



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2026/061795**

**PROPOSAL:** Boundary Adjustment

**LOCATION:** 373 & 439 Colebrook Road, Richmond

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 01/07/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 01/07/2026. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to [clarence@ccc.tas.gov.au](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 01/07/2026.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at the Council offices.

## Planning Application

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Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: **BOUNDARY ADJUSTMENT (SUBDIVISION)**

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Location: **373 439 COLEBROOK ROAD, RICHMOND**

**Personal Information Removed**

Is the property on the Tasmanian Heritage Register?

Yes  No

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as



exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

**VANESSA TOMLIN**

Current use of site: **AGRICULTURE**

Does the proposal involve land administered or owned by the Crown or Council? Yes  No

#### Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

#### Acknowledgement

- I 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 consultation; 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.

Date: **21/05/2026**



## Planning Application checklist

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### Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

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- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

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### Additional Documents

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

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- Site analysis and site plan, including where relevant:
    - Existing and proposed use(s) on site.
    - Boundaries and dimensions of the site.
    - Topography, including contours showing AHD levels and major site features.
    - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
    - Soil type.
    - Vegetation types and distribution, and trees and vegetation to be removed.
    - Location and capacity of any existing services or easements on/to the site.
    - Existing pedestrian and vehicle access to the site.
    - Location of existing and proposed buildings on the site.
    - Location of existing adjoining properties, adjacent buildings and their uses.
    - Any natural hazards that may affect use or development on the site.
    - Proposed roads, driveways, car parking areas and footpaths within the site.
    - Any proposed open space, communal space, or facilities on the site.
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- Main utility service connection points and easements.
  - Proposed subdivision lot boundaries.
- Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
  - Private open space for each dwelling.
  - External storage spaces.
  - Car parking space location and layout.
  - Major elevations of every building to be erected.
  - Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
  - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
  - Materials and colours to be used on rooves and external walls.
- Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
  - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
  - Plantings proposed for screening from adjacent sites or public places.
- Any additional reports, plans or other information required by the relevant zone or code.
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This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.





MC Planners Ref: 26048

1<sup>st</sup> June 2026

General Manager/Chief Executive Officer  
Clarence City Council  
Via email - [cityplanning@ccc.tas.gov.au](mailto:cityplanning@ccc.tas.gov.au)

Attention: Planning Department - Vanessa Tomlin

Dear Vanessa,

**DEVELOPMENT APPLICATION - BOUNDARY ADJUSTMENT/SUBDIVISION (NO NEW LOTS) - 373 and 439 COLEBROOK ROAD, RICHMOND**

MC Planners has been engaged by Nocton Vineyard Pty Ltd to prepare a development application for a boundary adjustment at 373 and 439 Colebrook Road, Richmond. The proposal is on land within the Agriculture and Landscape Conservation Zones, and the Low landslip hazard band, Medium landslip hazard band, Road or railway attenuation area, Waterway and coastal protection area, Priority vegetation area, Flood-prone areas, and Bushfire-prone areas overlays apply to the site.

This letter details the proposed development and provides an assessment against the provisions of the *Tasmanian Planning Scheme - Clarence* ('the Planning Scheme').

In our assessment the application generates the following discretions under the planning scheme:

- General Provision 7.10;
- 21.5.1 Lot Design (P1); and
- 22.5.1 Lot design (P1 & P4).

The following documents are enclosed in support of the application:

- Attachment 1 - Proposal Plans;
- Attachment 2 - Agricultural Land Capability - GES;
- Attachment 3 - Bushfire Hazard Report;
- Attachment 4 - Title Information; and
- Attachment 5 - Landowner Notification Letter.



## 1. Site Location and Context

The boundary adjustment is located at 373 and 439 Colebrook Road, Richmond, PID 9464601 and 9619718 respectively (See Attachment 3 for more details). 373 Colebrook Road is owned by Nocton Vineyard Pty Ltd, and 439 Colebrook Road is owned by Sailing Hillside Valley Pty Ltd. 373 Colebrook Road has an area of 248.1ha with 837m frontage to Colebrook Road and 439 Colebrook Road has an area of 139.0ha with 110m of frontage to Colebrook Road (see Figure 1).

There is an established vineyard on 373 Colebrook Road, and the portion of both sites closest to Colebrook Road is Agricultural land. In addition, there are some areas of remnant native vegetation including *Eucalyptus globulus* dry forest and woodland, lowland grassland complex, *Eucalyptus viminalis* grassy forest and woodland (TASVEG 5.0) (Figure 2). The site is flat to gently sloping nearest to Colebrook Road becoming steep towards the rear of the site (Figure 3). There are a number of agricultural buildings on 373 Colebrook Road. 373 Colebrook Road has a single access from Colebrook Road near its southern boundary. 439 Colebrook Road has a single access near its southern boundary from Colebrook Road.

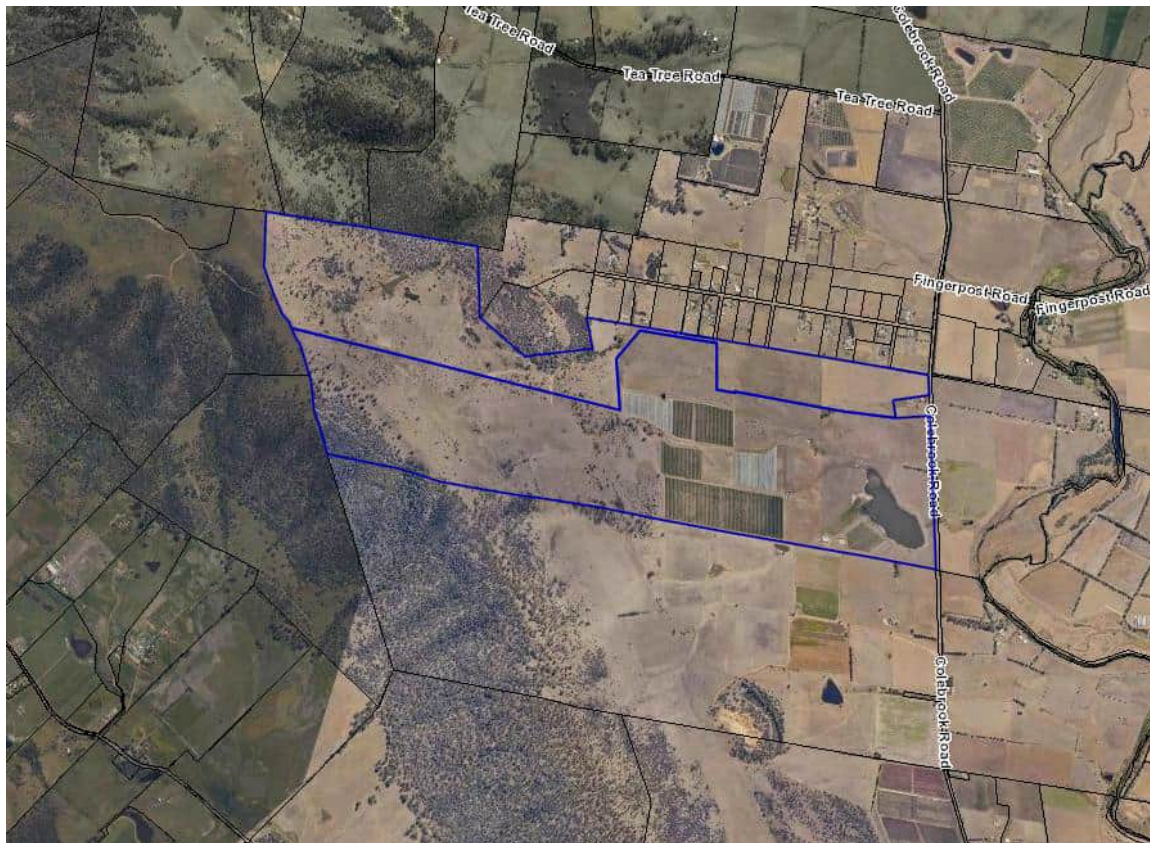


Figure 1. Subject Sites (CT) in dark blue (source: LISTmap, Accessed 15/05/2026 annotated)

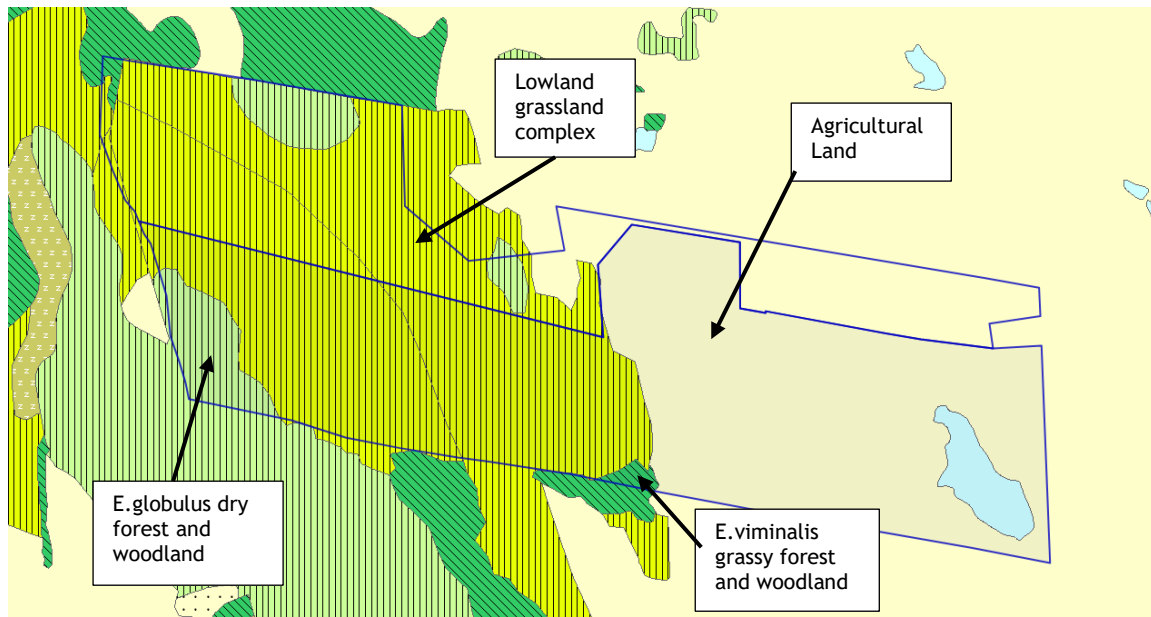


Figure 2. Vegetation Types (TASVEG 5.0) (source: LISTmap, Accessed 15/05/2026 annotated)

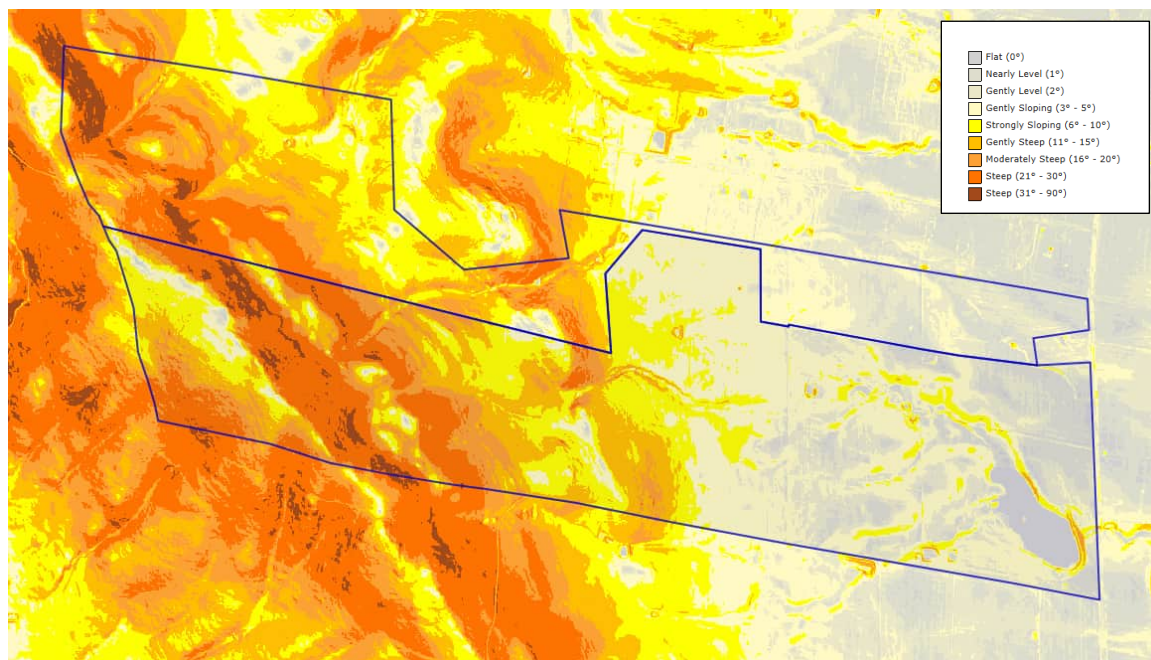


Figure 3. Site Slopes (source: LISTmap, Accessed 15/05/2026)

## 2. Proposed Use and Development

The proposal seeks approval for a boundary adjustment with 373 Colebrook Road being increased in size to 358ha and 439 Colebrook Road being reduced to 29.1ha. The area of land to be transferred is 110ha, representing 79% of the existing area of 439 Colebrook Road, and increasing the area of 373 Colebrook Road by 44%. The boundary adjustment increases the amount of land at 373 Colebrook Road. This is advantageous as 373 Colebrook Road has water supply and



irrigation infrastructure that can be used to grow wine grapes on the transferred land. There is no irrigation available at 439 Colebrook Road where agricultural use is restricted to grazing.

The subject site is located within the *Agriculture Zone* and the *Landscape Conservation Zone* under the *Tasmanian Planning Scheme - Clarence*. The proposed Lot 1 contains land within both the Agriculture Zone and the Landscape Conservation Zone. Lot 2 solely contains land within the Agriculture Zone.

Details of the proposal are provided in Attachment 1 - Proposal Plans.

### 3. Policy Assessment

The applicable planning instrument in the assessment of the application is the *Tasmanian Planning Scheme - Clarence* ('the Planning Scheme').

The development site is located on land zoned 'Agriculture' and 'Landscape Conservation' (see Figure 4) and is partially within the Low landslip hazard band, Medium landslip hazard band, Road or railway attenuation area, Waterway and coastal protection area, Priority vegetation area and flood prone areas overlays, and wholly within the Bushfire-prone areas overlay (see Figures 5-9). The nature of the proposal and the location of the site require the proposal be considered against the following Scheme elements:

- General Provision
- Agriculture Zone [21.0];
- Landscape Conservation Zone [22.0];
- Parking and Sustainable Transport Code [C2.0];
- Road and Railway Assets Code [C3.0];
- Natural Assets Code [C7.0];
- Flood-prone Areas Hazard Code [C12.0];
- Bushfire-Prone Areas Hazard Code [C13.0]; and
- Landslip Hazard Code [C15.0].

The following section provides an assessment of the proposal against each of the above-listed Scheme elements.



