



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2025/053290**

**PROPOSAL:** Demolition & New Dwelling

**LOCATION:** 222 Denholms Road, Cambridge

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

**ADVERTISING EXPIRY DATE:** 08 September 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 08 September 2025. 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 08 September 2025.

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.

## Application for Development / Use or Subdivision

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Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: **Demolition and redevelopment of dwelling**

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Location: **222 Denholms Road, Cambridge (inc access over 200)**

**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:

Current use of site: **see attached**

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

**Personal Information Removed**

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



## Development/use or subdivision checklist

### **Mandatory Documents**

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

- 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.

### **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.

- 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.
  - 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.



SEARCH OF TORRENS TITLE

VOLUME 172447	FOLIO 3
EDITION 1	DATE OF ISSUE 19-May-2017

SEARCH DATE : 25-Jun-2018

SEARCH TIME : 02.15 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 3 on Sealed Plan 172447

Derivation : Part of Lot 30526, 270A-2R-0P Gtd. to D A Denholm

Prior CT 46503/3

SCHEDULE 1

C583374 TRANSFER to IAN NOEL ROBERTS and WENDY AMANDA ROBERTS

Registered 07-Oct-2004 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP172447 EASEMENTS in Schedule of Easements

SP172447 FENCING PROVISION in Schedule of Easements

SP 46503 COUNCIL NOTIFICATION under Section 468(12) of the  
Local Government Act 1962

SP 46503 FENCING COVENANT in Schedule of Easements

C578433 MORTGAGE to Westpac Banking Corporation Registered  
07-Oct-2004 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 172447	FOLIO 1
EDITION 1	DATE OF ISSUE 19-May-2017

SEARCH DATE : 15-Oct-2020

SEARCH TIME : 03.05 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Sealed Plan 172447

Derivation : Part of Lot 30526, 270A-2R-0P Gtd. to D A Denholm  
Prior CTs 46503/2, 46503/3 and 46715/1

SCHEDULE 1

C185815, C583374 & D142039 TRANSFER to IAN NOEL ROBERTS and  
WENDY AMANDA ROBERTS Registered 28-Oct-2014 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP172447 EASEMENTS in Schedule of Easements  
 SP172447 FENCING PROVISION in Schedule of Easements  
 SP 25574 COUNCIL NOTIFICATION under Section 468(12) of the  
 Local Government Act 1962  
 SP 46503 COUNCIL NOTIFICATION under Section 468(12) of the  
 Local Government Act 1962  
 SP 46503 FENCING COVENANT in Schedule of Easements  
 C185816 MORTGAGE to Westpac Banking Corporation Registered  
 06-Jan-2000 at 12.01 PM  
 C750879 AGREEMENT pursuant to Section 71 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 20-Oct-2006 at noon  
 C832225 AGREEMENT pursuant to Section 71 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 10-Dec-2007 at noon  
 C963892 AGREEMENT pursuant to Section 71 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 20-Aug-2010 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 172447	FOLIO 2
EDITION 1	DATE OF ISSUE 19-May-2017

SEARCH DATE : 25-Jun-2018

SEARCH TIME : 02.15 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Sealed Plan 172447

Derivation : Part of Lot 30526, 270A-2R-0P Gtd. to D A Denholm

Prior CTs 46503/2 and 46715/1

SCHEDULE 1

C185815 & D142039 TRANSFER to IAN NOEL ROBERTS and WENDY  
AMANDA ROBERTS Registered 28-Oct-2014 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP172447 EASEMENTS in Schedule of Easements

SP172447 FENCING PROVISION in Schedule of Easements

SP 25574 COUNCIL NOTIFICATION under Section 468(12) of the  
Local Government Act 1962

SP 46503 COUNCIL NOTIFICATION under Section 468(12) of the  
Local Government Act 1962

SP 46503 FENCING COVENANT in Schedule of Easements

C185816 MORTGAGE to Westpac Banking Corporation Registered  
06-Jan-2000 at 12.01 PM

C750879 AGREEMENT pursuant to Section 71 of the Land Use  
Planning and Approvals Act 1993 Registered  
20-Oct-2006 at noon

C832225 AGREEMENT pursuant to Section 71 of the Land Use  
Planning and Approvals Act 1993 Registered  
10-Dec-2007 at noon

C963892 AGREEMENT pursuant to Section 71 of the Land Use  
Planning and Approvals Act 1993 Registered  
20-Aug-2010 at noon

