5.

Table 4 – Requirements for Static Water Supply per C13.6.3 and Table C13.5

- | |
|--|
| <p>A. <u>Distance between building area to be protected and water supply</u></p> <ul style="list-style-type: none"> a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; 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 <p>B. <u>Static Water supplies</u></p> <ul style="list-style-type: none"> a) may have a remotely located offtake connected to the static water supply; b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; c) must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; d) must be metal, concrete or lagged by non-combustible materials if above ground; and e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6mm thickness. <p>C. <u>Fittings, pipework and accessories (including stands and tank supports)</u></p> <p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> (a) have a minimum nominal internal diameter of 50mm; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm [S1]; (e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) ensure the coupling is accessible and available for connection at all times; (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) if a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) visible; (ii) accessible to allow connection by fire fighting equipment; (iii) at a working height of 450 – 600mm above ground level; and (iv) protected from possible damage, including damage by vehicles. <p>D. <u>Signage for static water connections</u></p> <p>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:</p> <ul style="list-style-type: none"> a) comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or |
|--|

- b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.

E. Hardstand

A hardstand area for fire appliances must be:

- a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
- b) no closer than 6m from the building area to be protected;
- c) 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.

4.4 Construction Standards

Existing and future habitable dwellings within the specified building areas on each lot must be designed and constructed to the minimum BAL ratings specified in the BHMP (Appendix C) and to BAL construction standards in accordance with AS3959:2018 or subsequent edition as applicable at the time of building approval.

The BAL-19 building setback lines on the BHMP define the minimum setbacks for habitable buildings.

Future Class 10a buildings within 6m of a Class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.

5 STATUTORY COMPLIANCE

The applicable bushfire requirements are specified in C13.0 – Bushfire-Prone Areas Code.

Clause	Compliance
E1.4 Use or development exempt from this code	N/A
E1.5 Use Standards	
E1.5.1 Vulnerable Uses	N/A
E1.5.2 Hazardous Uses	N/A
E1.6 Development Standards for Subdivision	
E1.6.1 Provision of Hazard Management Areas.	To comply with the Acceptable Solution A1, the proposed plan of subdivision must; • Show building areas for each lot; and • Show hazard management areas between these building areas and that of the bushfire vegetation with the separation distances required for BAL 19 in Table 2.6 of <i>Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas</i>. The BHMP demonstrates that both lots can accommodate a BAL rating of BAL-19 with on-site vegetation managing clearing for both lots. The HMA for Lot 1 must be implemented prior to sealing of titles and prior to occupancy of a future habitable dwelling for Lot 2. Subject to the compliance with the BHMP the proposal will satisfy the Acceptable Solution C13.6.1(A1).
E1.6.2 Public and firefighting access; A1	The BHMP (through reference to section 4 of this report) specifies requirements for private accesses are consistent with Table C13.2 (B)(C). Minor upgrades of the access and passing bay must be constructed prior to sealing of titles for Lot 1 and the access to be constructed prior to occupancy of a future habitable dwelling for Lot 1. Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.2(A1).
E1.6.3 A2 Provision of water supply for firefighting purposes.	Static water supply is required for all both per C13.6.3 A2. Firefighting water supply requirements for Lot 2 must be provided prior to occupancy of future habitable a dwelling and prior to sealing of titles for Lot 1. Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.3



6 CONCLUSION & RECOMMENDATIONS

The proposed subdivision is endorsed that each lot can meet the requirements of the Tasmanian Planning Scheme – Sorell and C13.0 Bushfire-prone Areas Code for a maximum BAL rating of BAL-19. Providing compliance with measures outlined in the BHMP (Appendix C) and sections 4 & 5 of this report.

Recommendations:

- The HMA's within the subdivision to be implemented per Section 4.1.
- Access upgrades and passing bay for Lot 1 and access for Lot 1 to be adhered to per Section 4.2
- Static water supply requirements for both lots be adhered to per Section 4.3
- Sorell Council condition the planning approval on the compliance with the BHMP (as per Appendix C).