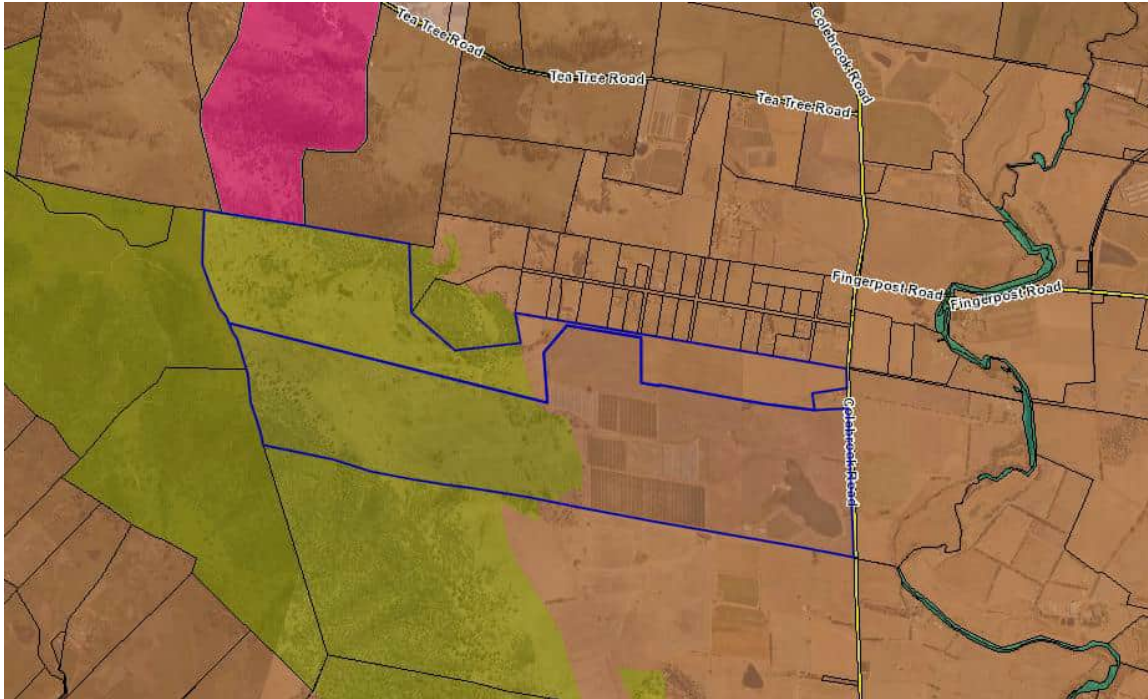


Figure 4. Land use zones (source: LIST map - accessed 15.05.2026 annotated)

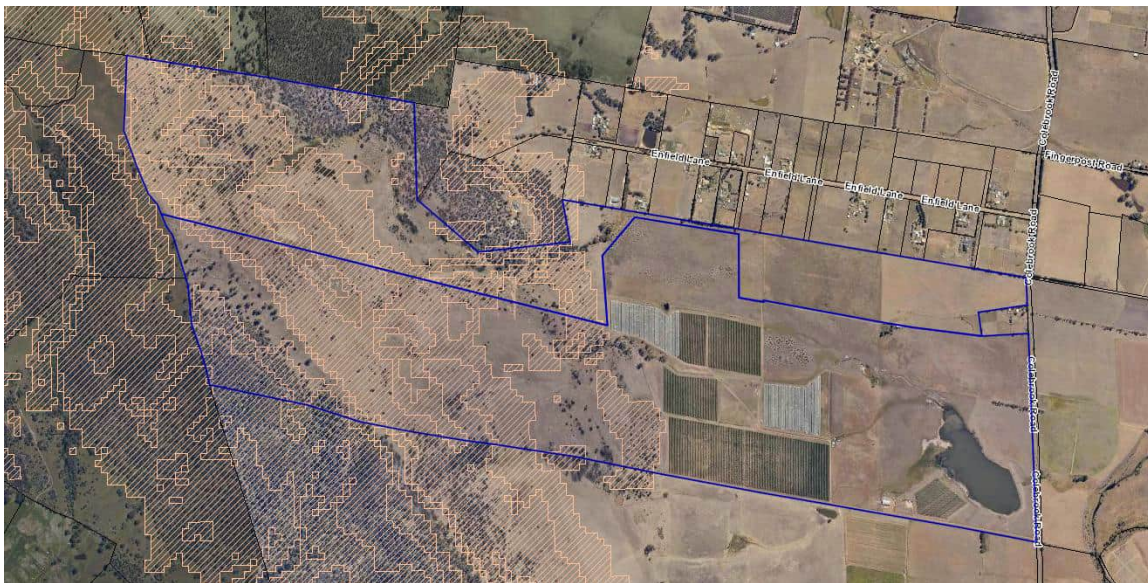


Figure 5. Landslip overlay (source: LIST map - accessed 15.05.2026.2025)

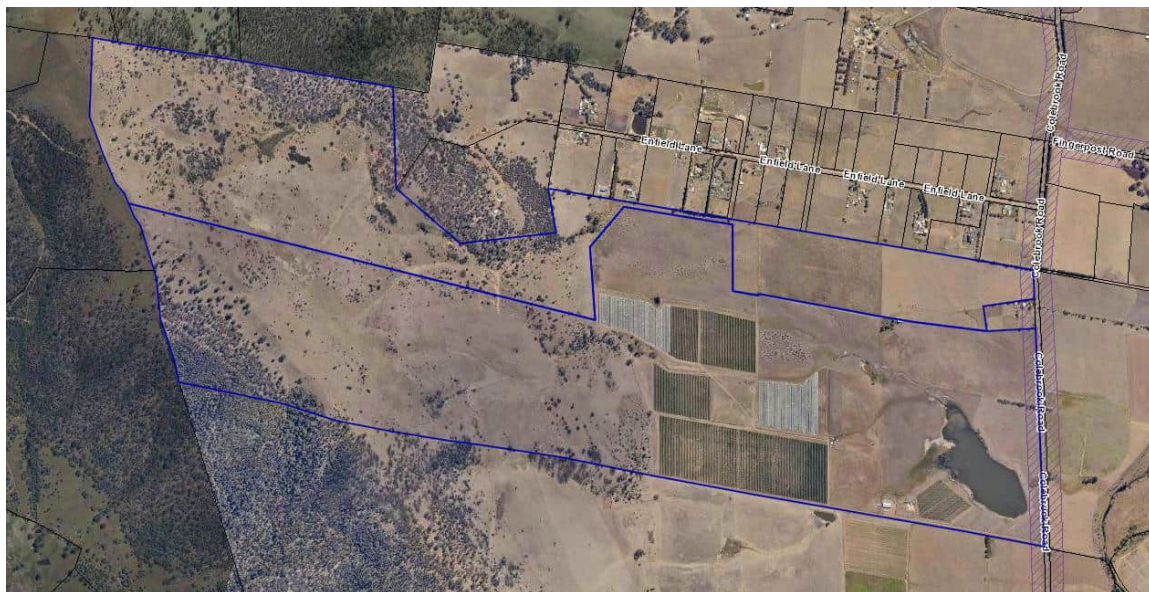


Figure 6. Road attenuation overlay (source: LIST map - accessed 15.05.2026.2025)

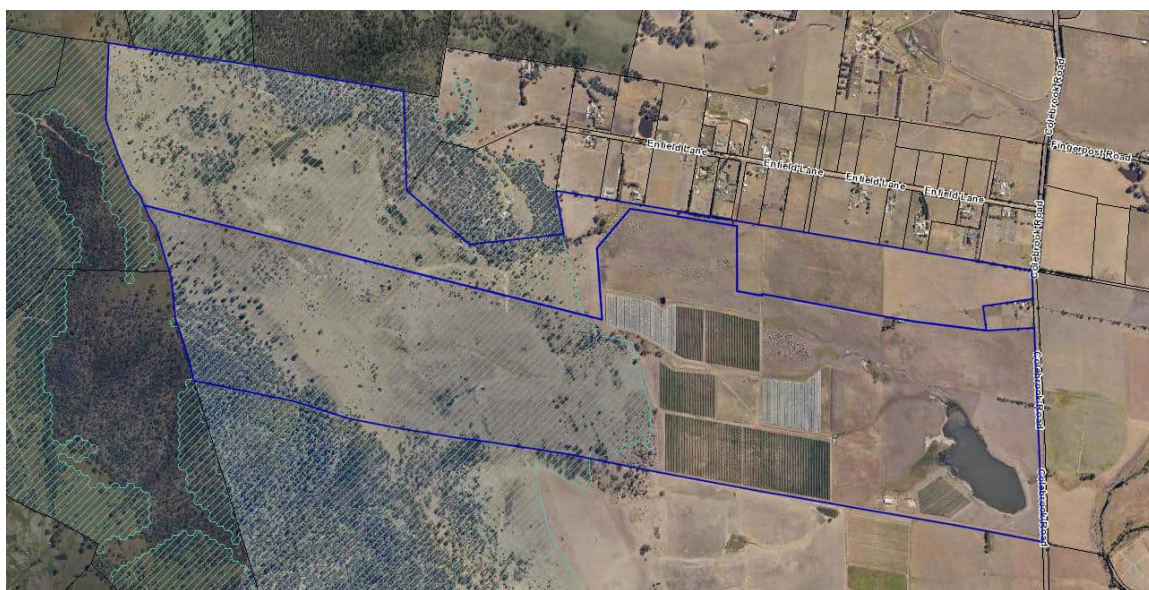


Figure 7. Priority Vegetation overlay (source: LIST map - accessed 15.05.2026.2025)



Figure 8. Waterway and coastal protection area overlay (source: LIST map - accessed 15.05.2026.2025)

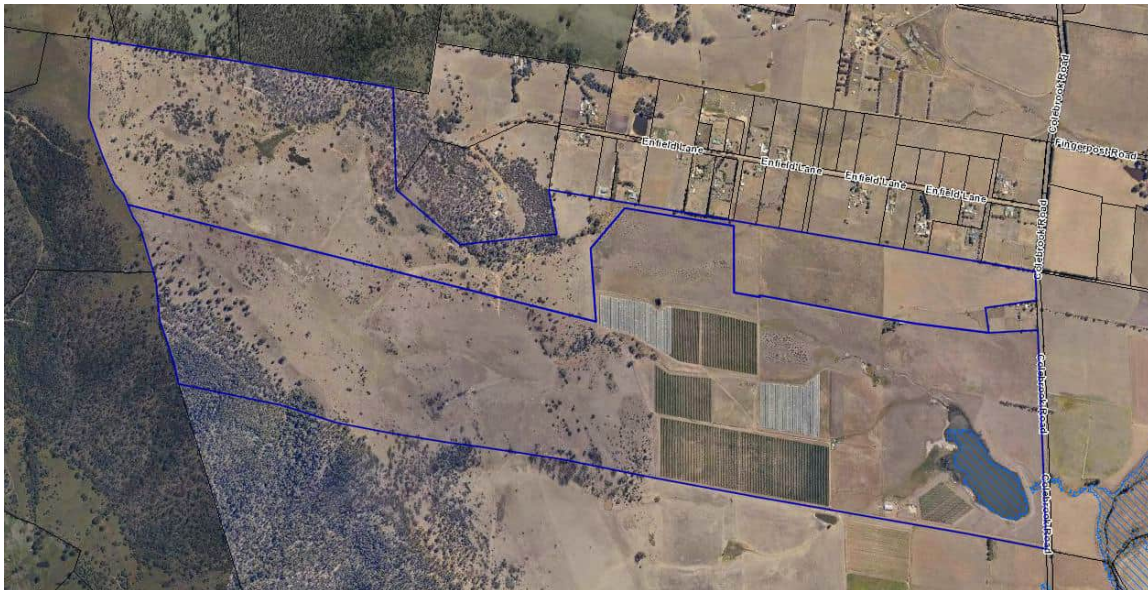


Figure 9. Flood-prone areas overlay (source: LIST map - accessed 15.05.2026.2025)



## Tasmanian Planning Scheme - General Provisions

The proposal cannot be treated as a minor boundary adjustment under General Provision 7.3.1 because the changes to the size and configuration of the lots are substantive rather than minor. The application is therefore properly characterised as a subdivision. Under clause 6.2.6, subdivision is not required to be categorised into a Use Class. As the proposal relies on the exercise of planning discretion under performance criteria, including clause 21.5.1 P1 and 22.5.1 P1 & P4, and is not an adjustment of a boundary under clause 7.3.1, General Provision 7.10 applies to the assessment of the application.

### **7.10 Development Not Required to be Categorised into a Use Class**

*7.10.1 An application for development that is not required to be categorised into one of the Use Classes under sub-clause 6.2.6 of this planning scheme and to which 6.8.2 applies, excluding adjustment of a boundary under sub-clause 7.3.1, may be approved at the discretion of the planning authority.*

*7.10.2 An application must only be approved under sub-clause 7.10.1 if there is no unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area.*

*7.10.3 In exercising its discretion under sub-clauses 7.10.1 and 7.10.2 of this planning scheme, the planning authority must have regard to:*

- (a) the purpose of the applicable zone;*
- (b) the purpose of any applicable code;*
- (c) any relevant local area objectives; and*
- (d) the purpose of any applicable specific area plan.*

The proposal will not result in an unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area, as the land will remain in agricultural use following subdivision. The subdivision transfers land from an existing holding without irrigation to the adjoining agricultural holding at 373 Colebrook Road, which has an existing water supply and irrigation infrastructure capable of supporting more productive agricultural use, including irrigated cropping. In this respect, the proposal will improve the productive capacity of the land without introducing a new or incompatible use and is therefore consistent with clause 7.10.2. Proposed Lot 2 will remain available for grazing and is not expected to give rise to any unreasonable adverse impact on adjoining uses or local amenity. In exercising discretion under clause 7.10.3, the proposal is also consistent with the purpose of the applicable zones and does not conflict with any relevant code provisions or local area objectives.

### 7.15 Subdivision of a lot in more than one zone

The proposal includes land in both the Agriculture Zone and the Landscape Conservation Zone. However, proposed Lot 1 has an area greater than 50ha, being the minimum lot size specified by clause 22.5.1 P1. Accordingly, the proposal does not satisfy clause 7.15.1(c), and General Provision 7.15 does not apply.





## Agriculture Zone [21.0]

Both proposed lots contain land within the Agriculture Zone. As such, both lots are assessed against the standards of the Agriculture Zone under the Scheme.

### 21.1 Zone Purpose

*The purpose of the Agriculture Zone is:*

*21.1.1 To provide for the use or development of land for agricultural use.*

*21.1.2 To protect land for the use or development of agricultural use by minimising:*

- (a) conflict with or interference from non-agricultural uses;*
- (b) non-agricultural use or development that precludes the return of the land to agricultural use; and*
- (c) use of land for non-agricultural use in irrigation districts.*

*21.1.3 To provide for use or development that supports the use of the land for agricultural use.*

The proposal supports the productive agricultural use of the land by transferring it to proposed Lot 1, which has an existing water supply and irrigation infrastructure. This will enable more intensive and productive agricultural use of the transferred land and is consistent with clause 21.1.1. The proposal does not introduce any non-agricultural use or development and therefore remains consistent with clause 21.1.2. As no separate use or development is proposed beyond the subdivision itself, clause 21.1.3 is not directly relevant in this instance. Accordingly, the proposal is consistent with the purpose of the Agriculture Zone.

### 21.3 Use Standards

This standard is not applicable as subdivision is not required to be categorised into a use class.

### 21.4 Development Standards for Buildings and Works

This standard is not applicable as no buildings or works are proposed.