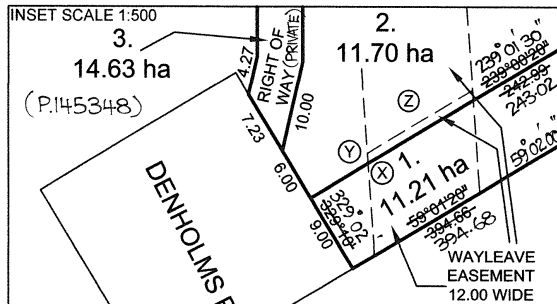
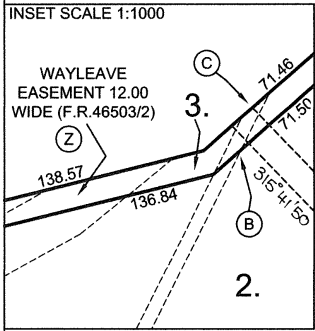
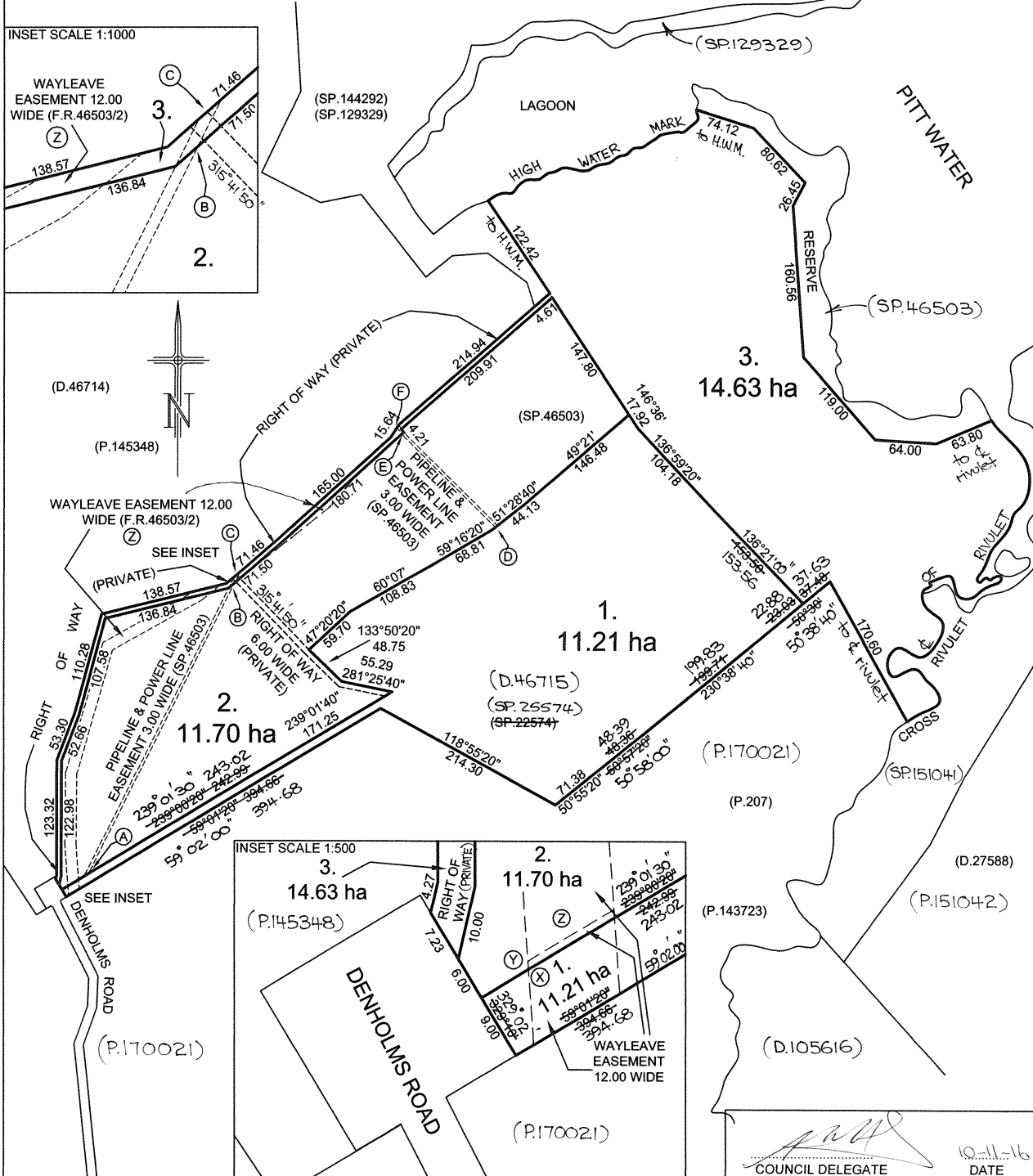
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: IAN NOEL & WENDY AMANDA ROBERTS  FOLIO REFERENCE: C.T.46715/1, C.T.46503/2 & C.T.46503/3  GRANTEE: Part of Lot 30526 Granted to D.A. Denholm (270° 28' 00")	<b>PLAN of SURVEY</b>  BY SURVEYOR: NICHOLAS GRIGGS of Nick Griggs & Co. 295 Elizabeth Street, North Hobart, 7000 Ph: 6234 5022 Fax: 6231 2412  LOCATION: <b>CITY OF CLARENCE</b>  SCALE: 1: 4000                      LENGTHS IN METRES	Registered Number  <b>SP172447</b>
		APPROVED EFFECTIVE FROM 19 MAY 2017  <i>Mica Kavanagh</i> Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 107 (5226)	LAST UPI No.	LAST PLAN No. SP.46503 D.46715 <del>SP.25574</del>	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN.
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LOT 2 IS COMPILED FROM SP.46503 & THIS SURVEY  
 LOT 3 IS COMPILED FROM SP.46503 & THIS SURVEY



