

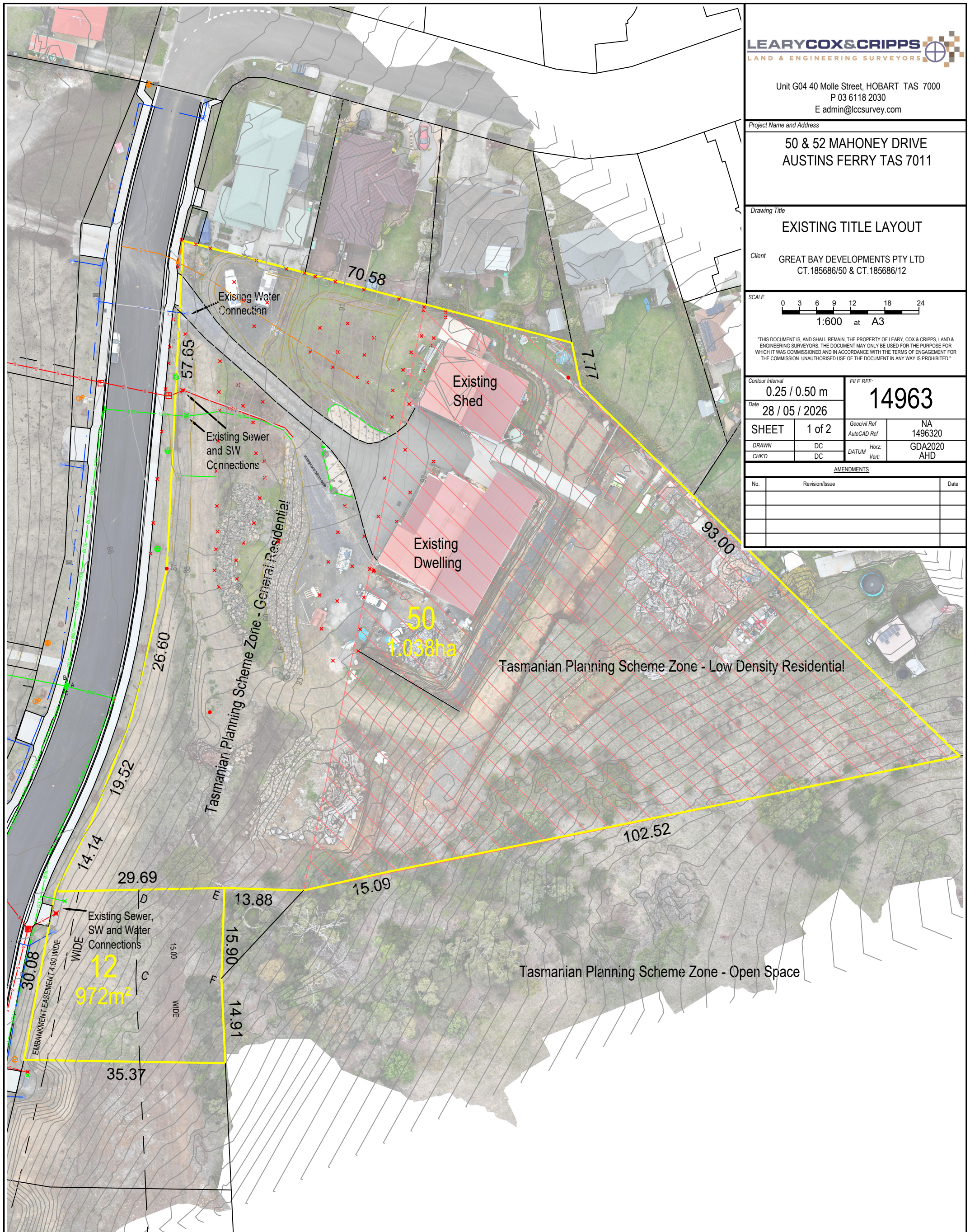
## DEVELOPMENT APPLICATION

|                                 |                                                               |
|---------------------------------|---------------------------------------------------------------|
| <b>APPLICATION NUMBER:</b>      | PLN-26-148                                                    |
| <b>PROPOSED DEVELOPMENT:</b>    | Subdivision (Boundary Adjustment)                             |
| <b>LOCATION:</b>                | 50 Mahoney Drive Austins Ferry 52 Mahoney Drive Austins Ferry |
| <b>APPLICANT:</b>               | Leary Cox & Cripps<br>Land & Engineering Surveyors            |
| <b>ADVERTISING START DATE:</b>  | 11/09/2026                                                    |
| <b>ADVERTISING EXPIRY DATE:</b> | 25/09/2026                                                    |

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website ([www.gcc.tas.gov.au](http://www.gcc.tas.gov.au)) until **25/09/2026**.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to [gccmail@gcc.tas.gov.au](mailto:gccmail@gcc.tas.gov.au).

Representations must be received by no later than 11.59 pm on **25/09/2026**, or for postal and hand delivered representations, by 5.00 pm on **25/09/2026**.



N  
MGA

**IMPORTANT NOTE:**

**IMPORTANT NOTE:**  
This plan was prepared as a proposed subdivision to accompany a subdivision application to the Glenorchy City Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.



BUSHFIRE HAZARD REPORT  
SUBDIVISION CREATING NO NEW LOTS  
52 MAHONEY DRIVE, AUSTINS FERRY  
FOR  
C ROWLANDS



PREPARED BY L BRIGHTMAN (BFP-164)

CERTIFIED BY N M CREESE (BFP-118)

19 August 2026

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### ATTACHMENT 1 – Planning Certificate

**Disclaimer:**

AS 3959:2018 cannot guarantee that a habitable building will survive a bushfire attack, however the implementation of the measures contained within AS 3959:2018, this report and accompanying plan will improve the likelihood of survival of the structure. This report and accompanying plan are based on the conditions prevailing at the time of assessment. No responsibility can be accepted to actions by the landowner, governmental or other agencies or other persons that compromise the effectiveness of this plan. The contents of this plan are based on the requirements of the legislation prevailing at the time of report.