### 21.5 Development Standards for Subdivision

#### 21.5.1 Lot design

<p><b>A1</b> Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li><i>(a) be required for public use by the Crown, a council or a State authority;</i></li> <li><i>(b) be required for the provision of Utilities or irrigation infrastructure; or</i></li> <li><i>(c) be for the consolidation of a lot with</i></li> </ul>	<p><b>P1</b> Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li><i>(a) provide for the operation of an agricultural use, having regard to:           <ul style="list-style-type: none"> <li><i>(i) not materially diminishing the agricultural productivity of the land;</i></li> <li><i>(ii) the capacity of the new lots for productive agricultural use;</i></li> <li><i>(iii) any topographical constraints to agricultural use; and</i></li> </ul> </i></li> </ul>
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<p>another lot provided both lots are within the same zone.</p>	<ul style="list-style-type: none"> <li>(iv) current irrigation practices and the potential for irrigation;</li> </ul> <p>(b) be for the reorganisation of lot boundaries that satisfies all of the following:</p> <ul style="list-style-type: none"> <li>(i) provides for the operation of an agricultural use, having regard to: <ul style="list-style-type: none"> <li>a. not materially diminishing the agricultural productivity of the land;</li> <li>b. the capacity of the new lots for productive agricultural use;</li> <li>c. any topographical constraints to agricultural use; and</li> <li>d. current irrigation practices and the potential for irrigation;</li> </ul> </li> <li>(ii) all new lots must be not less than 1ha in area;</li> <li>(iii) existing buildings are consistent with the setback required by clause 21.4.2 A1 and A2;</li> <li>(iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use; and</li> <li>(v) it does not create any additional lots; or</li> </ul> <p>(c) be for the excision of a use or development existing at the effective date that satisfies all of the following:</p> <ul style="list-style-type: none"> <li>(i) the balance lot provides for the operation of an agricultural use, having regard to: <ul style="list-style-type: none"> <li>a. not materially diminishing the agricultural productivity of the land;</li> <li>b. the capacity of the balance lot for productive agricultural use;</li> <li>c. any topographical constraints to agricultural use; and</li> <li>d. current irrigation practices and the potential for irrigation;</li> </ul> </li> <li>(ii) an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot;</li> <li>(iii) any existing buildings for a sensitive use must meet the setbacks required by clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and</li> <li>(iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.</li> </ul>
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The proposal does not satisfy A1 and as such is assessed against P1.

Figure 10 shows the land capability of the site, and Attachment 2 includes GES's assessment of the agricultural capability of the land. That advice identifies the Class 4 land as the highest quality land on the site and most suitable for cropping, and the Class 5 land on the mid-slopes as suitable for perennial horticulture, including wine grapes, where sufficient water is available. The proposed boundary adjustment will transfer an additional 110ha of Class 4 and Class 5 land to proposed Lot 1, where existing water supply and irrigation infrastructure will support its more productive agricultural use for viticulture. The reorganisation of the boundaries is therefore consistent with the agricultural consultant's advice that any subdivision or re-arrangement of titles should respond to the agricultural capacity of the land, with boundaries arranged more along a north-south alignment than an east-west alignment.

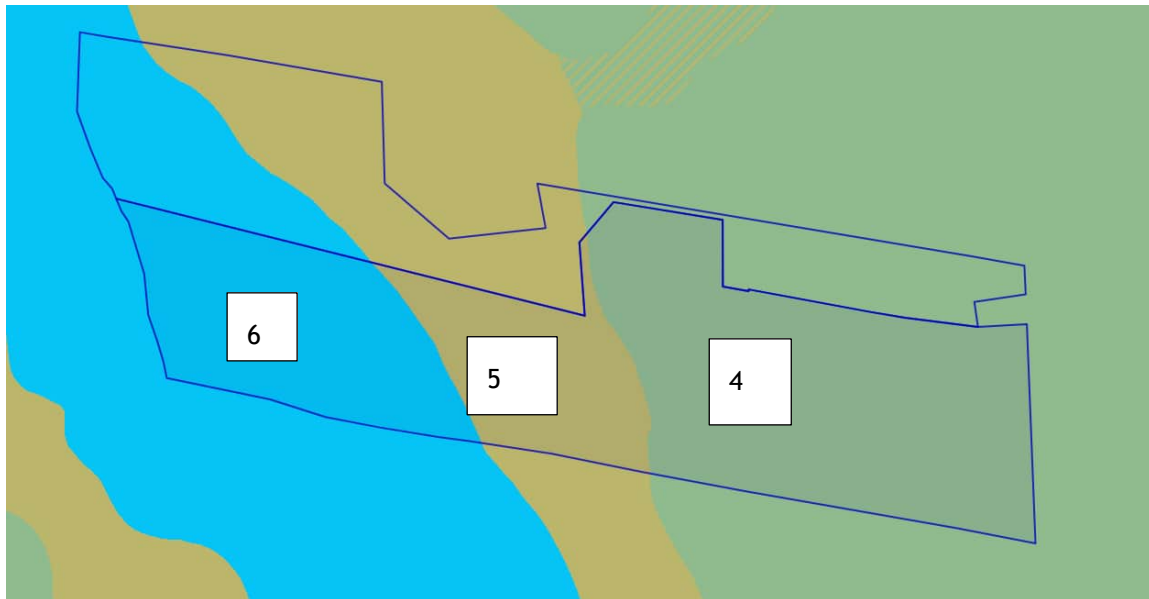


Figure 10. Land capability classification (source: LIST map - accessed 15.05.2026.2025, annotated)

P1(a)(i) - The agricultural productivity of land transferred from 439 Colebrook Road to 373 Colebrook Road is increased as it can be irrigated using the water supply and infrastructure available on proposed Lot 1. This enables land currently used for grazing to produce crops. The productivity of land at 439 Colebrook Road is not diminished as it remains available for grazing. The subdivision does not materially diminish the agricultural productivity of the land compliant with P1(a)(i).

P1(a)(ii) - After subdivision, Lot 1 will have a larger area of land available on which to grow irrigated crops. The subdivision will increase productive agricultural use compliant with P1(a)(ii).

P1(a)(iii) - The increased slope towards the rear of the site, poorer soils and presence of priority vegetation limits the expansion of irrigated crops on the current 373 Colebrook Road. The boundary adjustment increases the area of class 4 land available for irrigated crops. The subdivision enables expansion of the vineyard which is not otherwise possible due to topographical, vegetation and soil quality constraints compliant with P1(a)(iii).

P1(a)(iv) - Irrigation is available at 373 Colebrook Road, but not currently available at 439 Colebrook Road. The boundary adjustment increases the amount of land that can be utilised for irrigated crops compliant with P1(a)(iv).

Thus, the proposal is compliant with P1(a).



<p>A2</p> <p><i>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</i></p>	<p>P2</p> <p>***</p>
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Each lot retains an existing vehicular access from Colebrook Road, compliant with A2.

Therefore, the proposal is considered to comply with clause 21.5.1.

## Landscape Conservation Zone [22.0]

The site is located partly within the *Landscape Conservation Zone* under the *Tasmanian Planning Scheme - Clarence*.

Only proposed Lot 1 contains land within the Landscape Conservation Zone. Therefore, Lot 2 will not be assessed against the standards of the Zone.

### 22.1 Zone Purpose

*The purpose of the Landscape Conservation Zone is:*

22.1.1 *To provide for the protection, conservation and management of landscape values.*

22.1.2 *To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.*

The proposal consolidates the land within the Landscape Conservation Zone, which currently extends across both existing titles, into a single lot. This results in the zoned land being managed as one parcel and supports the protection, conservation and coordinated management of landscape values, consistent with clause 22.1.1. The proposal does not facilitate additional development within the Landscape Conservation Zone and will not adversely impact the protection, conservation or management of those landscape values, consistent with clause 22.1.2.

### 22.3 Use Standards

This standard is not applicable as subdivision is not required to be categorised into a use class.

### 22.4 Development Standards for Buildings and Works

This standard is not applicable as no buildings or works are proposed.

### 22.5 Development Standards for Subdivision

#### 22.5.1 Lot design

<p>A1</p> <p><i>Each lot, or a proposed lot in a plan of subdivision, must:</i></p>	<p>P1</p> <p><i>Each lot, or a proposed lot in a plan of subdivision, must have sufficient</i></p>
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<p>(a) have an area of not less than 50ha and:</p> <p>(i) be able to contain a minimum area of 25m x 25m, where native vegetation cover has been removed, with a gradient not steeper than 1 in 5, clear of:</p> <p>a. all setbacks required by clause 22.4.2 A2, A3 and A4; and</p> <p>b. easements or other title restrictions that limit or restrict development; and</p> <p>(ii) existing buildings are consistent with the setback required by clause 22.4.2 A2, A3 and A4;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) the relevant Acceptable Solutions for development of buildings on the lots;</p> <p>(b) existing buildings and the location of intended buildings on the lot;</p> <p>(c) the ability to retain vegetation and protect landscape values on each lot;</p> <p>(d) the topography of the site; and</p> <p>(e) the pattern of development existing on established properties in the area, and must have an area not less than 20ha.</p>
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As an existing building does not have the setback required by 22.4.2 (A3) from the existing northern side boundary, and even though the current setback from the northern side boundary will not be reduced, the proposal does not comply with A1 and must be assessed against P1.

Proposed Lot 1 has an area of 358ha which is greater than the area of the relevant acceptable solution described in A1(a) (P1(a)). Setbacks of existing buildings will not be changed or reduced by the proposed boundary adjustment/subdivision (P1(b)). The proposal increases the ability to retain vegetation and protect landscape values by consolidating land from two existing lots into one lot and does not facilitate any additional development in the Landscape Conservation zone (P1(c)). The large size of the lot allows crops to be grown on the lower slopes without the need to utilise the steeper slopes and vegetated parts of the lot (P1(d)). The setbacks of the buildings on the lot are not changed or reduced and thus are consistent with the existing pattern of development on that property and other properties in the area. For example, 415 Colebrook Road has buildings located within approximately 2m of the side boundary (P1(e)). The site has an area not less than 20ha.

Therefore, the proposal satisfies P1.

<p>A2 Each lot, or a proposed lot in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities must have a frontage of not less than 40m.</p>	<p>P2 ***</p>
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Proposed Lot 1 has a road frontage of 837m compliant with A2.

<p>A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P3 ***</p>
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Lot 1 retains an existing vehicular access to Colebrook Road compliant with A3.



A4 No Acceptable Solution.	P4 ***
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At 358ha, proposed Lot 1 has sufficient area to accommodate an on-site wastewater management system compliant with P4.

Therefore, the proposal complies with clause 22.5.1.

## Parking and Sustainable Transport Code [C2.0]

No use or development is exempt from assessment against this code (C2.1.1).

### C2.5 Use Standards

This standard is not applicable as subdivision is not required to be classified into a use class.

### C2.6 Development Standards for Buildings and Works

This standard is not applicable as no buildings and works are proposed.

### C2.7 Parking Precinct Plan

This standard is not applicable as the site is not in a parking precinct.

## Road and Railway Assets Code [C3.0]

This development will not increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5 m using an existing vehicle crossing (C3.2.1(a)), does not require a new vehicle crossing (C3.2.1(b)) and the subdivision is not for a sensitive use (C3.2.1(c)) and as such does not require assessment against the Code.

## Natural Assets Code [C7.0]

The site is located within the *Priority Vegetations Areas* and *Waterway and Coastal Protection Areas Overlays* of the *Natural Assets Code* under the *Tasmanian Planning Scheme - Clarence*.

As only Lot 1 is subject to the Code overlays, Lot 2 is exempt from assessment against the Code standards.

### C7.6 Development Standards for Buildings and Works

#### C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia

This standard is not applicable as no buildings or works are proposed within the waterway and coastal protection area.





C7.6.2 Clearance with a priority vegetation area

This standard is not applicable as no clearance of priority vegetation is proposed.

C7.7 Development Standards for Subdivision

C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia

<p>A1 Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must:</p> <ul style="list-style-type: none"> <li>(a) be for the creation of separate lots for existing buildings;</li> <li>(b) be required for public use by the Crown, a council, or a State authority;</li> <li>(c) be required for the provision of Utilities;</li> <li>(d) be for the consolidation of a lot; or</li> <li>(e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area.</li> </ul>	<p>P1 ***</p>
---	-------------------

There are no proposed works, building area, services, bushfire hazard management area or new vehicular access within a waterway and coastal protection area, compliant with A1(e).

C7.7.2 Subdivision within a priority vegetation area

<p>A1 Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:</p> <ul style="list-style-type: none"> <li>(a) be for the purposes of creating separate lots for existing buildings;</li> <li>(b) be required for public use by the Crown, a council, or a State authority;</li> <li>(c) be required for the provision of Utilities;</li> <li>(d) be for the consolidation of a lot; or</li> <li>(e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area.</li> </ul>	<p>P1.1 *** P1.2 ***</p>
---	--------------------------------------

There are no proposed works, building area, bushfire hazard management area, services or new vehicular access within a priority vegetation area, compliant with A1(e).

Therefore, the proposal complies with the Natural Assets Code.





## Flood-Prone Areas Hazard Code [C12.0]

The site is partly located within the *Flood-Prone Hazard Areas Hazard Code* under the *Tasmanian Planning Scheme - Clarence*.

### 12.4 Use or Development Exempt from this Code

As per C12.4.1(b)(iv) development of land for Resource Development (excluding a habitable building) is exempt from this code. Although no use is proposed, the existing use to which the subdivision relates is Resource Development. As such, the proposal meets the exemption.

## Bushfire-Prone Areas Code [C13.0]

The site is subject to the *Bushfire-Prone Areas Code* under the *Tasmanian Planning Scheme - Clarence*. The Code is addressed in Attachment 3 - Bushfire Hazard Report.

### C13.4 Use or Development Exempt from this code

**C13.4.1** *The Following use or development is exempt from this code:*  
(a) *Any use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this code, certifies that there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures; and*  
(b) *Adjustment to a boundary in accordance with clause 7.3 of this planning scheme.*

The Bushfire Hazard Management Report (Attachment 3) concludes that there is insufficient increase in risk on the site and compliance with the objective of C13.4.1(a) is achieved.

### C13.5 Use Standards

This clause and all subclauses are not applicable as a subdivision does not require a use categorisation.

### C13.6 Development Standards for Subdivision

#### C13.6.1 Provision of hazard management areas

<p><b>A1</b></p> <p>(a) <i>TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</i></p> <p>(b) <i>The proposed plan of subdivision:</i></p> <p style="margin-left: 20px;">(i) <i>shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;</i></p> <p style="margin-left: 20px;">(ii) <i>shows the building area for each lot;</i></p>	<p><b>P1</b> ***</p>
---	--------------------------



<p>(iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas; and</p> <p>(iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS3959:2018 Construction of buildings in bushfire-prone Areas; and</p> <p>(c) if hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</p>	
---	--

The Bushfire Hazard Report (Attachment 3) concludes that the proposal is compliant with A1(a).

C13.6.2 Public and fire fighting access

<p>A1</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</p> <p>(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard management plan that:</p> <p>(i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3 and</p> <p>(ii) is certified by the TFS or an accredited person.</p>	<p>P1 ***</p>
--	-------------------

The Bushfire Hazard Report (Attachment 3) concludes that the proposal is compliant with A1(a).



### C13.6.3 Provision of water supply for fire fighting purposes

<p>A2  <i>In areas that are not serviced by reticulated water by the water corporation:</i>          (a) <i>The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes;</i>          (b) <i>The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table C13.5; or</i>          (c) <i>A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</i></p>	<p>P1          No          Performance          Criterion.</p>
--	--

The Bushfire Hazard Report (Attachment 3) concludes that the proposal is compliant with A2(a).

Therefore, the proposal complies with the Bushfire-Prone Areas Code

## Landslip Hazard Code [C15.0]

The site is located within the *Low Landslip Hazard Band* and the *Medium Landslip Hazard Band* under the *Tasmanian Planning Scheme - Clarence*.

As per C15.4.1(d) subdivision is exempt from assessment under this code within a low landslip hazard band or in a medium landslip hazard band if it does not create additional lots, provided it does not involve significant works ((d)(ii) b). No works or additional lots are proposed. As such, this proposal does not require assessment against this code.

## 4. Conclusion

This proposal seeks approval for a boundary adjustment at 373 and 439 Colebrook Road, Richmond. The development is on land zoned Agriculture and Landscape Conservation, which is subject to the Low landslip hazard band, Medium landslip hazard band, Road or railway attenuation area, Waterway and coastal protection area, Priority vegetation area, Flood-prone areas, and Bushfire-prone areas Overlays.

The proposal has been considered against the development standards of the Agriculture and Landscape Zone, and the proposal generates the following discretions under the Scheme:

- General Provision 7.10;
- 21.4.1 Lot Design (P1); and
- 22.5.1 Lot Design (P1 & P4).