*[Signature]*  
 COUNCIL DELEGATE  
 DATE 10.11.16

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 172447

PAGE 1 OF 5 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Rights of carriageway

Lot 1 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) 6.00 WIDE & RIGHT OF WAY (PRIVATE) on the plan

Lot 2 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) on the plan

Lot 2 is subject to a right of carriageway (appurtenant to lot 1) over the land marked RIGHT OF WAY (PRIVATE) 6.00 WIDE passing through that lot on the plan


Lot 3 is subject to a right of carriageway (appurtenant to lot 1 <sup>and lot 2</sup>) over the land marked RIGHT OF WAY (PRIVATE) passing through that lot on the plan

Lot 3 is subject to a right of carriageway (appurtenant to the balance of land) over the land marked RIGHT OF WAY (PRIVATE) passing through that lot on the plan

Pipeline easements

Lot 1 is together with a pipeline easement as defined herein over the land marked PIPELINE & POWERLINE EASEMENT 3.00 WIDE "DEF" on the plan

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: I N & W A ROBERTS	PLAN SEALED BY: CLARENCE CITY COUNCIL
FOLIO REF: 46503/2, 46503/3 & 46715/1	DATE: 10 November 2016
SOLICITOR: ROBERTS & PARTNERS LAWYERS	D-2014/325 REF NO.
	 Council Delegate
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 2 OF 5 PAGES</p>	<p>Registered Number</p> <p><b>SP 172447</b></p>
<p>SUBDIVIDER: I N &amp; W A ROBERTS FOLIO REFERENCE: 46503/2, 46503/3 &amp; 46715/1</p>	

Lot 2 is subject to a pipeline easement as defined herein (appurtenant to lot 1) over the land marked PIPELINE & POWERLINE EASEMENT 3.00 WIDE "DE" passing through that lot on the plan

Lot 2 is subject to a pipeline easement created by and more fully set forth in Sealed Plan 46503 (appurtenant to lot 1 on Sealed Plan 25574) over the land marked PIPELINE & POWERLINE EASEMENT 3.00 WIDE "DE" passing through that lot on the plan

Lot 2 is subject to a pipeline easement created by and more fully set forth in Sealed Plan 46503 (appurtenant to the balance of land) over the land marked PIPELINE & POWERLINE EASEMENT 3.00 WIDE "AB" passing through that lot on the plan

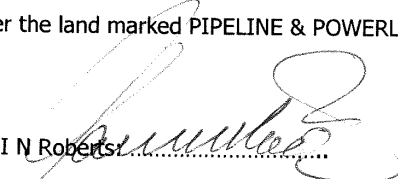

Lot 2 is subject to a pipeline easement created by and more fully set forth in Sealed Plan 46503 (in favour of the Tasmanian Water and Sewerage Corporation Pty Limited formerly being the Rivers and Water Supply Commission) over the land marked PIPELINE & POWERLINE EASEMENT 3.00 WIDE "AB" passing through that lot on the plan

Lot 3 is subject to a pipeline easement as defined herein (appurtenant to lot 1) over the land marked PIPELINE & POWERLINE EASEMENT 3.00 WIDE "EF" passing through that lot on the plan

Lot 3 is subject to a pipeline easement created by and more fully set forth in Sealed Plan 46503 (appurtenant to lot 1 on Sealed Plan 25574) over the land marked PIPELINE & POWERLINE EASEMENT 3.00 WIDE "EF" passing through that lot on the plan

Lot 3 is subject to a pipeline easement created by and more fully set forth in Sealed Plan 46503 (appurtenant to the balance of land) over the land marked PIPELINE & POWERLINE EASEMENT 3.00 WIDE "BC" passing through that lot on the plan

Lot 3 is subject to a pipeline easement created by and more fully set forth in Sealed Plan 46503 (in favour of Tasmanian Water and Sewerage Corporation Pty Limited formerly being the Rivers and Water Supply Commission) over the land marked PIPELINE & POWERLINE EASEMENT 3.00 WIDE "BC" passing through that lot on the plan

I N Roberts:  ..... W A Roberts:  ..... Westpac: .....