## **1. SUMMARY:**

This Bushfire Hazard Report has been prepared to support the application for planning approval of a subdivision between two existing titles, creating no new lots at 50 & 52 Mahoney Drive, Austins Ferry. The site is subject to a Bushfire Prone Area Overlay under the relevant planning scheme and has been deemed to have the potential to be bushfire prone due to its proximity to the areas of bushfire prone vegetation surrounding the site.

A bushfire hazard report was prepared for this site at the time of subdivision in 2020 by N. M. Creese BFP-118. This report determined the bushfire prone vegetation within 100 metres and the appropriate BAL for each lot (*Bushfire Hazard Report, 16 Lot subdivision, 49 Seddon Street, Austins Ferry, 30<sup>th</sup> June 2020, 20096-05*).

In accordance with *Acceptable Solution A1, C13.6.1 Provision of hazard management areas, Tasmanian Planning Scheme*, this report has been prepared to support the argument that the proposed subdivision poses an insufficient increase in risk to warrant any specific mitigation measures beyond those stipulated within *20096-05*.

The effectiveness of the measures and recommendations detailed in this report and *AS 3959:2018* is dependent on their implementation and maintenance for the life of the development or until the site characteristics that this assessment has been measured from alter from those identified. No Liability can be accepted for actions by lot owner, Council or Government agencies which compromise the effectiveness of this report.

This report has been prepared by Liam Brightman and certified by Nick Creese, principal of Lark & Creese Surveyors. Liam is accredited by the Tasmania Fire Service to prepare Bushfire Hazard Management Plans. Nick is a registered surveyor in Tasmania and is accredited by the Tasmanian Fire Service to prepare Bushfire Hazard Management Plans.