7 REFERENCES

Department of Primary Industries and Water, The LIST, viewed October 2025, www.thelist.tas.gov.au

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

Tasmanian Planning Commission, 2015, *Tasmanian Planning Scheme – Sorell* viewed October 2025, www.iplan.tas.gov.au

Building Act 2016. The State of Tasmania Department of Premier and Cabinet. <https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025>

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet. <https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110>

8 APPENDIX A – SITE PHOTOS



Figure 6 – Woodland fuel within the property, view facing SE



Figure 7 – Grassland fuel west of the property, view facing W, SW



Figure 8 – Woodland NW of the property, view facing NW



Figure 9 – Existing dwelling and managed land within Lot 1, view facing E



Figure 10 – Existing dwelling and managed land within Lot 1, view facing S



Figure 11 – Low threat vegetation in Lot 2, view facing SE



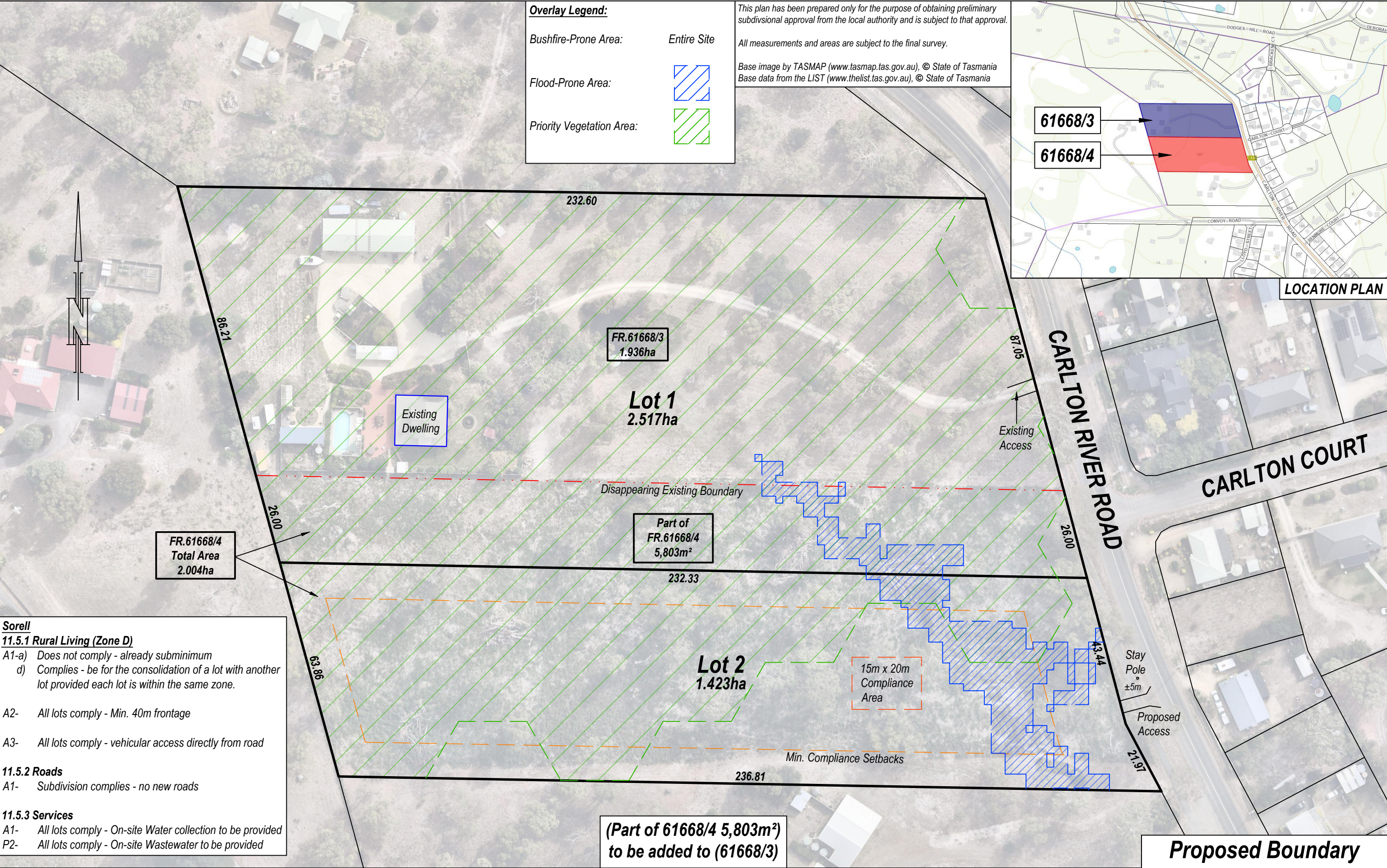
Figure 12 – Woodland fuel in Lot 2, view facing W