The proposal has been assessed against all relevant scheme criteria and is found to either comply with the Acceptable Solutions or satisfy the relevant Performance Criteria. The application is considered to be acceptable with respect to the Planning Scheme requirements and therefore ought to be supported by the Planning Authority





If Council requires any further information or clarification concerning this application, please contact us at [planning@mcplanners.com.au](mailto:planning@mcplanners.com.au) or by phone at 6288 7248.

Yours faithfully

**MC PLANNERS PTY LTD**

A handwritten signature in black ink, appearing to read 'S.L.' followed by a flourish.

**Sandra Roberts**

**PLANNER**





# ATTACHMENT 1

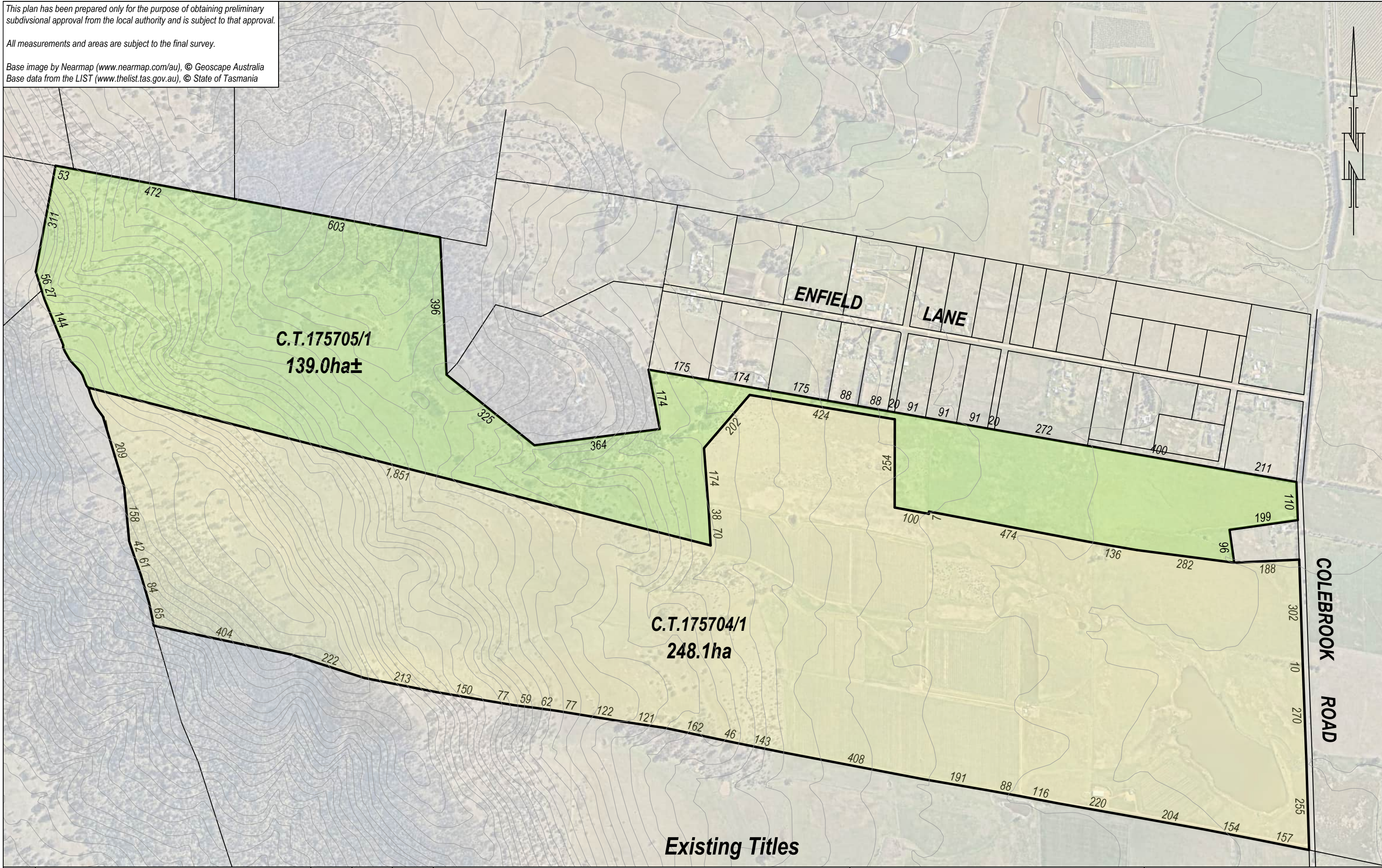
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Proposal Plan

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 Nearmap (www.nearmap.com/au), © Geoscape Australia  
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



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D				
C				
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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:** Sailing Hillside Valley Pty Ltd  
Nocton Vineyard Pty Ltd  
**TITLE REFERENCE:** C.T.175705/1 & C.T.175704/1  
**LOCATION:** 373 & 439 Colebrook Road  
**RICHMOND**

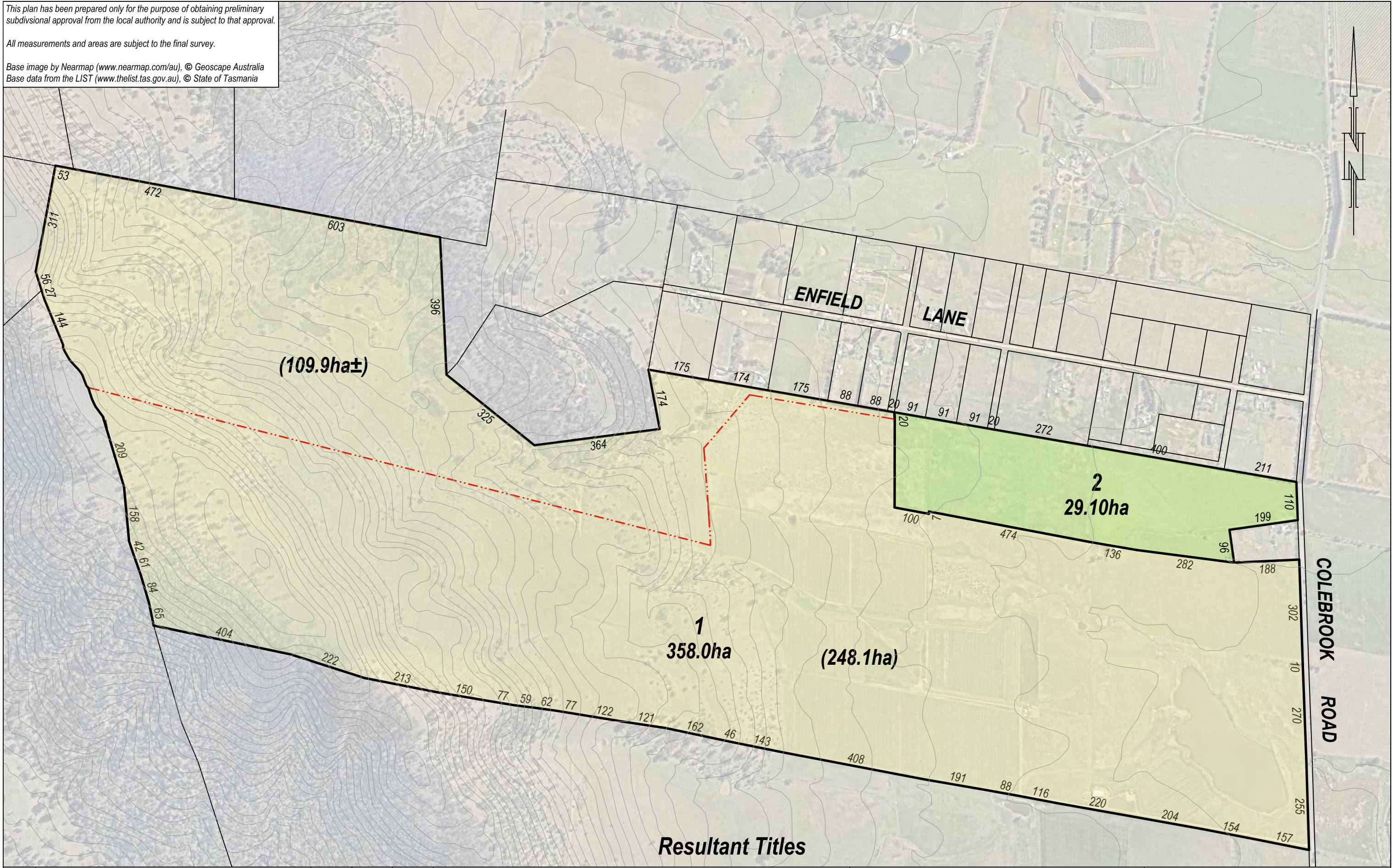
**Proposed Subdivision**  
**Date:** 10-3-2026  
**Reference:** NOCTV01 969600  
**Scale:** 1:10000 (A3)  
**Municipality:** Clarence

Existing Titles

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.

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REV	AMENDMENTS	DRAWN	DATE	APPR.



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

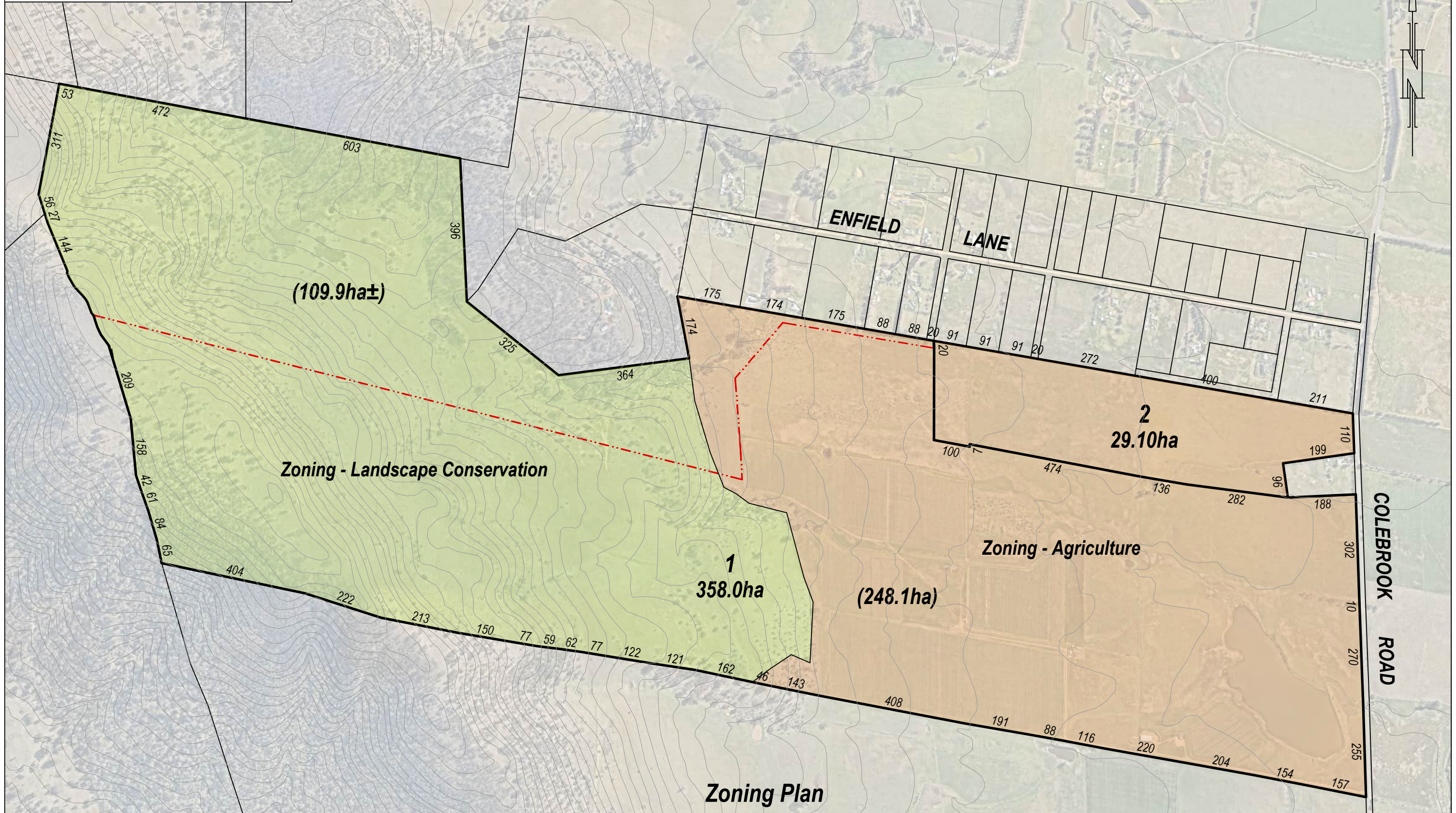
**OWNER:** Sailing Hillside Valley Pty Ltd  
Nocton Vineyard Pty Ltd  
**TITLE REFERENCE:** C.T.175705/1 & C.T.175704/1  
**LOCATION:** 373 & 439 Colebrook Road  
**RICHMOND**

**Proposed Subdivision**  
**Date:** 10-3-2026  
**Reference:** NOCTV01 969600  
**Scale:** 1:10000 (A3)  
**Municipality:** Clarence

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 Nearmap (www.nearmap.com/au), © Geoscape Australia  
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



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REV	AMENDMENTS	DRAWN	DATE	APPR.

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

**OWNER:** Sailing Hillside Valley Pty Ltd  
 Nocton Vineyard Pty Ltd  
**TITLE REFERENCE:** C.T.175705/1 & C.T.175704/1  
**LOCATION:** 373 & 439 Colebrook Road  
**RICHMOND**

<b>Proposed Subdivision</b>	
<b>Date:</b> 10-3-2026	<b>Reference:</b> NOCTV01 969600
<b>Scale:</b> 1:10000 (A3)	<b>Municipality:</b> Clarence



COLEBROOK ROAD

Zoning Plan

(109.9ha±)

Zoning - Landscape Conservation

1  
358.0ha

(248.1ha)

Zoning - Agriculture

2  
29.10ha

ENFIELD

LANE



# ATTACHMENT 2

---

Agriculture Letter

23/11/2023

Mat Clark  
MC Planners  
42 Newdegate Street  
North Hobart TAS 7000

**RE: Agricultural land Capability – Possible subdivision – 271 Colebrook Road**

I am a Certified Professional Soil Scientist (CPSS) and I have completed the assessment of numerous agricultural properties in Tasmania over the past 20 years including a number in the Coal River Valley area. I have completed a review of my files for the local area and the subject property and can provide the following information.

- The property is located on Colebrook Road approximately 2.5Km North of the Township of Richmond.
- The property extends over an area of over 350ha and is bordered by rural properties on all sides which support a range of agricultural enterprises including grazing, cropping and perennial horticulture (see figure 1 site location).
- The property is underlain by Tertiary aged sediments of mixed gravel, sand silt and clay with duplex soils on the lower slopes of the property, whilst the higher ground grades to Triassic sandstones with Jurassic dolerite on the upper elevations to the west (see figure 2 geological mapping).
- The property is mapped as a mix of class 4, class 5, and class 6 agricultural land (see figure 3 land capability mapping).
- The class 4 land is located on the relatively flat land close to Colebrook Road, which commonly features duplex soils on the Tertiary sediments.
- The class 4 land is the best quality land on the property and most suited to cropping activities (see figure 5). This land is best served with irrigation and similar land in the local area is commonly used for relatively intensive cropping. This land is the most valuable for a number of agricultural uses.
- The class 5 land on the mid slopes of the property is on a mix of Triassic sediments and Jurassic dolerite. The mid slopes have good aspect and are most suited to perennial horticulture such as wine grapes where sufficient water supply is available (see figure 4).

- The class 6 land on the steeper slopes on the western part of the site generally feature shallow stony soils which are unsuitable for tillage for pasture renovation or cropping, and as a result this part of the property has remained largely under native pasture.
- Parts of the class 5 and class 6 land on the upper slopes would be more suited to Agri-tourism such as on farm visitor accommodation.
- The land capability and crop suitability mapping for the area can be used as an approximate guide for planning future land use.
- I would strongly suggest that any subdivision or re-arrangement of titles is done with the agricultural capacity of the land in mind, with boundaries between titles arranged more along a north-south alignment than an east-west.