Site survey was carried out on the 22 April 2020. Following visits to the area have found that the conditions noted in *20096-05* have remained largely the same where assessed as containing bushfire prone vegetation. The site is now largely cleared.

## 2. LOCATION:

Property address: 50 & 52 Mahoney Drive, Austins Ferry  
Title owner: C. C. Rowland & Seddon Street Pty Ltd  
Title reference: C.T. 185686/50 & C.T. 185686/12  
PID N°: 9765229 & 9765224  
Title area: 1036 ha & 971 m<sup>2</sup>  
Municipal area: Glenorchy  
Zoning: General Residential

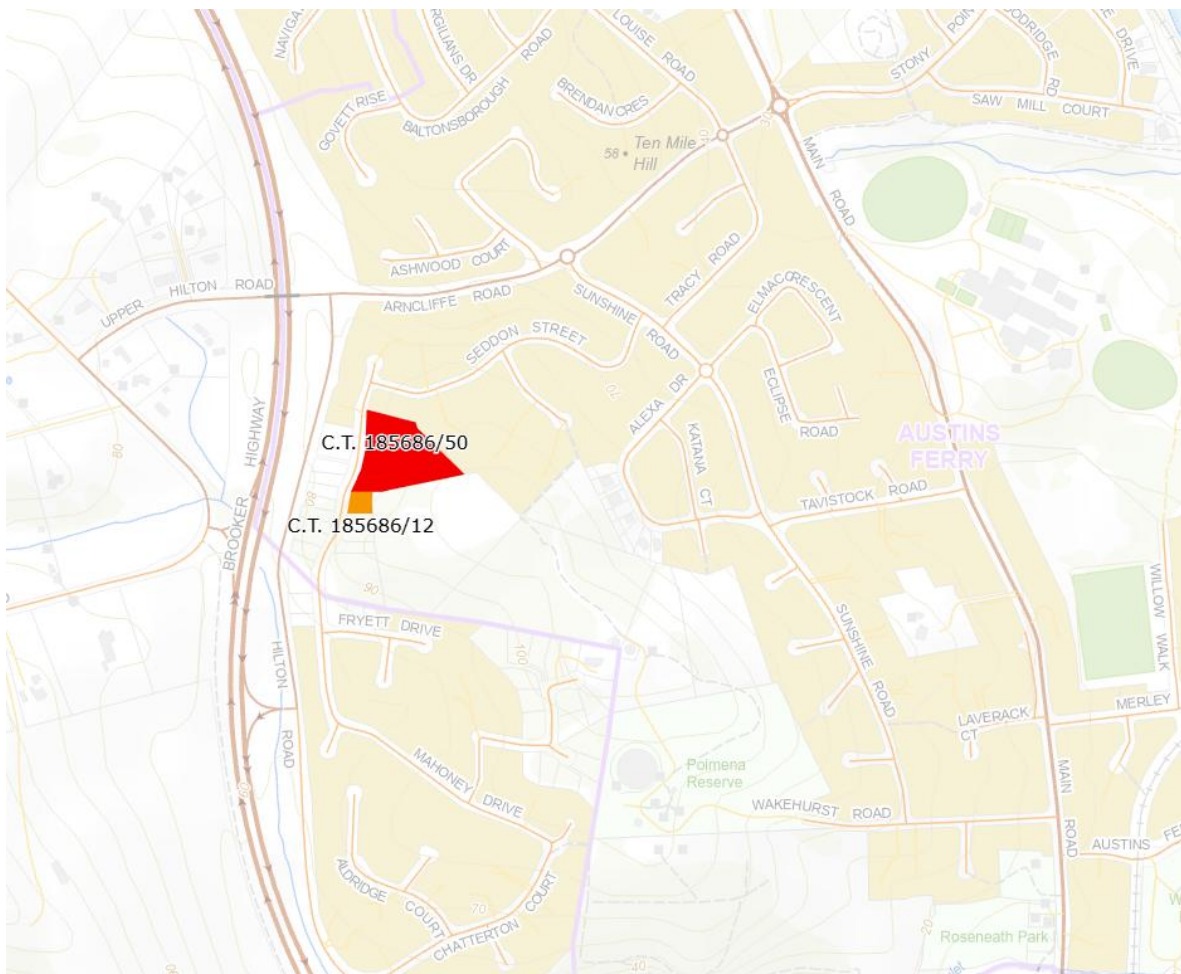


Figure 1: Site location (*The LIST*).