Figure 13 – Grassland fuel south of the property, view facing NW



9 APPENDIX B – SUBDIVISION PROPOSAL PLAN



E				
D				
C				
B				
A	Lot 2 access added	SH	22-08-25	SH
REV	AMENDMENTS	DRAWN	DATE	APPR.



UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

OWNER: MATHEW S. COWEN & BRONWEN A. COWEN
TITLE REFERENCE: 61668/3 & 61668/4
LOCATION: 175 CARLTON RIVER ROAD,
CARLTON

Date: 25/07/2025	Reference: COWEM01 16266-01
Scale: 1:1,000 (A3)	Municipality: SORELL



10 APPENDIX C – BUSHFIRE HAZARD MANAGEMENT PLAN

BUSHFIRE HAZARD MANAGEMENT PLAN

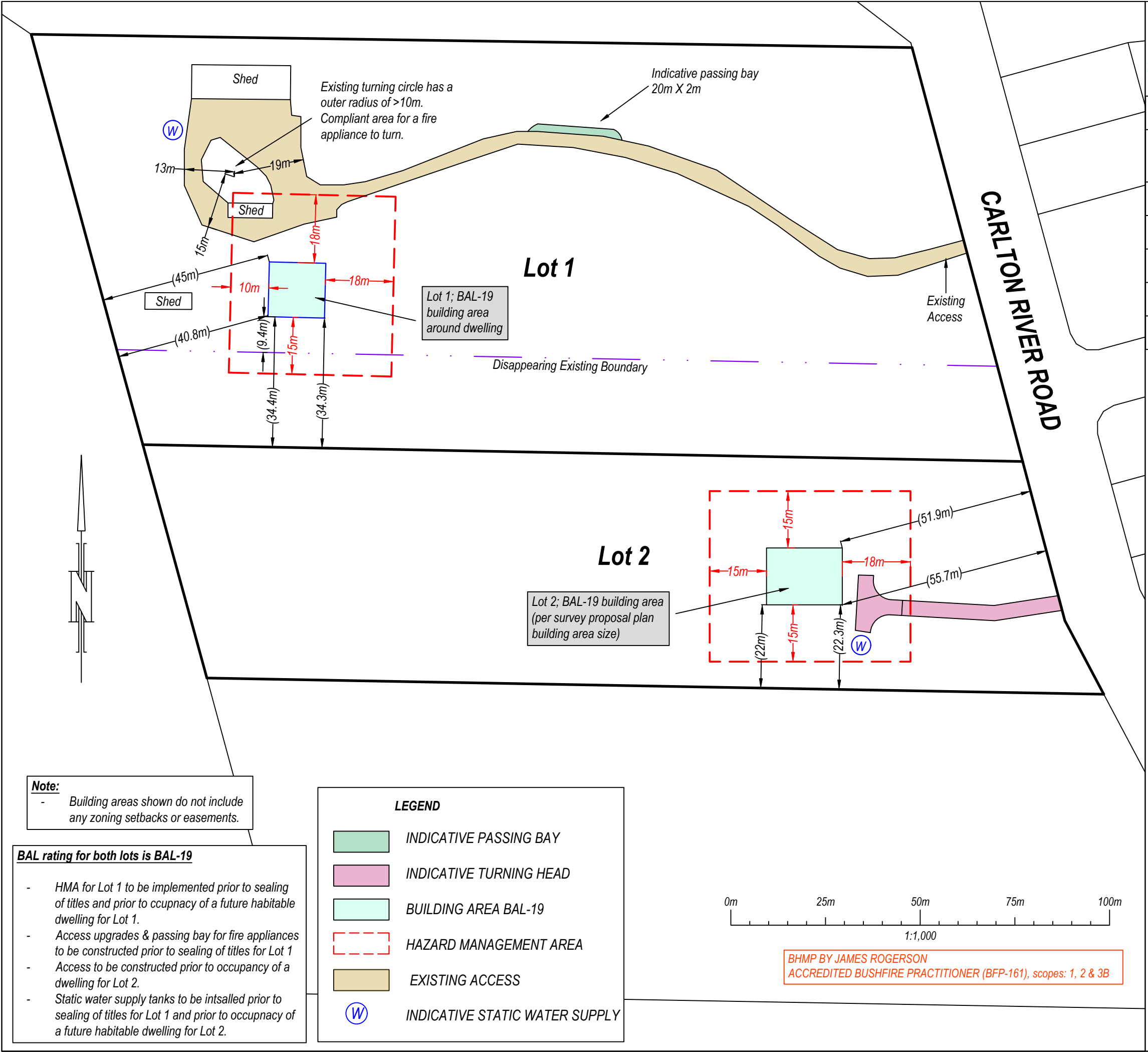
LOCATION:	175 Carlton River Road, Carlton TAS 7173
TITLE REFERENCE:	C.T.61668/3 & C.T.61668/4
PROPERTY ID:	9138884
MUNICIPALITY:	Sorell
DATE:	22nd of October 2025 (v1.0)
SCALE: 1:1000 @ A3	REFERENCE: COWEM01