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 5 PAGES</p>	<p>Registered Number</p> <p><b>SP 172447</b></p>
<p>SUBDIVIDER: I N &amp; W A ROBERTS FOLIO REFERENCE: 46503/2, 46503/3 &amp; 46715/1</p>	

Powerline easements

Lot 1 is together with a powerline easement as defined herein over the land marked PIPELINE & POWERLINE EASEMENT 3.00 WIDE "DEF" on the plan

Lot 2 is subject to a powerline easement as defined herein (appurtenant to lot 1) over the land marked PIPELINE & POWERLINE EASEMENT 3.00 WIDE "DE" passing through that lot on the plan

Lot 2 is subject to a powerline easement created by and more fully set forth in Sealed Plan 46503 (appurtenant to lot 1 on Sealed plan 25574) over the land marked PIPELINE & POWERLINE EASEMENT 3.00 WIDE "DE" passing through that lot on the plan

Lot 2 is subject to a powerline easement created by and more fully set forth in Sealed Plan 46503 (appurtenant to the balance of land) over the land marked PIPELINE & POWERLINE EASEMENT 3.00 WIDE "AB" passing through that lot on the plan

Lot 3 is subject to a powerline easement as defined herein (appurtenant to lot 1) over the land marked PIPELINE & POWERLINE EASEMENT 3.00 WIDE "EF" passing through that lot on the plan

Lot 3 is subject to a powerline easement created by and more fully set forth in Sealed Plan 46503 (appurtenant to lot 1 on Sealed Plan 25574) over the land marked PIPELINE & POWERLINE EASEMENT 3.00 WIDE "EF" passing through that lot on the plan

Lot 3 is subject to a powerline easement created by and more fully set forth in Sealed Plan 46503 (appurtenant to the balance of land) over the land marked PIPELINE & POWERLINE EASEMENT 3.00 WIDE "BC" passing through that lot on the plan

Wayleave easements

Lot 1 is subject to a wayleave easement with the benefit of a restriction as to user of land created by and more fully set forth in Transfer No C832545 (appurtenant to TasNetworks Pty Ltd) over the land marked WAYLEAVE EASEMENT "X" 12.00 WIDE passing through that lot on the plan

I N Roberts:  W A Roberts:  Westpac: .....

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 4 OF 5 PAGES</p>	<p>Registered Number</p> <p><b>SP 172447</b></p>
<p>SUBDIVIDER: I N &amp; W A ROBERTS FOLIO REFERENCE: 46503/2, 46503/3 &amp; 46715/1</p>	

Lots 2 and 3 are each

~~Lot 2~~ is subject to a wayleave easement with the benefit of a restriction as to user of land created by and more fully set forth in Transfer No C832511 (appurtenant to TasNetworks Pty Ltd) over the land marked WAYLEAVE EASEMENT "Z" 12.00 WIDE passing through that lot on the plan

Lot 2 is subject to a wayleave easement with the benefit of a restriction as to user of land created by and more fully set forth in Transfer No C832545 (appurtenant to TasNetworks Pty Ltd) over the land marked WAYLEAVE EASEMENT "Y" 12.00 WIDE passing through that lot on the plan

FENCING PROVISION

In respect to the lots on the plan the vendor (Ian Noel Roberts and Wendy Amanda Roberts) shall not be required to fence

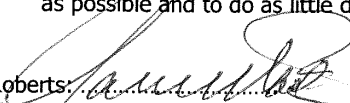
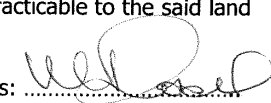
INTERPRETATION

"Pipeline easement" means the right for the proprietor of the dominant tenement at any time with others and machinery-

- (a) to enter upon the land marked "Pipeline & Powerline Easement 3.00 wide DEF" on the plan to lay water pipes, valves and fittings through and under the said land for the purpose of providing a supply of water to the dominant tenement; and
- (b) to inspect, cleanse, maintain and repair the said infrastructure; and
- (c) to ensure that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land

"Power supply easement" means the right for the proprietor of the dominant tenement at any time with others and machinery to enter upon the land marked "Pipeline & Powerline Easement 3.00 wide DEF" on the plan-

- (a) to erect, lay and maintain electrical power lines along, over, through and under the said land for the purpose of providing a power supply to the dominant tenement; and
- (b) to inspect, maintain and amend the said infrastructure; and
- (c) to ensure that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land

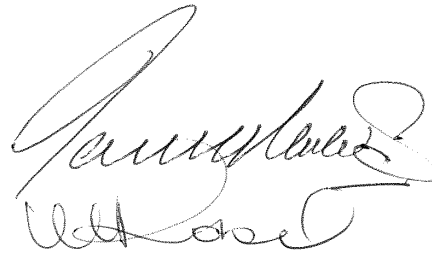
I N Roberts:  W A Roberts:  Westpac: .....