### **3. SITE DESCRIPTION:**

The subject property is located within an existing residential area on Mahoney Drive, approximately 100 metres south of the intersection of Seddon Street and Mahoney Drive, Austins Ferry. The site is located at an elevation range of approximately 90-110 metres with grades falling to the west in the order of 10-15°.

At the time of assessment, 52 Mahoney Drive included a dwelling, shed, gravel access and garden. 50 Mahoney Drive was undeveloped and vegetated by grass.

North of the subject properties was an extensive area of well-established residential allotments including public roads. The allotments include dwellings, sheds, accesses, and gardens. The public roads included grassed nature strips, footpaths, and a bitumen carriageway.

To the east of 52 Mahoney Drive was an extensive area of well-established residential allotments including public roads. The allotments include dwellings, sheds, accesses, and gardens. The public roads included grassed nature strips, footpaths, and a bitumen carriageway. East of 50 Mahoney Drive was Poimena Reserve which is a Glenorchy City Council owned and administered public reserve. Vegetation across that site ranges from native bushland in the west and south to grassed areas in the east and north.

The neighbouring allotments to the south of 50 Mahoney Drive were vacant and vegetated by grass.

Adjacent to the western boundary was Mahoney Drive which included grassed nature strips, concrete footpaths, and a bitumen carriageway. Beyond Mahoney Drive were residential allotments that were part of the same subdivision. These allotments were vacant and vegetated by grass.

Reticulated water supply is available to the site with domestic water supply requirements reliant TasWater mains supply.

Planning controls are administered by the Glenorchy Council under the *Tasmanian Planning Scheme - Glenorchy*. The site is zoned General Residential.

#### 4. PROPOSED DEVELOPMENT:

The development proposes a subdivision between two titles that creates no new lots. An area is to be transferred from 52 Mahoney Drive and added to 50 Mahoney Drive. 52 Mahoney Drive will be reduced in area by 488m<sup>2</sup> to 9892 m<sup>2</sup> in area and 50 Mahoney Drive will increase to 1460 m<sup>2</sup> in area.