Please contact me if you require any further details.

Kind regards,



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD  
*Director*

**Figure 1 – Site location**

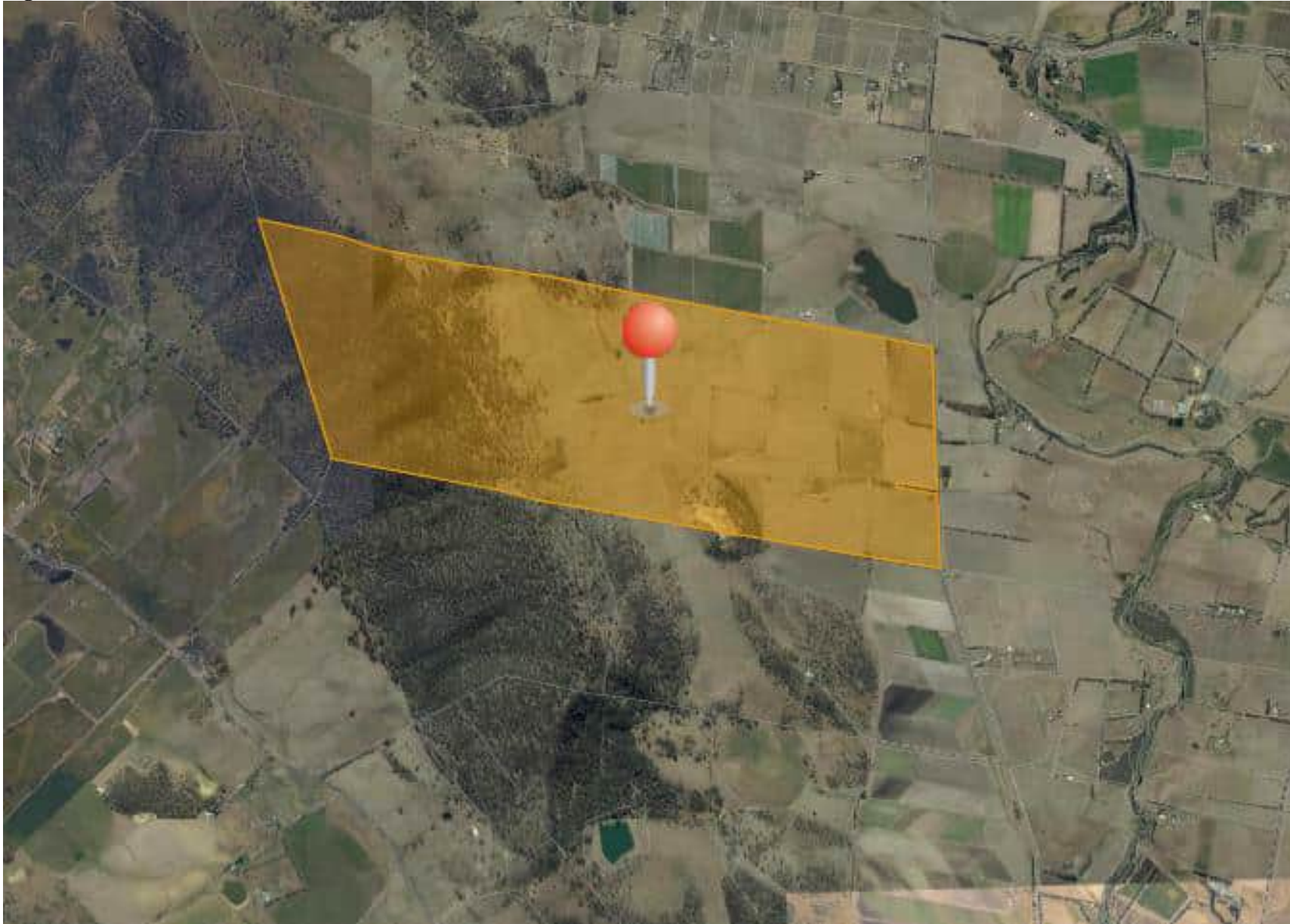
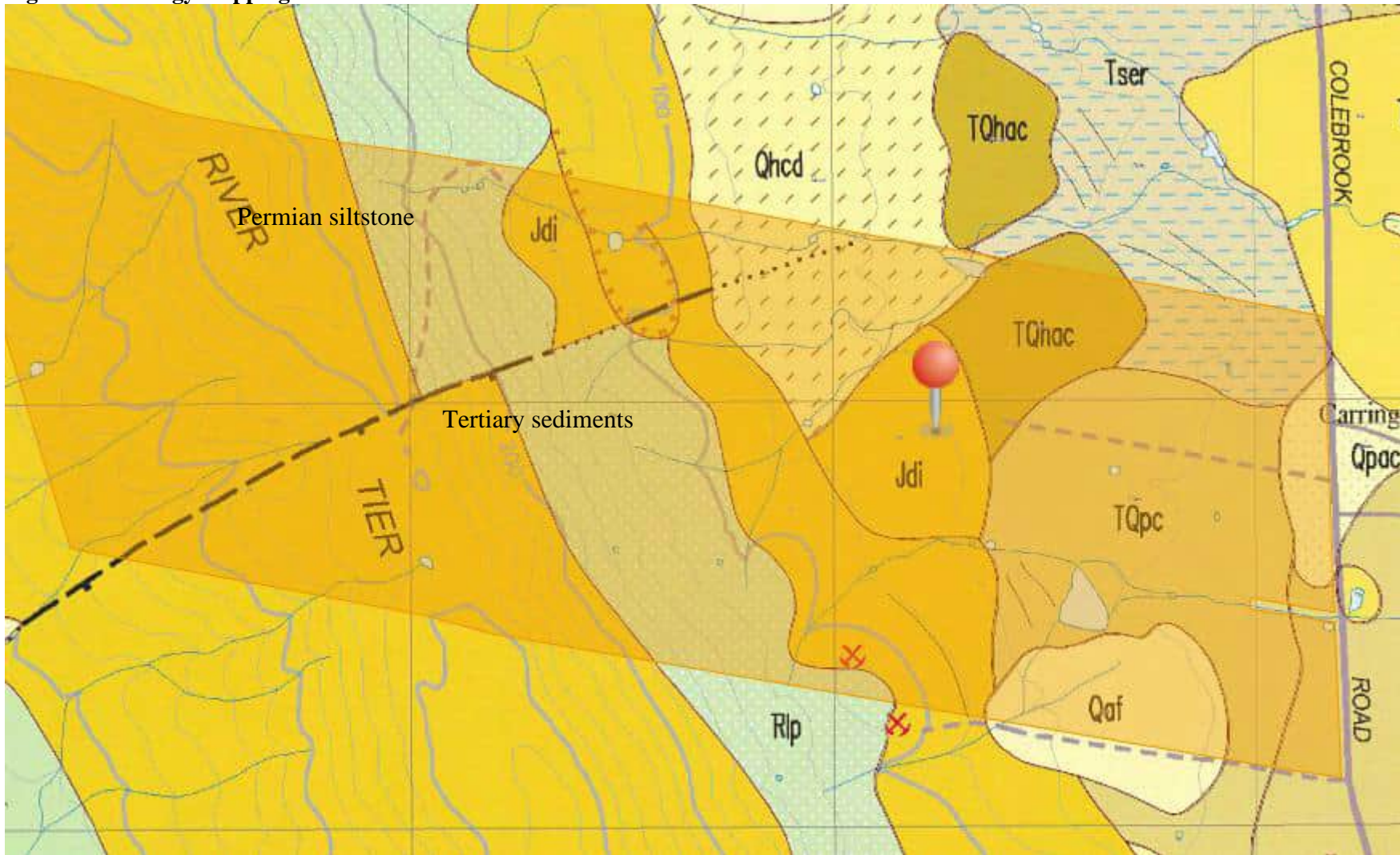
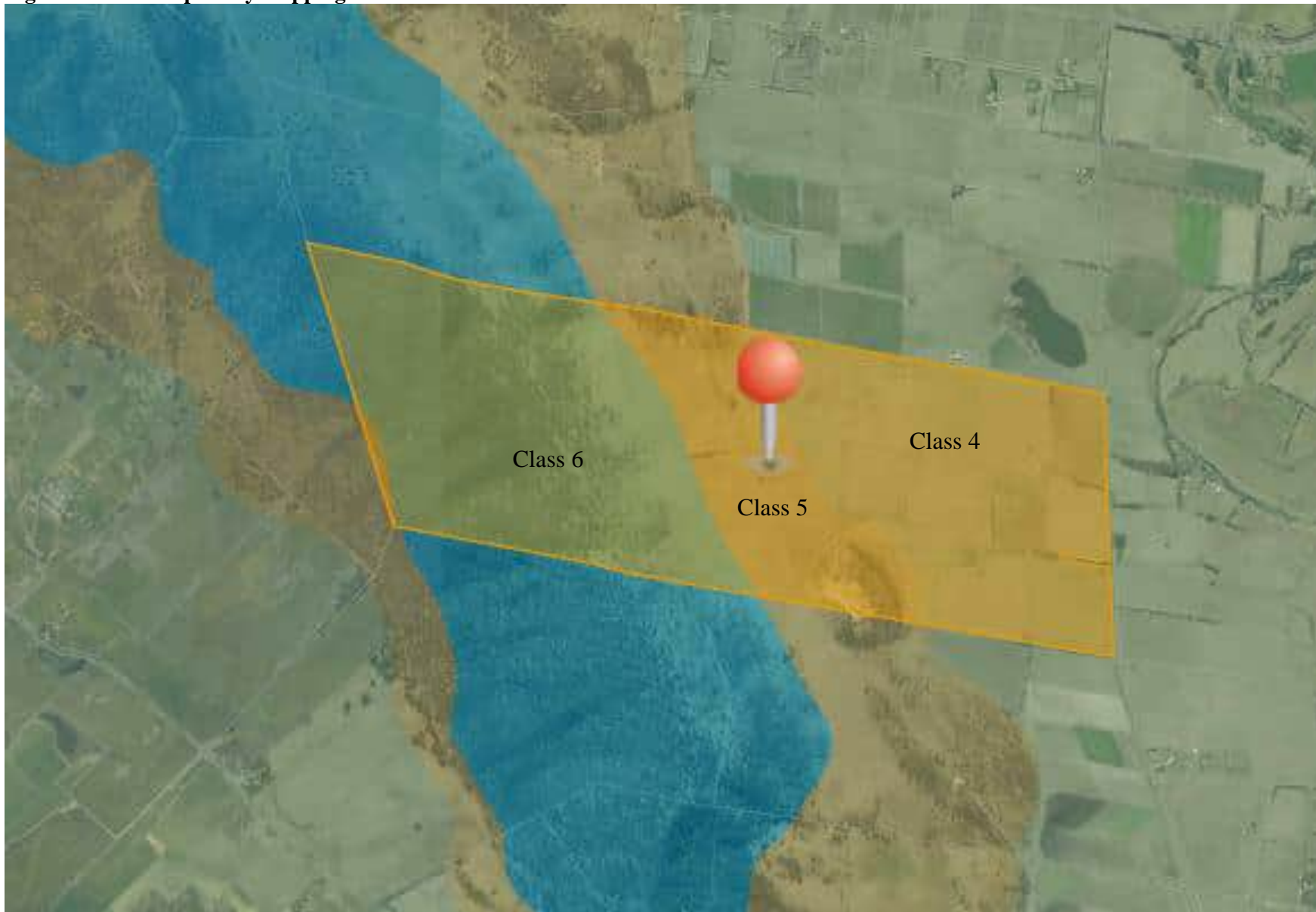


Figure 2 – Geology mapping



**Figure 3 – Land capability mapping**



**Figure 4 – Table grapes suitability mapping**

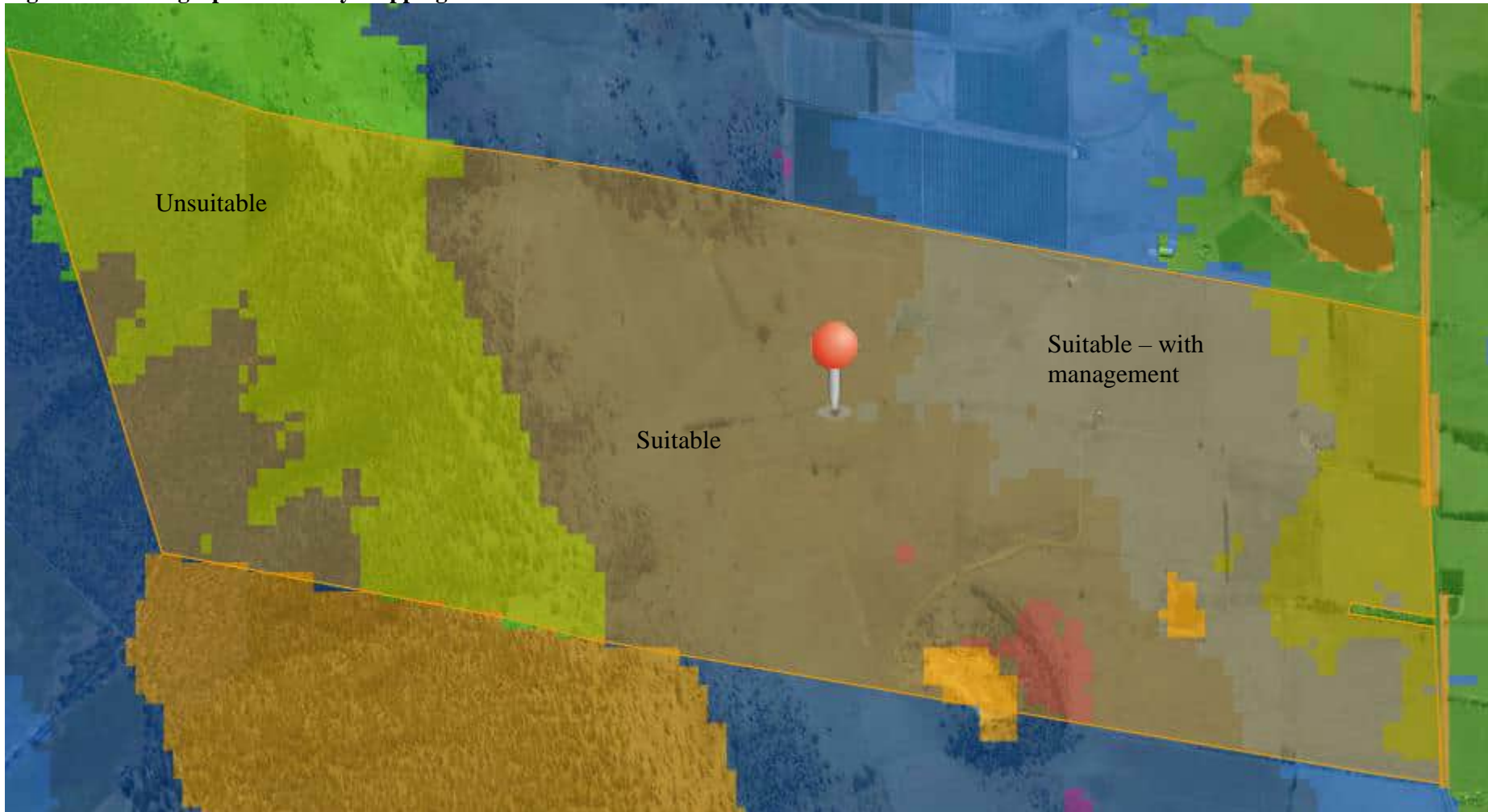
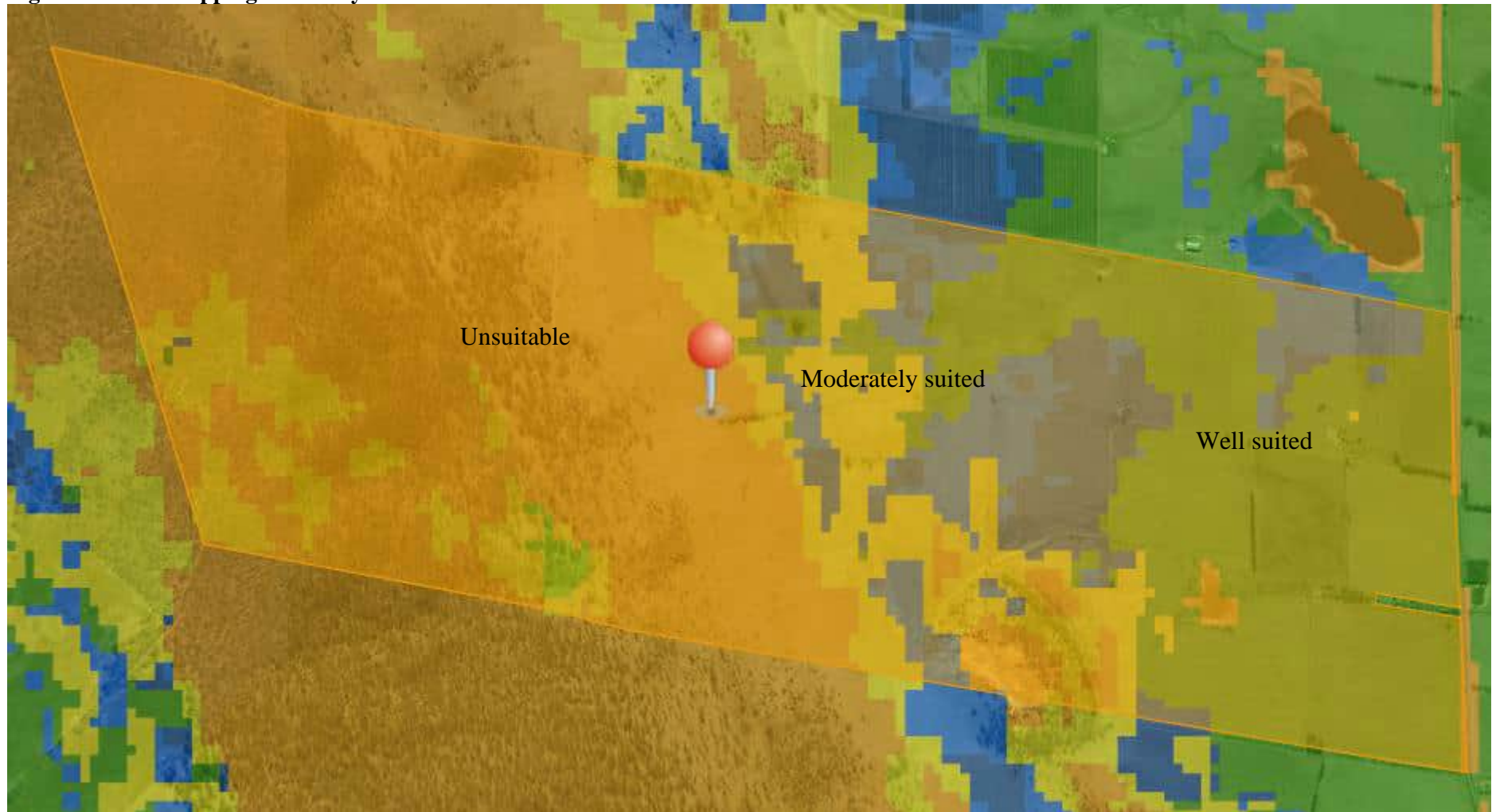