- REQUIREMENTS
- HAZARD MANAGEMENT AREAS (HMA)
 - HMA to be established to distances indicated on this plan and as set out in Section 4.1 of the Bushfire Hazard Report.
 - Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future dwellings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of wind borne sparks and embers reaching buildings; and to halt or check direct flame attack.
 - Some trees can be retained provided there is horizontal separation between the canopies; and low branches are removed to create vertical separation between the ground and the canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.
 - No trees to overhang houses to prevent branches or leaves from falling on the building.
 - Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
 - Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).
 - CONSTRUCTION STANDARDS
 - Future & existing dwellings within the specified building areas to be designed and constructed to BAL ratings shown on this plan in accordance with AS3959:2018 at the time of building approval
 - Future outbuildings within 6m of a class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.
 - PUBLIC AND FIRE-FIGHTING ACCESS REQUIREMENTS
 - Access to all lots must comply with the design and construction requirements specified in Section 4.2 of the Bush Fire Report.
 - STATIC FIRE-FIGHTING WATER SUPPLY
 - New habitable dwellings and existing dwellings must be supplied with a static water supply that is;
 - Dedicated solely for fire fighting purposes;
 - Minimum capacity of 10,000L;
 - is accessible by fire fighting vehicles and within 3.0m of a hardstand area; and
 - Consistent with the specifications outlined in section 4.3 of the Bushfire Report.

This plan is to be read in conjunction with the preceding *Bushfire Assessment Report "Proposed Boundary Adjustment; 175 Carlton River Road, Carlton v1.0"* dated 14/10/2025.



JAMES ROGERSON
BUSHFIRE PRACTITIONER (BFP-161)
PHONE: 0488 372 283
EMAIL: JR.BUSHFIREASSESSMENTS@GMAIL.COM





11 APPENDIX D – PLANNING CERTIFICATE

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:

175 Carlton River Road, Carlton TAS 7173

Certificate of Title / PID:

C.T.61668/3 & C.T.61668/4 / 9138884

2. Proposed Use or Development

Description of proposed Use and Development:

Boundary adjustment between C.T.61668/3 and C.T.61668/4

Applicable Planning Scheme:

Tasmanian Planning Scheme – Sorell

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
SUBDIVISION PROPOSAL PLAN	ROGERSON & BIRCH SURVEYORS	25/07/2025	01
BUSHFIRE ASSESSMENT REPORT – 175 CARLTON RIVER ROAD, CARLTON	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	14/10/2025	1.0
BUSHFIRE HAZARD MANGAEMENT PLAN– 175 CARLTON RIVER ROAD, CARLTON	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	22/10/2025	1.0