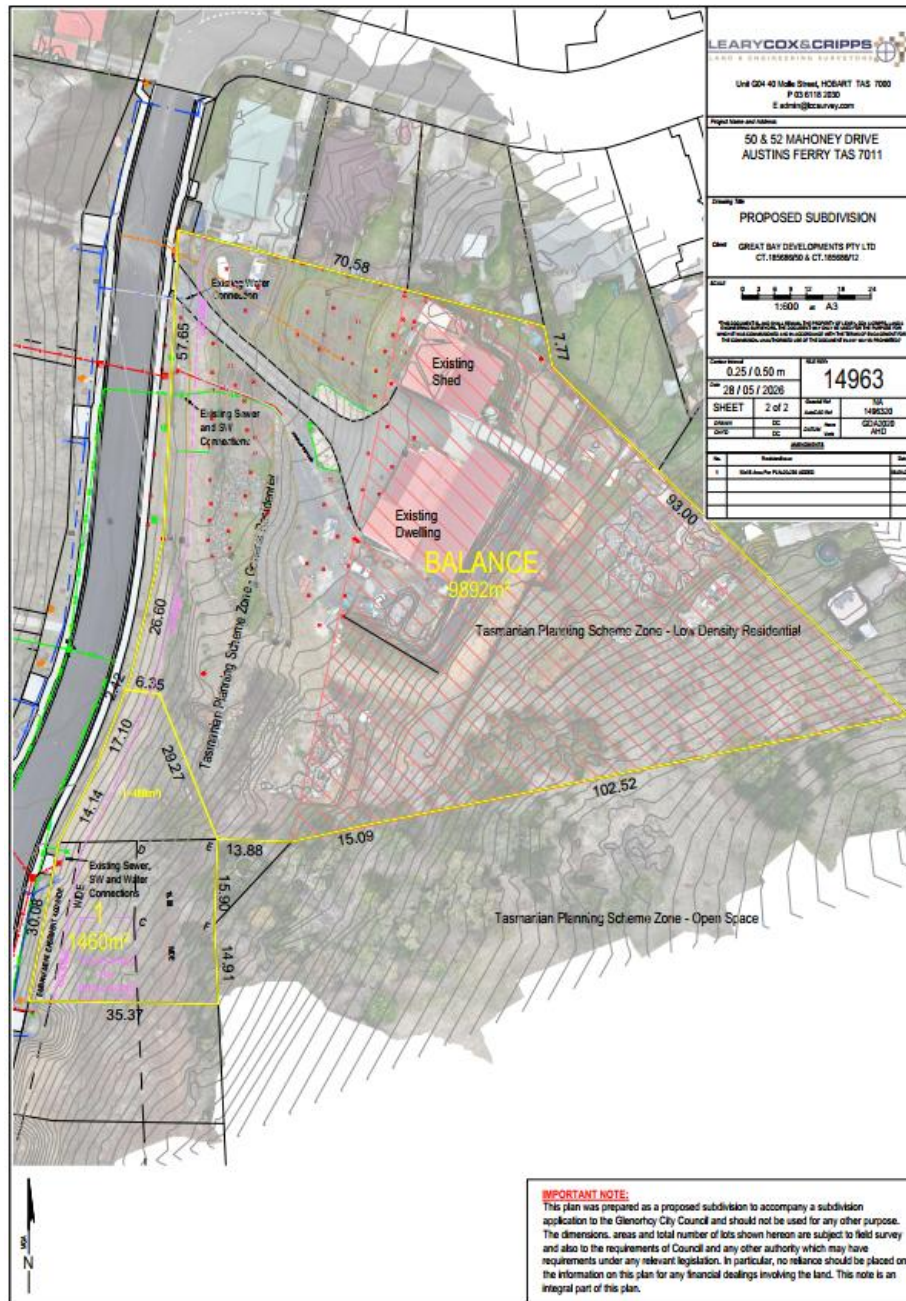


Figure 2: Site plan.

## **5. DISCUSSION**

The bushfire hazard report prepared at the time of subdivision 20096-05 found that the vegetation within 52 Mahoney Drive was well maintained in a minimal fuel condition. The area now known as 50 Mahoney Drive was vegetated by grass. The lots further to the south were vegetated by grass leading into an area of native bushland which was classified as B: Woodland. Piomena Reserve, to the east, was vegetated by areas of native bushland leading to an area of grass. the native bushland was classified as B: Woodland.

In accordance with the terms of the bushfire hazard report, the vegetation within the individual residential properties was to be removed, with hazard management of each lot to be the responsibility of each lot owner. A new road was constructed which included grassed nature strips, concrete footpaths, and a bitumen carriageway. The subdivision process removed the bushfire threat posed by the vegetation within the residential allotments to the south and west of the subject properties. The bushfire threat posed by the vegetation within Piomena Reserve has not altered since the time of subdivision.

As shown within Figure 2, the proposed new boundary will extend the northern boundary of 50 Mahoney Drive into the area of 52 Mahoney Drive by approximately 30m. This new boundary does not extend towards any bushfire prone vegetation, nor does it impact the ability of either property to establish and maintain a bushfire hazard management area in accordance with 20096-05. The existing bushfire mitigation measures imposed by the 20096-05 report reduce the bushfire threat posed by the vegetation contained within the Piomena Reserve through the establishment of low threat vegetation within the residential allotments with this development not compromising the levels of protection created by the original subdivision.