Figure 5 – Seed cropping suitability





# ATTACHMENT 3

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## Bushfire Hazard Report



# Bushfire Hazard Report

373 & 439 Colebrook Road, Richmond  
Boundary Adjustment (Subdivision)

For Nocton Vineyard Pty Ltd  
May 2026

Dave Lyne BFP-144





## Table of Contents

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5.5 Optional Protection Measures.....	8
6. Conclusion .....	8
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**Appendix A - Subdivision Plan**

**Appendix B - Bushfire Hazard Management Plan**

**Appendix C - Site Photos**

**Appendix D - Certificate of Compliance**

VERSION CONTROL				
Version	Date	Author	Reviewer	Description
1.0	26.05.2026	MC	DL	DA Issue





## 1. Introduction

MC Planners have been engaged by Nocton Vineyard Pty Ltd to prepare a bushfire hazard assessment for a boundary adjustment. The address of the property is 373 & 439 Colebrook Road, Richmond. The author, Matthew Clark, is an Accredited Person under Part 4A of the *Fire Service Act 1979* (BFP-180) for 1, 3b and 3c, and the reviewer Dave Lyne is also an Accredited Person under Part 4A of the *Fire Service Act 1979* (BFP-144).

The proposed development involves a boundary adjustment (subdivision) of land located within a bushfire-prone area necessitating an assessment against the Bushfire-Prone Areas Code of the *Tasmanian Planning Scheme*.

This report considers:

- Whether the site is within a bushfire-prone area;
- The characteristics of the site and surrounding land;
- The proposed use and development that may be threatened by bushfire hazard;
- The applicable Bushfire Attack Level (BAL) rating;
- Appropriate bushfire hazard mitigation measures; and
- Compliance with planning requirements pertaining to bushfire hazard.

In order to demonstrate compliance with the Bushfire-Prone Areas Code this report includes a Certificate of Compliance (for planning purposes).

## 2. Site Location and Context

The address of the subject property is 373 Colebrook Road and 439 Colebrook Road, Richmond. The subject site is identified by PID 9464601 & 9619718 and titles CT 175704/1 & CT 175705/1 (refer to Figure 1).

There are existing vineyards, a large shed, and several small outbuildings at 373 Colebrook Road. There are no existing structures at 439 Colebrook Road.

There are also several dams on the site, including a large dam at 373 Colebrook Road, which acts as a drain catchment for the site.

There is Priority Vegetation, Landslip Hazard and Waterway & Coastal Protection overlays on the site, but no hazard management is proposed in these areas.



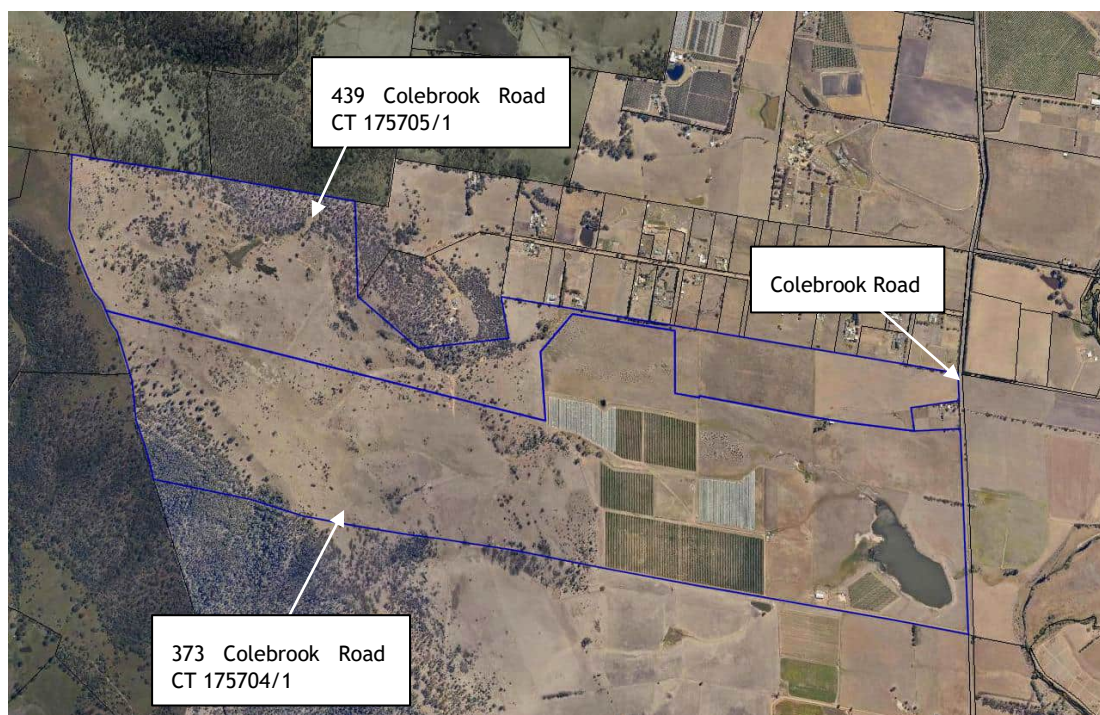


Figure 1: Aerial view of the site (outlined in blue) and surrounding land (source: List Map accessed 21/05/2026).

### 3. Use and Development

The current uses of the site is a Resource Development (Vineyards) and Resource Development (wine production) at 373 Colebrook Road. The use at 439 Colebrook Road Resource Development (grazing). The proposal does not involve any change in use for the site.

The proposed development is for a boundary adjustment between the sites.

Details of the proposed development and boundary adjustment are within Appendix A.

### 4. Bushfire Hazard Assessment

#### Vegetation and Slope

Vegetation and relevant effective slopes within 100m of the proposed lots has been assessed and classified in accordance with AS 3959:2018. AS3959 C2.2.3.1 notes that *“in assessing vegetation, care should be exercised to ensure that a sufficient level of distance is used to determine predominant vegetation. This may necessitate the consideration of vegetation out to distances in excess of 100 metres from the site”*.

A site visit was conducted on the 6th November 2023.

Figure 2 shows the land within 100m of the proposed development in red as this is the minimum area for consideration under AS 3959-2018. Grass fires from the north, south and east are the main likely fire source.

Areas of the site that are vineyard and smaller lots (2Ha) on Enfield Lane that have dwellings and surrounding managed gardens have been excluded under 2.2.3.2(f) of AS 3959-2018.

See Appendix C for site Photos.

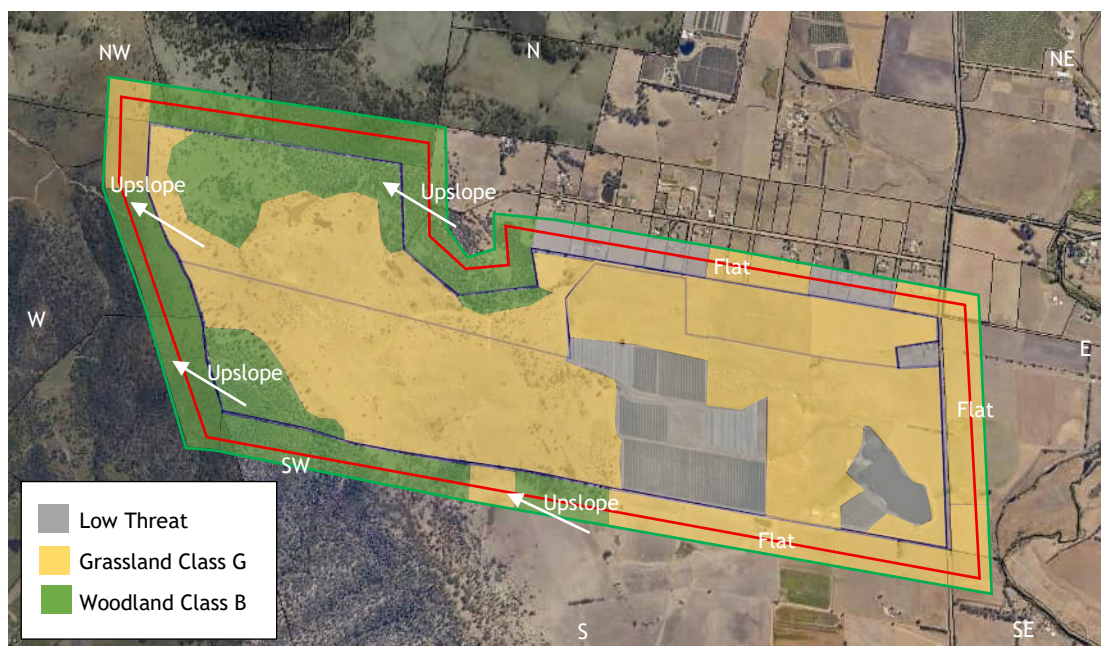


Figure 2: Shows land within 100m of the proposed development (red) and land within 140m for wider context (green).

Table 1 - Lot 1 Assessment

Direction from site:	North	East	South	West
Vegetation Type:	Class B Woodland	Class G Grassland	Class B Woodland	Class B Woodland
Relationship to site:	Downslope	Flat	Downslope	Downslope
Effective Slope:	10° -15°	0°	10° -15°	15° -20°
Required Separation Distance BAL-12.5:	40-<100m	14-<50m	40-<100m	48-<100m
Required Separation Distance BAL-19:	28-<40m	10-<14m	28-<40m	36-<48m
Existing Separation:	0m	0m	0m	0m
Assessed BAL:	N/A	N/A	N/A	N/A

Table 2 - Lot 2 Assessment

Direction from site:	North	East	South	West
Vegetation Type:	Class G Grassland	Class G Grassland	Class G Grassland	Class G Grassland
Relationship to site:	Flat	Flat	Flat	Upslope
Effective Slope:	0°	0°	0°	0°
Required Separation Distance BAL-12.5:	14-<50m	14-<50m	14-<50m	14-<50m
Required Separation Distance BAL-19:	10-<14m	10-<14m	10-<14m	10-<14m
Existing Separation:	0m	0m	0m	0m
Assessed BAL:	N/A	N/A	N/A	N/A

#### Step 5: Determination of Bushfire Attack Level (BAL)

As the proposed use and development is exempt from requiring a Bushfire Hazard Management Plan, there is no determined Bushfire Attack Level.

## 5. Justification of Insufficient Increase in Risk

The proposed boundary adjustment must be assessed against C13.4 and C13.4.1 (a) of the Bushfire-Prone Areas Code to justify an insufficient increase in risk on the site.

### ***C13.4 Use or Development Exempt from this Code***

*C13.4.1 The Following use or development is exempt from this code:*

- (a) Any use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this code, certifies that there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures; and*
- (b) Adjustment to a boundary in accordance with clause 7.3 of this planning scheme.*

The purpose of the Bushfire-Prone Areas Code is: “to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires”. The proposed boundary adjustment will not cause any increase in risk to the site as there are no sensitive uses on the site, no change to the existing agriculture use of both lots, and no change to the access arrangements for the lots. The development standards of the Code will not be impacted by the proposed subdivision, as there are no changes to: the HMA’s of the existing structures, the access to either 373 Colebrook Road or 439 Colebrook Road, or the existing water supply to either site. As such, there is insufficient increase in risk on the site and compliance with the objective of the code is achieved (a).



The proposal is not a boundary adjustment in accordance with clause 7.3 of the scheme as it does not comply with subclause (b) there is only minor change to the relative size, shape and orientation of the existing lots. As such it is a subdivision under the scheme and not exempt under the Code, thus C13.6 'Development Standards for Subdivision' must be considered.

Under C13.6.1 Provision of hazard management areas A1 is met under (a) if *“TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision”*. As discussed above, there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision in accordance with A1(a).

Under C13.6.2 Public and firefighting access A1 (a) is met if *“TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of firefighting”*. No access standards are required as the lots are not occupied and there is no significant change to the access arrangements to the site. As such, there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting in accordance with A1(a).

Under C13.6.3 Provision of water supply for firefighting purposes A1 (a) is met *“if TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for firefighting purposes”* and (b) *“A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4”*. There is no reticulated water supply available at the subject site thus C13.6.3 A1 does not apply. No water supply is required as the site is not occupied. As such, there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for firefighting purposes compliant with A2(a).

If a habitable building is proposed on either lot, a new bushfire hazard management report should be undertaken for that specific proposal relative to the BAL construction standards under AS 3959-2018 as required by the Directors Determination.