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 5 OF 5 PAGES</p>	<p>Registered Number</p> <p><b>SP 172447</b></p>
<p>SUBDIVIDER: I N &amp; W A ROBERTS FOLIO REFERENCE: 46503/2, 46503/3 &amp; 46715/1</p>	

"Balance of land" means the balance of land remaining in Folio of the Register 4172/99 at the date of acceptance of Sealed Plan 46503 after excepting thereout lots 2-5 on that plan

Signed by the said IAN NOEL ROBERTS & WENDY )  
 AMANDA ROBERTS being the registered proprietor of )  
 Folios 46503/2, 46503/3 & 46715/1 in the presence of- )  
 Witness: ..... )  
 Full name: *PETER THORNTON ROWE*  
 Address: *51 A YORK ST  
 SANDY BAY TAS 7005*



WESTPAC BANKING CORPORATION as mortgagee in Mortgages No C578433,  
 No C963892 & No D142040 consents to the subdivision-

I certify that the Attorney for the *Mortgagee* ..... with  
 whom I am personally acquainted or as to whose  
 identity I am otherwise satisfied, signed this  
 instrument in my presence.

Signature of Witness: .....  
 Name of Witness: *Sharon Samuels*  
 Address of Witness: 150 Collins Street, Melbourne

SIGNED by *John Handlow* ..... as attorney for  
 Westpac Banking Corporation under power  
 of attorney Registered No. 72/5446.

.....  
 (Signature) Tier Three Attorney  
 By executing this instrument the attorney states that the  
 attorney has received no notice of the revocation of the  
 power of attorney.

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

SEARCH OF TORRENS TITLE

VOLUME 144292	FOLIO 1
EDITION 2	DATE OF ISSUE 17-Nov-2010

SEARCH DATE : 28-Feb-2020

SEARCH TIME : 04.45 PM

DESCRIPTION OF LAND

City of CLARENCE  
 Lot 1 on Sealed Plan 144292  
 Derivation : Part of Lot 30526, 270A-2R-0P Gtd. to D A Denholm  
 and Part of Lot 41854, 3.362ha Gtd. to I N Roberts  
 Prior CTs 129330/1 and 129329/1