This assessment has identified 3 fire hydrants within a 120 metre hoselay of the furthest point of the building area within 50 Mahoney Drive and the existing buildings within 52 Mahoney Drive. The new area being added to No.50 Mahoney Drive retains a compliant hose lay from those hydrants.

Provided the hazard management prescriptions required by 20096-05 are maintained (including vegetation management within the individual lots in a minimal fuel condition and the construction of any habitable buildings to occur within the defined compliant building areas), the proposed subdivision will retain the same compliant building areas identified by the bushfire hazard report and not result in an increase in bushfire risk to either property. Insufficient Increase in Risk is assessed.

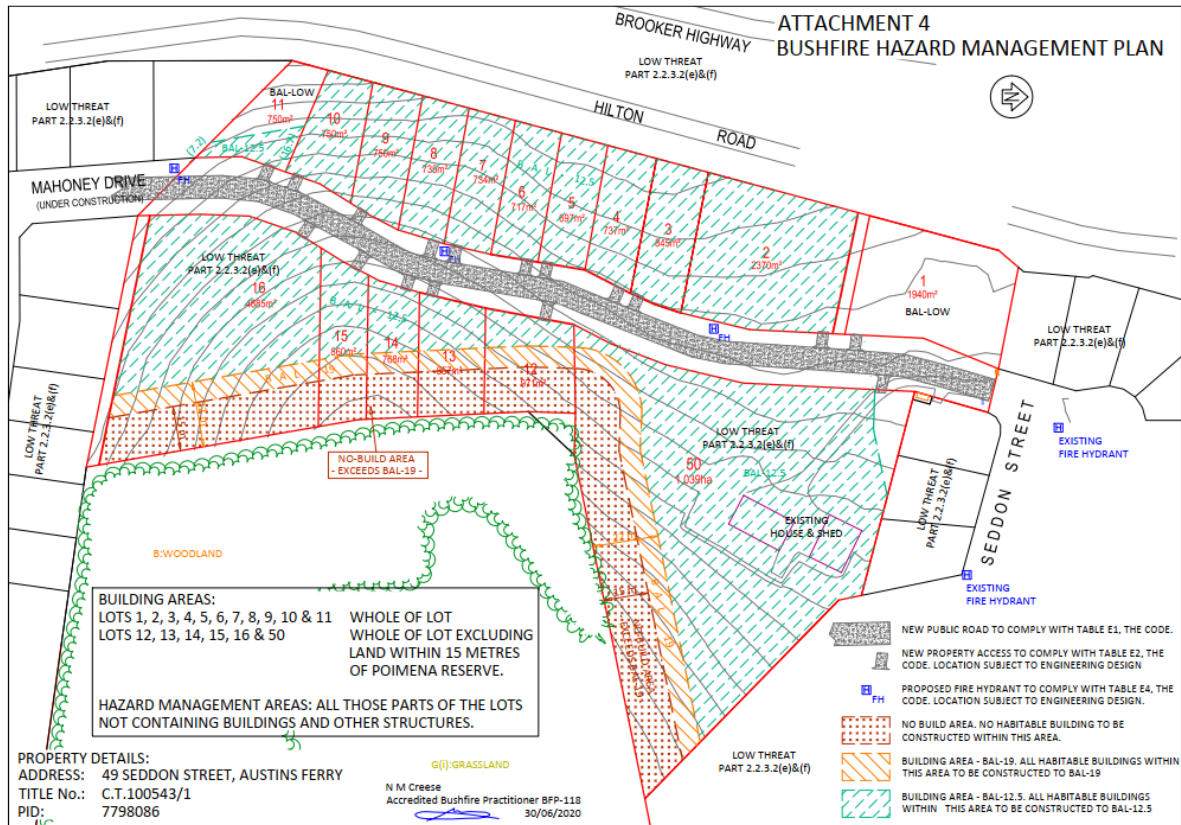


Figure 3: Bushfire Hazard Management Plan 20096-05.

