

Ian Cresswell  
175 Allens Rivulet Rd  
Allens Rivulet TAS 7150  
20<sup>th</sup> May 2024

Melissa Stevenson  
Coordinator statutory planning  
Kingborough Council  
CONTACT: Robyn Bevilacqua

Dear Melissa

**Ref: DAS-2022-30**

**Proposed Subdivision: 1 Lot Plus Balance At 180 Allens Rivulet Road, Allens Rivulet**

Further to your letter of 7 September 2023 I am pleased to provide you with further information that builds upon numerous representations/discussions with Council.

In relation to the five matters requested in your original RFI please see below:

1. Clause 8.1 Application Requirements

(a) Council is now satisfied that sufficient evidence has been provided that Cranes Road is a 'Road' for the purposes of the Kingborough Interim Planning Scheme 2015.

(b) Revised Plan of Subdivision:

- Water race removal from the title. My solicitor from Abetz Curtis has agreed with a representative at Council (Melissa Stevenson) that the Water Race will be requested to be removed by an application to amend sealed plan (103 Local Government (Building and Miscellaneous Provision) Act 1993).

(c) Drawings included of Cranes Road to achieve bushfire compliance in Appendix A of the accompanying Bushfire Hazard Report.

(d) With regard to Part 5 Agreements with Council listed on the Schedule of Easements: No's C215502, C707016, and D17031, my solicitor from Abetz Curtis has liaised with a representative at Council (Grace Paisley) and the Council is not opposed to considering an amendment to agreement C215502. Furthermore, the proposed development does not conflict with agreements C707016, and D17031.

2. D13.5.1 A2 Rural Living Zone Subdivision Development Standards – Lot Design

A revised Plan of Subdivision showing a building area is included and combined with the accompanying Bushfire Hazard Report this meets all the requirements.

3. E1.0 Bushfire-Prone Areas Code

An updated BHMP is provided that accords with the lot layout in the subdivision plan.

4. E6.0 Parking and Access Code

A revised plan of subdivision showing the location and width of the proposed access from Cranes Road is provided.

5. E23.0 Onsite Wastewater Management Code

This information has already been provided.

I am hopeful this satisfies the requirements of Council on this matter.

Yours sincerely

A handwritten signature in black ink that reads "Ian Cresswell". The signature is written in a cursive, slightly slanted style.

Ian Cresswell