SCHEDULE 1

C114017 & C560563 TRANSFER to IAN NOEL ROBERTS and WENDY  
 AMANDA ROBERTS

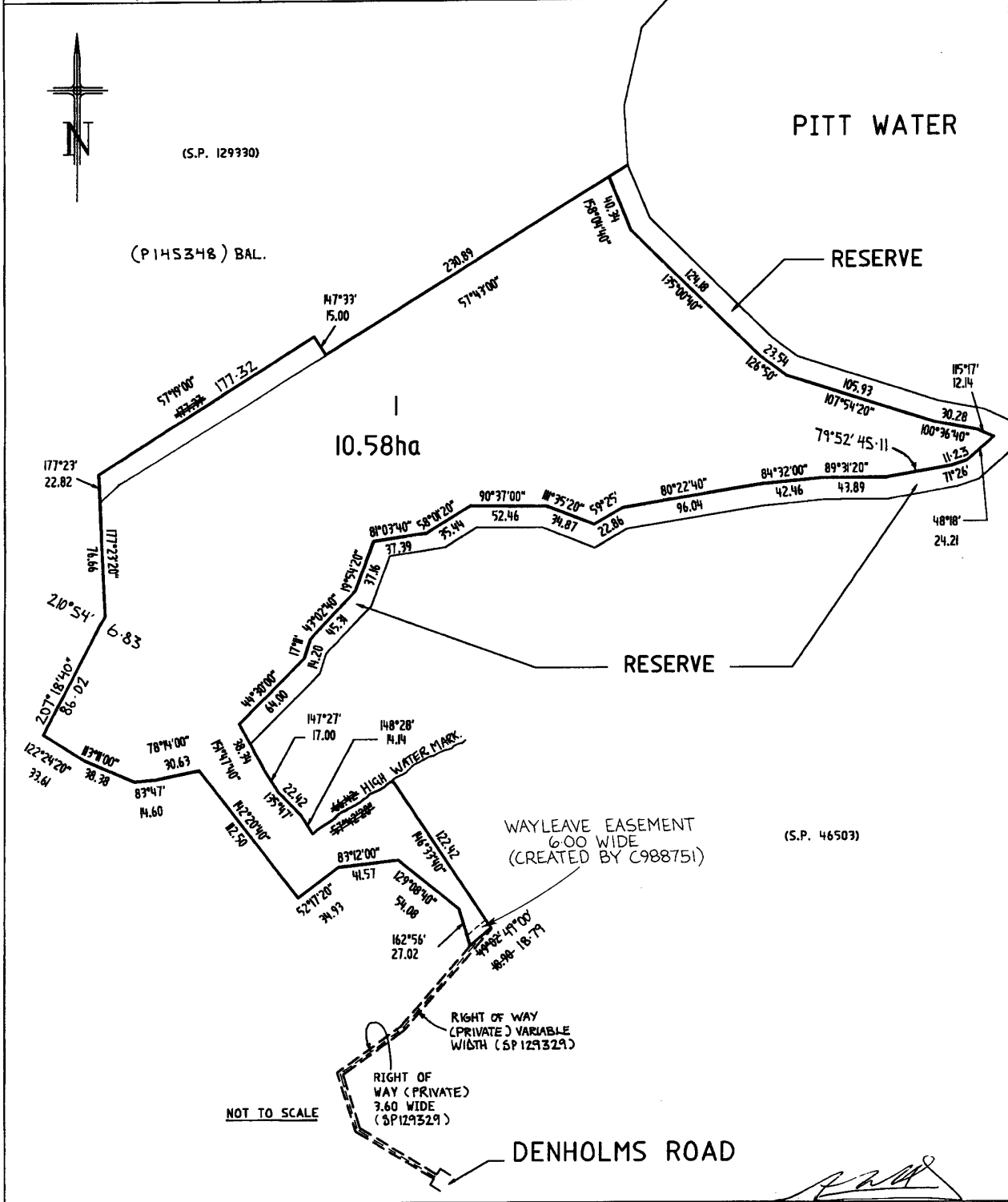
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP144292 EASEMENTS in Schedule of Easements  
 SP144292 COVENANTS in Schedule of Easements  
 SP144292 FENCING COVENANT in Schedule of Easements  
 C988751 BURDENING WAYLEAVE EASEMENT with the benefit of a  
 restriction as to user of land in favour of Aurora  
 Energy Pty Ltd over the Wayleave Easement 6.00 wide  
 on SP 144292 Registered 17-Nov-2010 at noon  
 SP129329 COVENANTS in Schedule of Easements  
 SP129329 FENCING COVENANT in Schedule of Easements  
 SP129329 WATER SUPPLY RESTRICTION  
 SP129329 SEWERAGE AND/OR DRAINAGE RESTRICTION  
 C114018 MORTGAGE to Westpac Banking Corporation Registered  
 16-Dec-1998 at 12.03 PM  
 C832225 AGREEMENT pursuant to Section 71 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 10-Dec-2007 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER I. N. & W. A. ROBERTS I. N. ROBERTS	<p align="center"><b>PLAN OF SURVEY</b></p> BY SURVEYOR N.GRIGGS of GRIGGS LEARY & CO P/L, 295 ELIZABETH STREET, NORTH HOBART.	REGISTERED NUMBER <b>SP144292</b>
FOLIO REFERENCE C.T. 129329-1 C.T. 129330-1		LOCATION <b>CITY OF CLARENCE</b>
GRANTEE PART OF LOT 30526, 270a 2 <sup>nd</sup> GTD TO DOUGLAS ALEX DENHOLM AND PART OF LOT 41854 (3.362ha) GTD TO IAN NOEL ROBERTS	SCALE 1: 2 500 LENGTHS IN METRES	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
MAPSHEET MUNICIPAL CODE No. 107 (5276 - 5455)	LAST UPI No. FQN 55 F&N 58	LAST PLAN P129330 No. SP129329



<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP144292</b>

PAGE 1 OF 3 PAGE/S

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

**1. Easements**

- (a) Lot 1 on the plan is together with a Right of Carriageway over the "Right of Way (Private) 3.60 wide" shown on ~~sealed plan number 129329~~ **THE PLAN**.
- (b) Lot 1 on the plan is together with a Right of Carriageway over the "Right of Way (Private) variable width" shown on ~~sealed plan number 129329~~ **THE PLAN**.

**2. Covenants**


The owner of Lot 1 on the plan covenants with Clarence City Council and to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be in favour of Clarence City Council to observe the following stipulations:

- (a) Not to erect or apply to construct a dwelling house in Lot 1 without submitting a detailed application in writing to Clarence City Council to commence or develop an intensive agricultural operation from within the said lot and the said Council approving same in writing.
- (b) Not to erect on lot 1 a dwelling house within 100 metres of the high water mark.
- (c) Not to carry out or cause to be carried out any development as defined in The Eastern Shore (Area 2) Planning Scheme 1986 within 50 metres of the high water mark.

**3. Fencing covenant**

The owners of each lot on the plan hereby covenant with the vendors, Ian Noel Roberts and Wendy Amanda Roberts, that the vendors shall not be required to fence.