The certificate attached in Appendix D demonstrates the certification by the TFS in accordance with these clauses and thus the Code provisions are met.

## 5.1 Hazard Management Area

No Hazard Management Areas are required for the agricultural use and thus there is no change to the hazard management of the site. If a habitable building is proposed on either lot, a new bushfire hazard management report should be undertaken for that specific proposal relative to the BAL construction standards under AS 3959-2018 as required by the Directors Determination.

## 5.2 Construction Standards

No works are proposed.





## 5.3 Access

There are existing paved crossovers to both 373 & 439 Colebrook Road. The remaining farm access roads are not paved and is of gravel. The driveway at 373 Colebrook Road is approximately 6m wide and 593m in length where it reaches the main warehouse on the site. Turning is available at the junction of the driveway to the warehouse. The proposed boundary adjustment will not cause any significant change to the access arrangements to the site. If a habitable building is proposed on either lot, a new bushfire hazard management report should be undertaken for that specific proposal relative to the requirements of the Directors Determination.

## 5.4 Water Supply for Firefighting

There is no reticulated water supply available at the subject site; however, no water supply is required the site is not occupied and is used for an agricultural use only. There is therefore no change to the current water access arrangements for the site. If a habitable building is constructed on either site, the water supply will need to meet the requirements of the Directors Determination.

## 5.5 Optional Protection Measures

No optional protection measures are required.

## 6. Conclusion

The subject site is located in a bushfire-prone area.

A boundary adjustment (subdivision) with no new lots will not alter the existing hazard management requirements, access, construction type or water supply for firefighting and is therefore an insufficient increase in risk according to clause C13.6 of the Bushfire-Prone Areas Code.

The proposal is certified as being compliant with the Bushfire-Prone Areas Code E13.0 of the *Tasmanian Planning Scheme*.

If a habitable building is proposed on either lot, a new bushfire hazard management report should be undertaken for that specific proposal as required by the Directors Determination.

## References

Tasmanian Planning Scheme - Bushfire Prone Areas Code

Department of Primary Industries and Water, The LIST [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

Director of Building Control, 2024, Director's Determination - Bushfire Hazard Areas, Version No.1.2 Department of Justice (Tasmania).

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





# APPENDIX A

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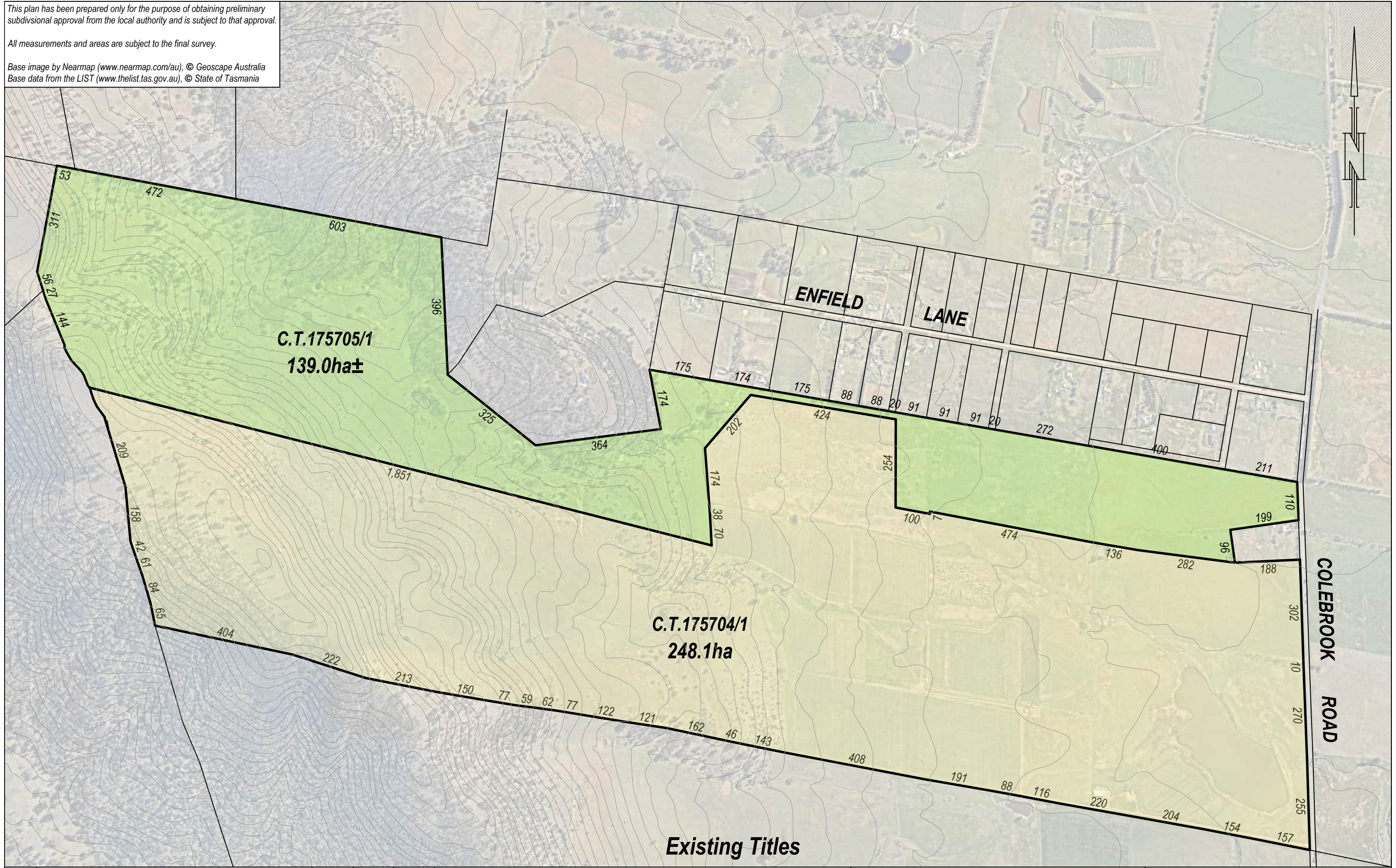
## Proposed Subdivision Plan



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 Nearmap (www.nearmap.com/au), © Geoscape Australia  
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



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REV	AMENDMENTS	DRAWN	DATE	APPR.

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

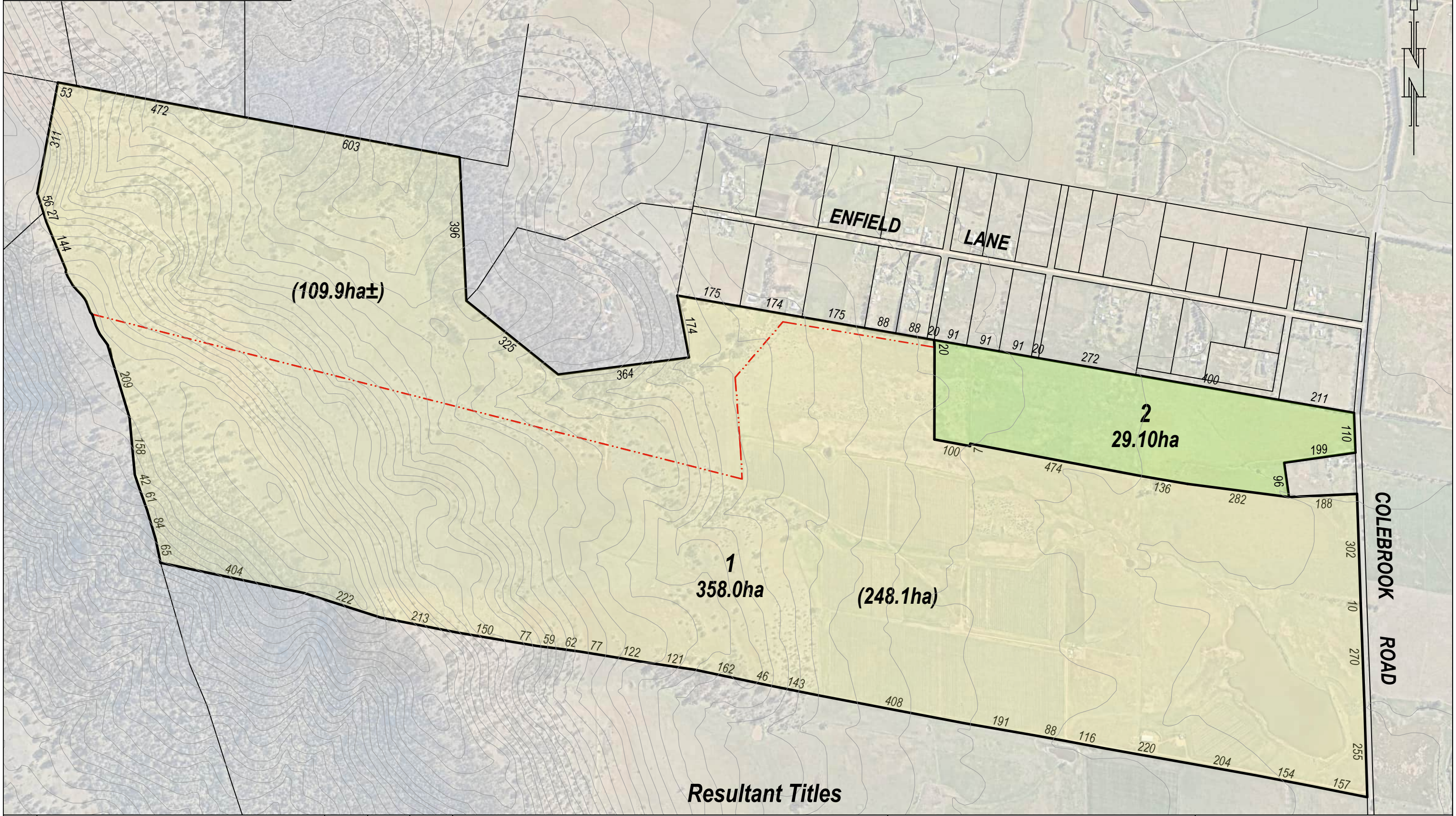
**OWNER:** Sailing Hillside Valley Pty Ltd  
 Nocton Vineyard Pty Ltd  
**TITLE REFERENCE:** C.T.175705/1 & C.T.175704/1  
**LOCATION:** 373 & 439 Colebrook Road  
**RICHMOND**

<b>Proposed Subdivision</b>	
<b>Date:</b> 10-3-2026	<b>Reference:</b> NOCTV01 969600
<b>Scale:</b> 1:10000 (A3)	<b>Municipality:</b> Clarence

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 Nearmap (www.nearmap.com/au), © Geoscape Australia  
 Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



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REV	AMENDMENTS	DRAWN	DATE	APPR.



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

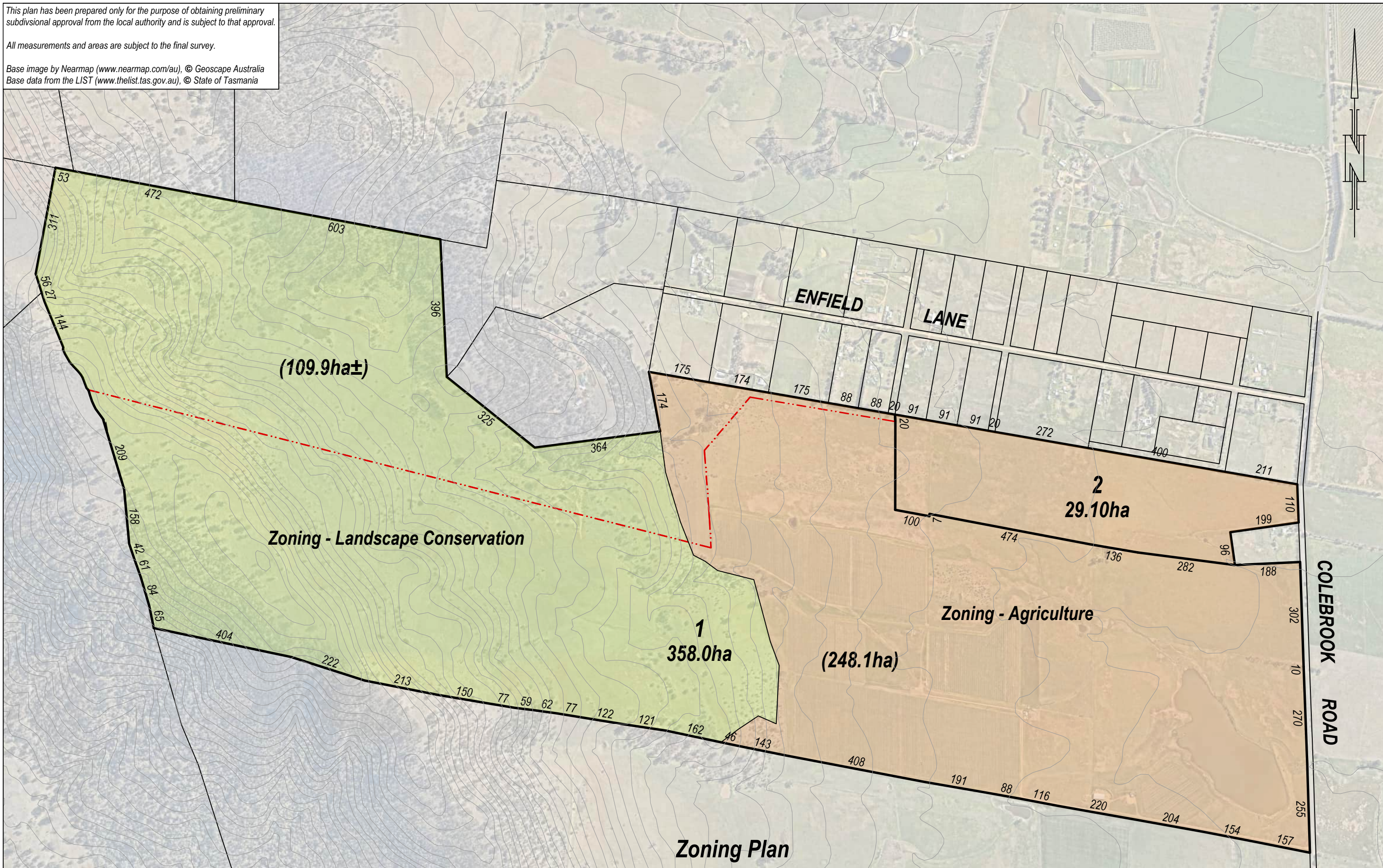
**OWNER:** Sailing Hillside Valley Pty Ltd  
 Nocton Vineyard Pty Ltd  
**TITLE REFERENCE:** C.T.175705/1 & C.T.175704/1  
**LOCATION:** 373 & 439 Colebrook Road  
**RICHMOND**

Proposed Subdivision	
<b>Date:</b> 10-3-2026	<b>Reference:</b> NOCTV01 969600
<b>Scale:</b> 1:10000 (A3)	<b>Municipality:</b> Clarence

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 Nearmap (www.nearmap.com/au), © Geoscape Australia  
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



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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:** Sailing Hillside Valley Pty Ltd  
Nocton Vineyard Pty Ltd  
**TITLE REFERENCE:** C.T.175705/1 & C.T.175704/1  
**LOCATION:** 373 & 439 Colebrook Road  
**RICHMOND**

<b>Proposed Subdivision</b>	
<b>Date:</b> 10-3-2026	<b>Reference:</b> NOCTV01 969600
<b>Scale:</b> 1:10000 (A3)	<b>Municipality:</b> Clarence



# APPENDIX B

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## Site Photos





Photo 1: View north of the site from the quarry at 271 Colebrook Road, Richmond.



Photo 2: View south from the site towards 271 Colebrook Road, Richmond.