## **6. CONCLUSIONS & RECOMMENDATIONS:**

This Bushfire Hazard Report has been prepared to support the design, application for a two-lot subdivision creating no new lots. The report has reviewed the bushfire risks associated with the site and determined that the fire management strategies specified within 20096-05 reduced risk from bushfire attack to a tolerable level.

Provided the elements detailed in 20096-05 are maintained, the development on the site is capable of compliance with an assessment of Insufficient Increase in Risk.

This Report does not recommend or endorse the removal of any vegetation within or adjoining the site for the purposes of bushfire protection without the explicit approval of the local authority.

L Brightman  
Bushfire Hazard Practitioner BFP-164  
Scope 1, 2, 3a, 3b, and 3c



N M Creese  
Bushfire Hazard Practitioner BFP-118  
Scope 1, 2, 3a, 3b and 3c



**7. REFERENCES:**

- *Tasmanian Planning Scheme - Glenorchy*
- *Bushfire Hazard Report, 16 Lot Subdivision, 49 Seddon Street, Austins Ferry, N. M. Creese, Accredited Bushfire Practitioner BFP-118, 30<sup>th</sup> June 2020.*

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## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

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#### 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:**

50 & 52 Mahoney Drive, Austins Ferry

**Certificate of Title / PID:**

C.T. 185686/12/9765224, C.T. 185686/50/9765529

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

Subdivision creating no new lots

**Applicable Planning Scheme:**

Glenorchy

#### 3. Documents relied upon

This certificate relates to the following documents:

| Title                                                                       | Author             | Date       | Version  |
|-----------------------------------------------------------------------------|--------------------|------------|----------|
| Proposed Subdivision 50 & 52 Mahoney Drive, Austins Ferry, TAS 7011         | Leary Cox & Cripps | 28/05/2026 | 14963    |
| Bushfire Hazard Report, 16 Lot Subdivision, 49 Seddon Street, Austins Ferry | N. M. Creese       | 30/06/2020 | 20096-05 |
|                                                                             |                    |            |          |
|                                                                             |                    |            |          |

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<sup>1</sup> 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"/>            | <b>E1.4 / C13.4 – Use or development exempt from this Code</b> |                               |
|                                     | <b>Compliance test</b>                                         | <b>Compliance Requirement</b> |
| <input checked="" type="checkbox"/> | E1.4(a) / C13.4.1(a)                                           | Insufficient increase in risk |

|                          |                                           |                                                                                                     |
|--------------------------|-------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>E1.5.1 / C13.5.1 – Vulnerable Uses</b> |                                                                                                     |
|                          | <b>Acceptable Solution</b>                | <b>Compliance Requirement</b>                                                                       |
| <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"/> | <b>E1.5.2 / C13.5.2 – Hazardous Uses</b> |                                                                                                     |
|                          | <b>Acceptable Solution</b>               | <b>Compliance Requirement</b>                                                                       |
| <input type="checkbox"/> | E1.5.2 P1 / C13.5.2 P1                   | <i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i> |
| <input type="checkbox"/> | E1.5.2 A2 / C13.5.2 A2                   | Emergency management strategy                                                                       |
| <input type="checkbox"/> | E1.5.2 A3 / C13.5.2 A3                   | Bushfire hazard management plan                                                                     |

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

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

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

## 5. Bushfire Hazard Practitioner

Name: NICHOLAS MARK CREESE

Phone No: 62296563

Postal Address: 62 CHANNEL HIGHWAY  
KINGSTON, TAS, 7050

Email Address: info@larkandcreese.com.au

Accreditation No: BFP – 118

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

## 6. Certification

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

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

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

Signed:  
certifier



Name: N.M. Creese

Date: 25/08/2026

Certificate  
Number: 53868-01

(for Practitioner Use only)