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: Ian Noel Roberts and Wendy Amanda Roberts</p> <p>FOLIO REF: 129329/1 and 129330/1</p> <p>SOLICITOR &amp; REFERENCE: Hunt &amp; Hunt, Lawyers, Level 9, 85 Macquarie Street, Hobart, Tasmania, 7000 (Refer: Mr A Logan)</p>	<p>PLAN SEALED BY: Clarence City Council</p> <p>DATE: <u>16 August 2005</u></p> <p><u>SP 2004/43</u> REF NO.</p> <p> Council Delegate</p>
<p><b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 3 PAGES	Registered Number <b>SP 144292</b>
SUBDIVIDER: Ian Noel Roberts and Wendy Amanda Roberts FOLIO REFERENCE: 129329/1 and 129330/1	

**SIGNED** by **Ian Noel Roberts** as registered proprietor of the land comprised in Certificate of Title Volume 129330 Folio 1 and the land comprised in Certificate of Title Volume 129329 Folio 1 in the presence of:

Signature: 

✓ Signature: mg Hipi

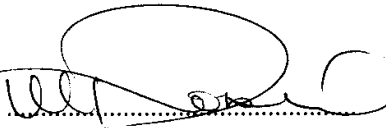
Name: Michelle Hippman

Address: 43 Roches Beach RD LAUDERDALE

Occupation: Supervisor  
PLEASE PRINT

**Witness**

**SIGNED** by **Wendy Amanda Roberts** as registered proprietor of the land comprised in Certificate of Title Volume 129329 Folio 1 in the presence of:

Signature: 

✗ Signature: mg Hipi

Name: Michelle Hippman

Address: 43 Roches Beach RD LAUDERDALE

Occupation: Supervisor  
PLEASE PRINT

**Witness**

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 3 PAGES</p>	<p>Registered Number</p> <p>SP 144292</p>
<p>SUBDIVIDER: Ian Noel Roberts and Wendy Amanda Roberts FOLIO REFERENCE: 129329/1 and 129330/1</p>	

Executed by Westpac Banking Corporation as mortgagee of the land comprised in Certificate of Title Volume 129329 Folio 1 under mortgage registered number C114018 and Certificate of Title Volume 129330 Folio 1 under mortgages registered numbers B576008 and B510.

I certify that the Attorney for mortgagee with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

SIGNED by Scott Kelleth..... as attorney for Westpac Banking Corporation under power of attorney registered No. 72/5446.

Signature of Witness: [Signature]  
 Name of Witness: Aaron Williams  
 Address of Witness: 360 Collins Street, Melbourne  
Business Securities Officer

[Signature]  
 (Signature) Tier Three Attorney  
 By executing this instrument the attorney states that the attorney has received no notice of the revocation of the power of attorney.

Executed by Duncan Lawrie Limited as mortgagee of the land comprised in Certificate of Title Volume 129330 Folio 1 under mortgage registered number B245829.

**EXECUTED** by **Duncan Lawrie Limited** in accordance with its constitution in the presence of:

Signature: [Signature]  
 Name: PETER OSTACCHINI  
 PLEASE PRINT  
**Director**

Signature: [Signature]  
 Name: MATTHEW PARDEN  
 PLEASE PRINT  
**Director/Secretary \***  
 \* Delete as appropriate

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

SEARCH OF TORRENS TITLE

VOLUME 145348	FOLIO 1
EDITION 3	DATE OF ISSUE 03-Oct-2008

SEARCH DATE : 19-Jun-2018

SEARCH TIME : 10.47 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Plan 145348

Derivation : Part of Lot 30526, 270A-2R-0P Gtd. to D A Denholm  
and Part of Lot 41854, 3.362ha Gtd. to I N Roberts

Prior CT 129330/1

SCHEDULE 1

IAN NOEL ROBERTS

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 46503 BENEFITING EASEMENT: Pipeline and Powerline Easement  
(more fully defined in Sealed Plan 46503) over the  
Pipeline and Powerline Easement 3.00 wide shown on  
Plan 145348

BENEFITING EASEMENT: Right of Carriageway over Right of Way  
shown on Plan 145348

C124239 BURDENING EASEMENT: Wayleave Easement for  
Hydro-Electric Corporation (subject to covenant  
contained therein) over Wayleave Easement 12.00 wide  
shown on Plan 145348 Registered 30-Nov-1998 at noon

C832514 BURDENING WAYLEAVE EASEMENT with the benefit of a  
restriction as to user of land in favour of Aurora  
Energy Pty Ltd over the Wayleave Easement 12.00 shown  
on P145348. Registered 12-Mar-2008 at noon

SP144292 BURDENING EASEMENT: Right of Carriageway (appurtenant  
to Lot 1 on Sealed Plan 144292) over Right of Way 3.  
60 wide on Plan 145348

B510 MORTGAGE to Westpac Banking Corporation of the said  
land within described excepting thereout that portion  
formerly comprised in Lot 1 on Diagram No. 126762  
(Particulars added 16-Feb-1998) Registered  
06-Sep-1985 at noon