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:

☐	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
☐	E1.4(a) / C13.4.1(a)	

☐	E1.5.1 / C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
☐	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.5.1 A2 / C13.5.1 A2	
☐	E1.5.1 A3 / C13.5.1 A2	

☐	E1.5.2 / C13.5.2 – Hazardous Uses	
	Acceptable Solution	Compliance Requirement
☐	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.5.2 A2 / C13.5.2 A2	
☐	E1.5.2 A3 / C13.5.2 A3	

☐	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
☐	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	

☐	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
☐	E1.6.2 P1 / C13.6.2 P1	
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

☐	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water complies with the relevant Table.
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	

5. Bushfire Hazard Practitioner

Name:

JAMES ROGERSON

Phone No:

0488 37 2283

Postal
Address:

UNIT 1-2 KENNEDY DRIVE,
CAMBRIDGE PARK

Email
Address:

JR.BUSHFIREASSESSMENTS@G
MAIL.COM

Accreditation No:

BFP – 161

Scope:

1, 2, 3B

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 for lot 3.

Signed:
certifier



Name:

JAMES ROGERSON

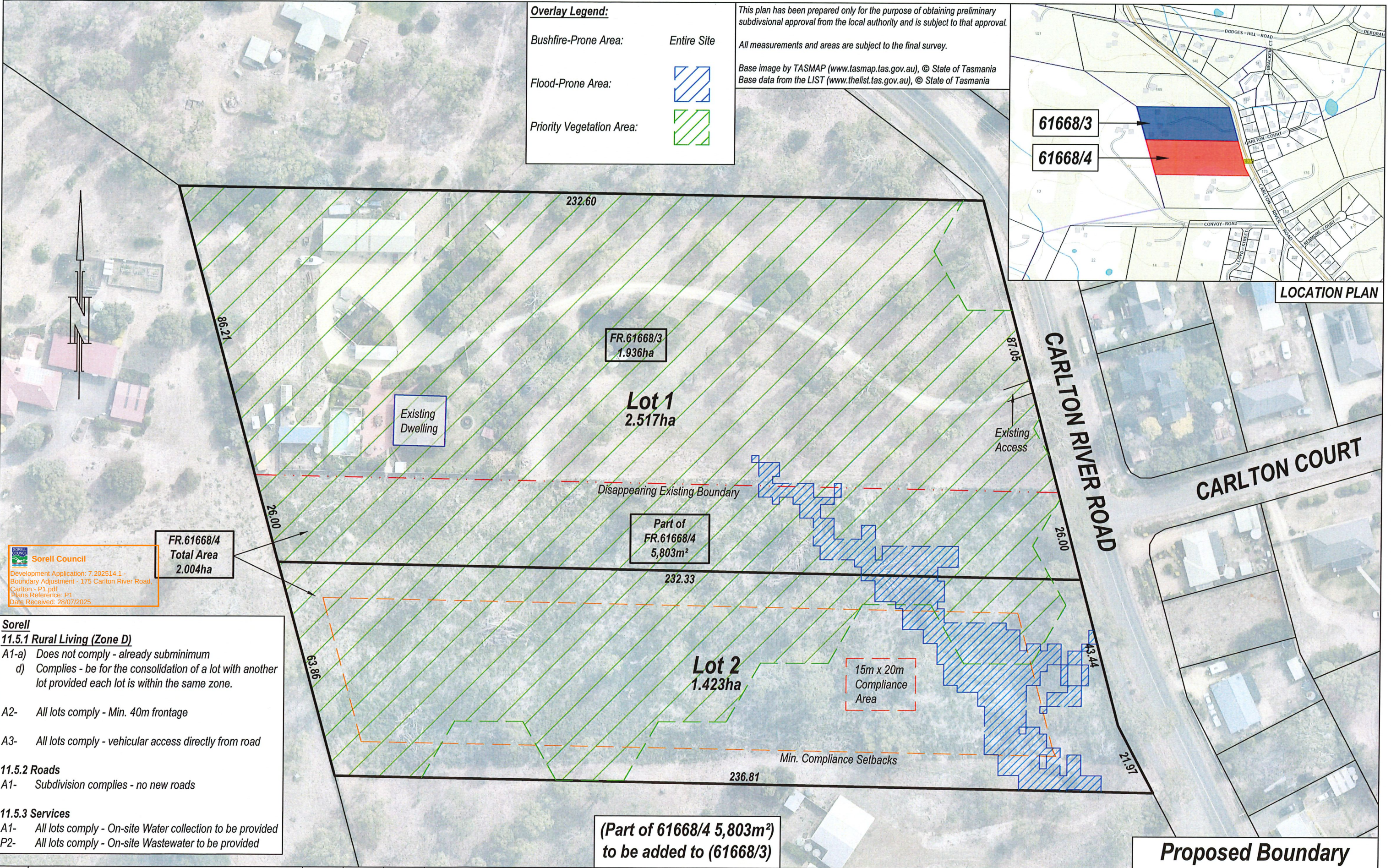
Date:

22/10/25

Certificate
Number:

161

(for Practitioner Use only)



Overlay Legend:

Bushfire-Prone Area: Entire Site

Flood-Prone Area: [Blue Hatched Box]

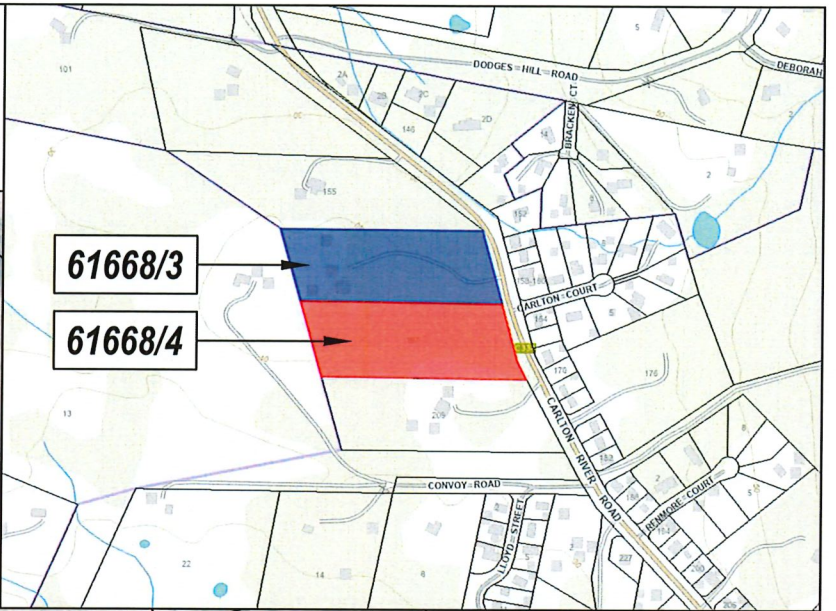
Priority Vegetation Area: [Green Hatched Box]

This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania

Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



LOCATION PLAN

Sorell Council

Development Application: 7.202514.1 - Boundary Adjustment - 175 Carlton River Road, Carlton - P1.pdf

Plans Reference: P1

Date Received: 28/07/2025

- Sorell**
- 11.5.1 Rural Living (Zone D)**
- A1-a) Does not comply - already subminimum
- d) Complies - be for the consolidation of a lot with another lot provided each lot is within the same zone.
- A2- All lots comply - Min. 40m frontage
- A3- All lots comply - vehicular access directly from road
- 11.5.2 Roads**
- A1- Subdivision complies - no new roads
- 11.5.3 Services**
- A1- All lots comply - On-site Water collection to be provided
- P2- All lots comply - On-site Wastewater to be provided

(Part of 61668/4 5,803m²)
to be added to (61668/3)

E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.



UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

OWNER: MATHEW S. COWEN & BRONWEN A. COWEN

TITLE REFERENCE: 61668/3 & 61668/4

LOCATION: 175 CARLTON RIVER ROAD,
CARLTON

Proposed Boundary Adjustment

Date: 25/07/2025	Reference: COWEM01 16266-01
Scale: 1:1,000 (A3)	Municipality: SORELL