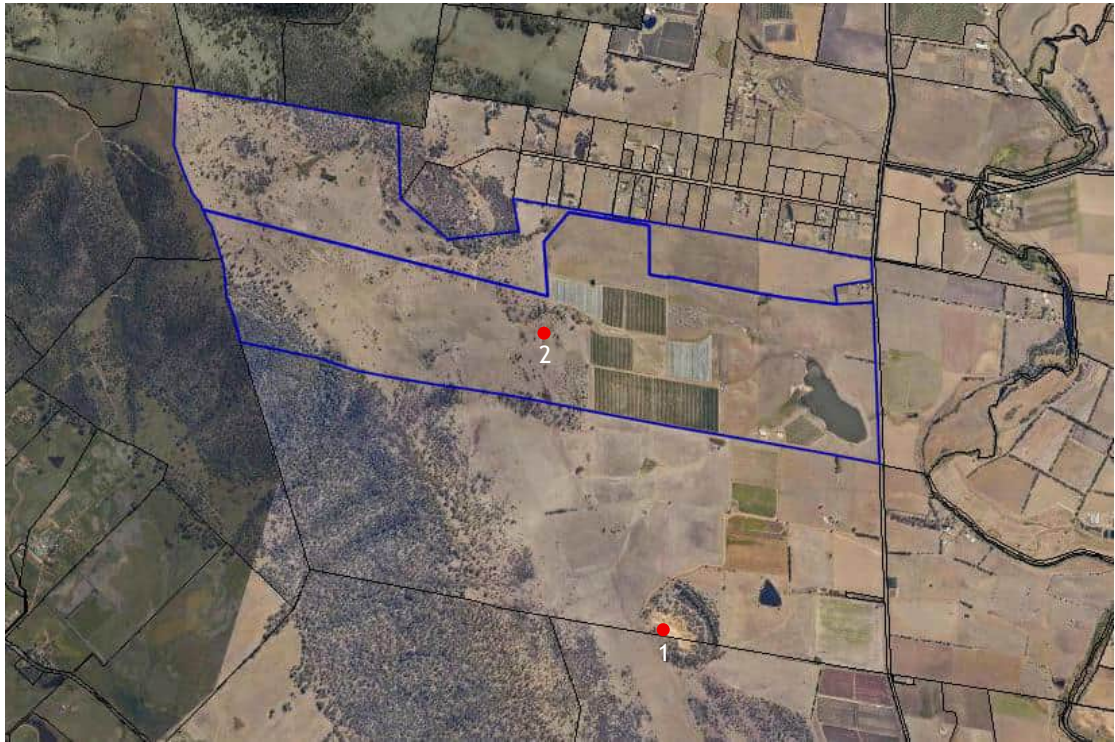


Photo 3: Aerial photo with photo location marked.



# APPENDIX C

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## Certificate of Compliance



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## BUSHFIRE-PRONE AREAS CODE

### CERTIFICATE<sup>1</sup> 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:**

373 & 439 Colebrook Road, Richmond

**Certificate of Title / PID:**

PID 9464601 & 9619718 and CT 175704/1 & 175705/1

#### 2. Proposed Use or Development

**Description of proposed Use and Development:**

Boundary Adjustment (subdivision with no new lots)

**Applicable Planning Scheme:**

Tasmanian Planning Scheme – Clarence

#### 3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report	David Lyne	27.05.2026	0.1

---

<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 checked="" type="checkbox"/> <b>E1.4 / C13.4 – Use or development exempt from this Code</b>	
Compliance test	Compliance Requirement
<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>	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.5.1 P1 / C13.5.1 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<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>	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.5.2 P1 / C13.5.2 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<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>	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.6.1 P1 / C13.6.1 P1	<b><i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i></b>
<input checked="" type="checkbox"/> 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>
<input checked="" type="checkbox"/>	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 checked="" 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
<input checked="" type="checkbox"/>	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:

David Lyne

Phone No:

0421 852 987

Postal Address:

11 Granville Avenue, Geilston Bay

Email Address:

dave\_lyne@hotmail.com

Accreditation No:

BFP-144

Scope:

1,2,3A,& 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.

Signed:  
certifier



Name:

David Lyne

Date:

27.05.2026

Certificate Number:

BFP - 144

(for Practitioner Use only)



# ATTACHMENT 4

---

Titles

SEARCH OF TORRENS TITLE

VOLUME 175704	FOLIO 1
EDITION 2	DATE OF ISSUE 18-Aug-2022

SEARCH DATE : 20-May-2026

SEARCH TIME : 03.04 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Sealed Plan [175704](#)

Derivation : Part of 3243 Acres Gtd. to William Thomas

Parramore & Part of Lot 82 (818 Acres) Gtd. to Robert Pitcairn

Prior CTs [159822/1](#) and [159823/1](#)

SCHEDULE 1

[M400910](#), D146699 & E540      TRANSFER to NOCTON VINEYARD PTY LTD

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

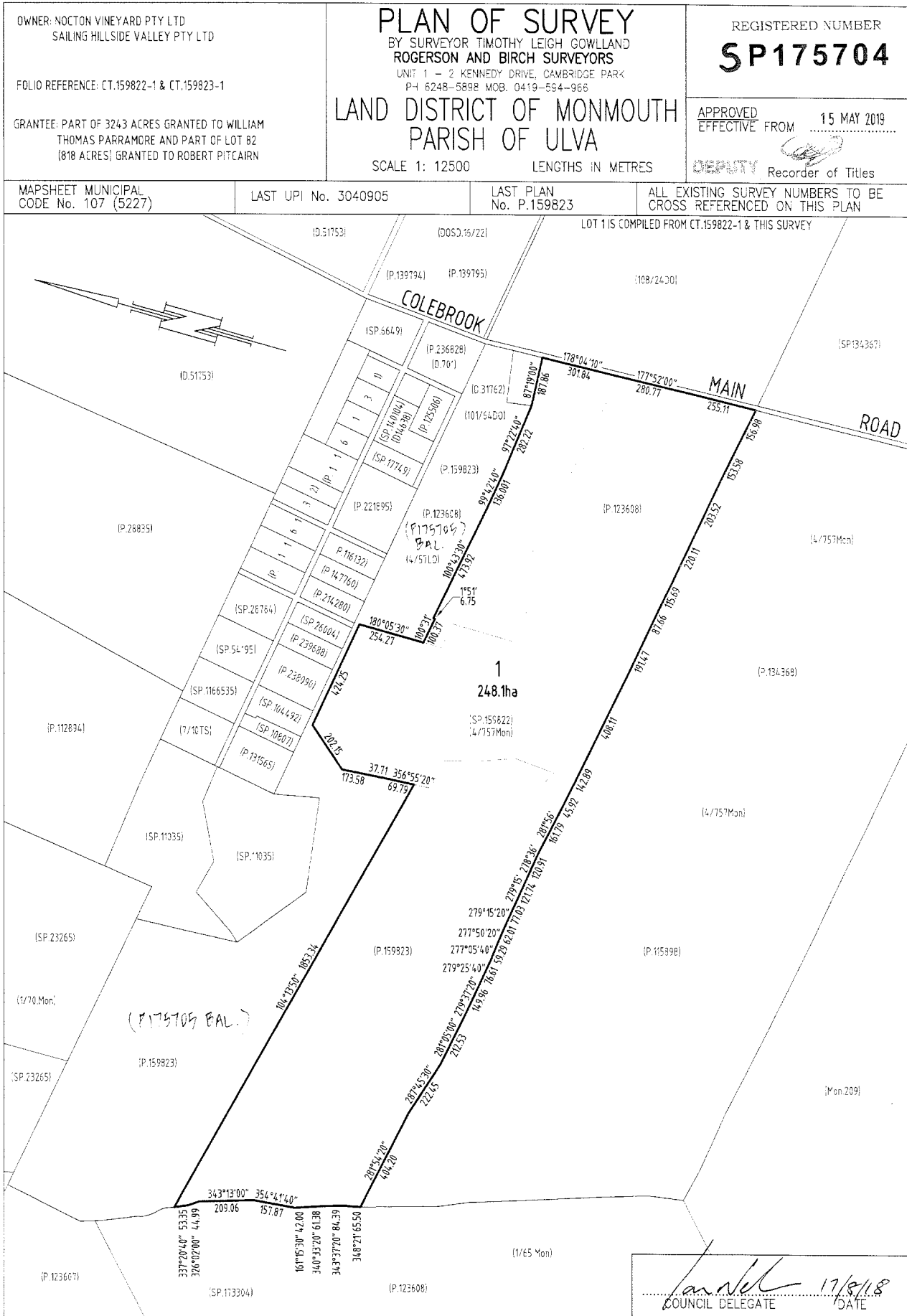
[SP175704](#) FENCING PROVISION in Schedule of Easements

[SP159822](#) FENCING COVENANT in Schedule of Easements

[E311500](#) MORTGAGE to Westpac Banking Corporation    Registered  
18-Aug-2022 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



*Jan Nelk* 17/5/18  
COUNCIL DELEGATE      DATE

SEARCH OF TORRENS TITLE

VOLUME 175705	FOLIO 1
EDITION 1	DATE OF ISSUE 15-May-2019

SEARCH DATE : 20-May-2026

SEARCH TIME : 03.04 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Plan [175705](#)

Being the land firstly described in Conveyance No. 56/3323

Excepting thereout Lot 1 (SP159822) 109.1ha & Portions of Lot 1 (SP 175704)139.0ha

Derivation : Part of 3243 Acres Gtd. to William Thomas

Parramore & Part of Lot 82 (818 Acres) Gtd. to Robert Pitcairn

Derived from A15315

Prior CT [159823/1](#)

SCHEDULE 1

[M370730](#) TRANSFER to SAILING HILLSIDE VALLEY PTY LTD  
Registered 18-May-2012 at 12.01 pm

SCHEDULE 2

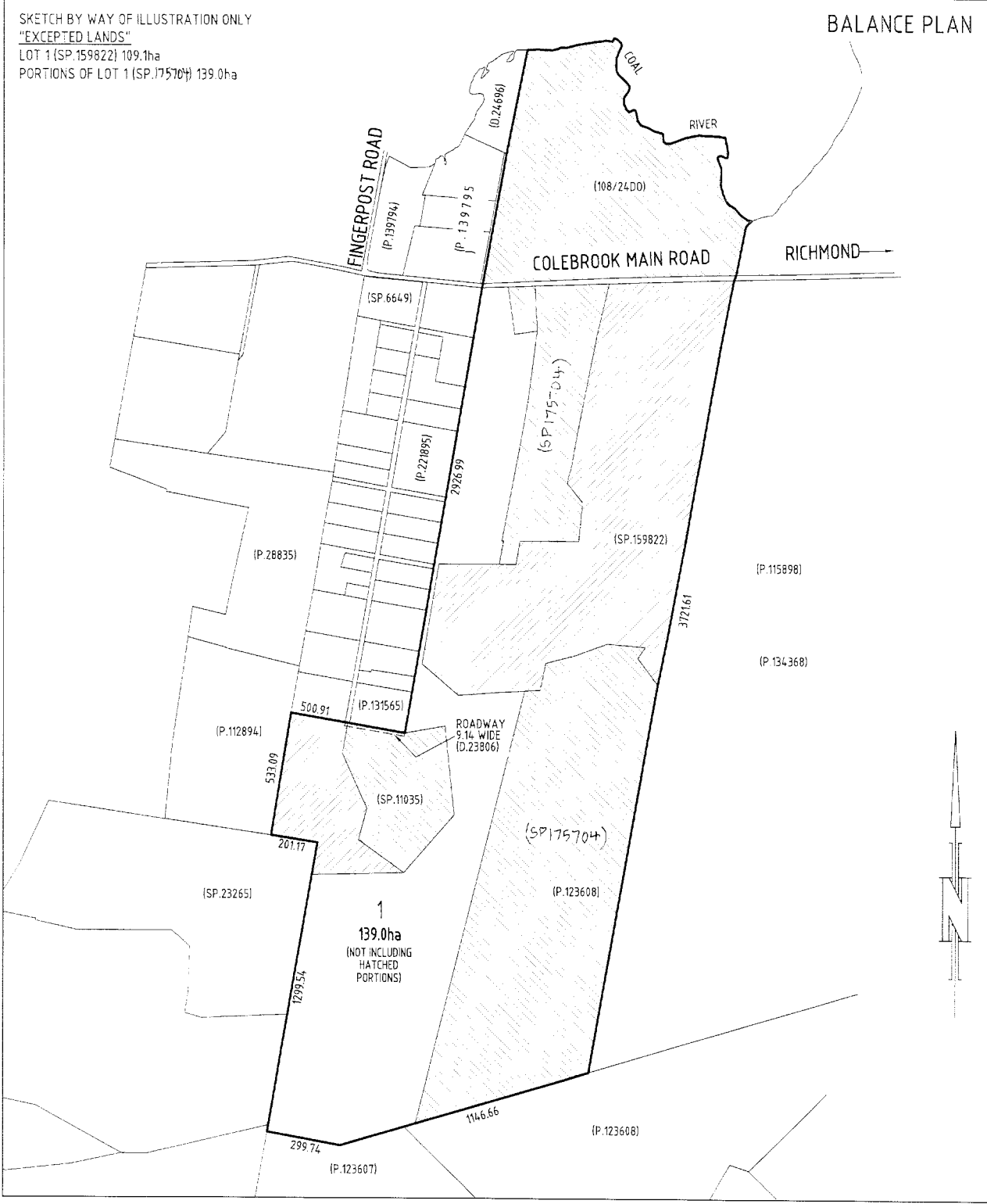
Reservations and conditions in the Crown Grant if any

[A924900](#) BENEFITING EASEMENT: Right of Carriageway over the  
"Roadway 9.14 wide" on Plan No. [175705](#)

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER SAILING HILLSIDE VALLEY PTY LTD		PLAN OF TITLE LOCATION CITY OF CLARENCE (MONMOUTH - ULVA)	REGISTERED NUMBER <b>P175705</b>
FOLIO REFERENCE C.T.159823/1			APPROVED EFFECTIVE FROM 15 MAY 2019
GRANTEE PART OF 3243 ACRES GTD TO WILLIAM THOMAS PARRAMORE & PART OF LOT 82 (818 ACRES) GTD TO ROBERT PITCAIRN		FIRST SURVEY PLAN No. P123608 COMPILED BY ROGERSON & BIRCH SURVEYORS SCALE 1: 15000 LENGTHS IN METRES	DEPUTY Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 107	LAST UPI No.	LAST PLAN No. P.159823	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN





# ATTACHMENT 5

---

Owner Notification



21st May 2026

Nocton Vineyard  
114 Burdett Street  
Wahroonga, NSW 2076

Attention: CEO

Dear Sir/Madam,

**NOTIFICATION LETTER - DEVELOPMENT APPLICATION - BOUNDARY ADJUSTMENT - 373 & 439  
COLEBROOK ROAD, RICHMOND**

We advise that MC Planners has been engaged by Nocton Vineyard Pty Ltd to make a permit application for a boundary adjustment at 373 and 439 Colebrook Road, Richmond.

Accordingly, we write to notify you of the application, in accordance with our statutory obligations under section 52(1) of the *Land Use Planning and Approvals Act 1993*.

More information will be available from the CLARENCE CITY COUNCIL when the application is formally advertised.

Yours faithfully

**MC PLANNERS PTY LTD**

A handwritten signature in blue ink, appearing to read 'Mat Clark', enclosed in a thin black rectangular border.

**Mat Clark  
DIRECTOR/PRINCIPAL PLANNER**



21<sup>st</sup> May 2026

Sailing Hillside Valley Pty Ltd

114 Burdett Street

Wahroonga, NSW 2076

Attention: CEO

Dear Sir/Madam,

**NOTIFICATION LETTER - DEVELOPMENT APPLICATION - BOUNDARY ADJUSTMENT - 373 & 439  
COLEBROOK ROAD, RICHMOND**

We advise that MC Planners has been engaged by Nocton Vineyard Pty Ltd to make a permit application for a boundary adjustment at 373 and 439 Colebrook Road, Richmond.

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**Mat Clark  
DIRECTOR/PRINCIPAL PLANNER**