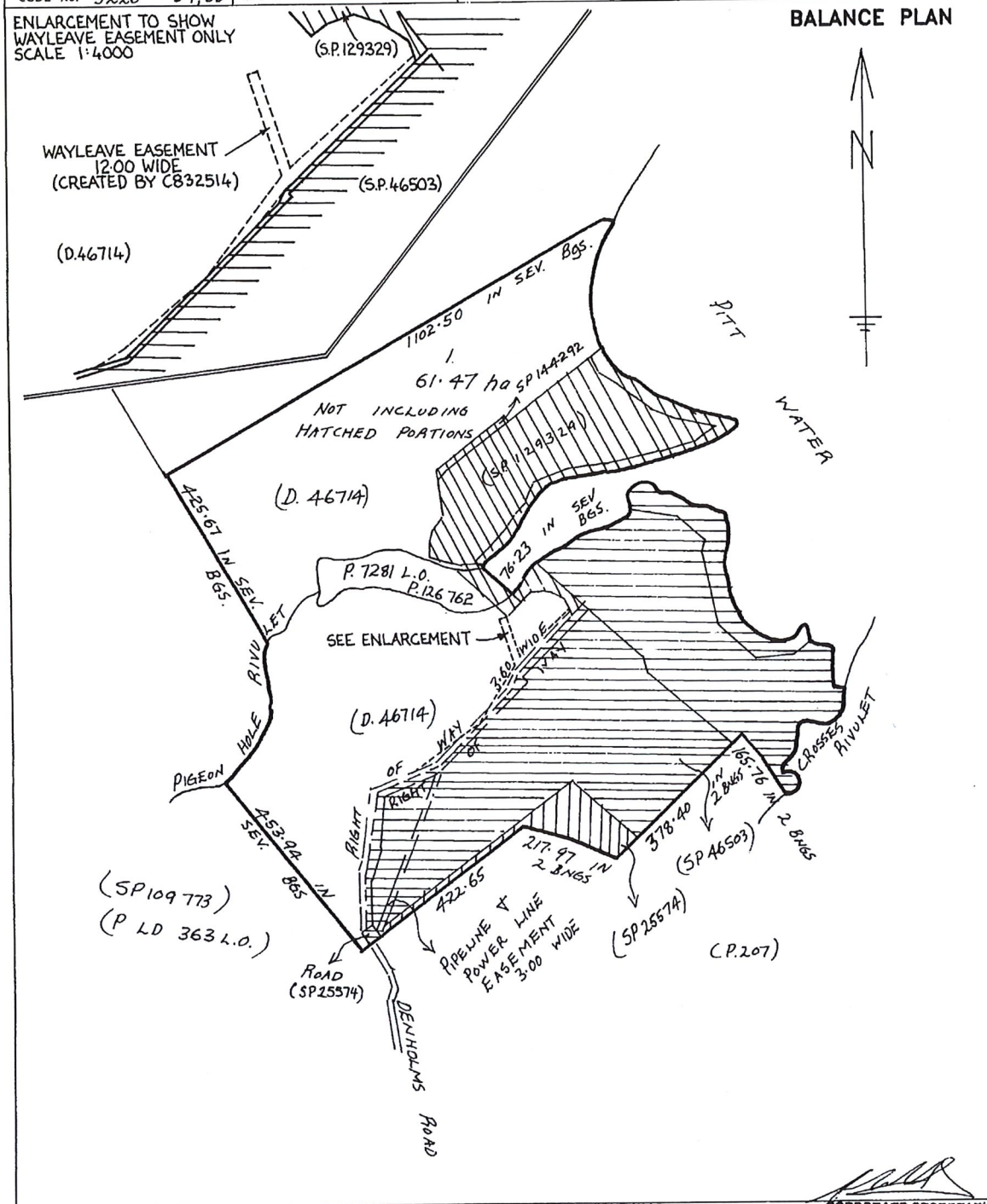
B576008 MORTGAGE to Westpac Savings Bank Limited of the said  
land within described excepting thereout that portion  
formerly comprised in Lot 1 on Diagram No. 126762

- (Particulars added 16-Feb-1998) Registered  
17-Sep-1992 at noon
- B576009 VARIATION OF PRIORITY - the priority between  
themselves of the following mortgages in so far as  
they affect the land herein is varied as follows:  
Mortgage B576008 ranks first, Mortgage B510 ranks  
second and Mortgage B245829 ranks third (Particulars  
added 16-Feb-1998) Registered 17-Sep-1992 at 12.01 PM
- C84458 ADHESION ORDER under Section 110 of the Local  
Government (Building and Miscellaneous Provisions)  
Act 1993 Registered 13-Feb-1998 at noon

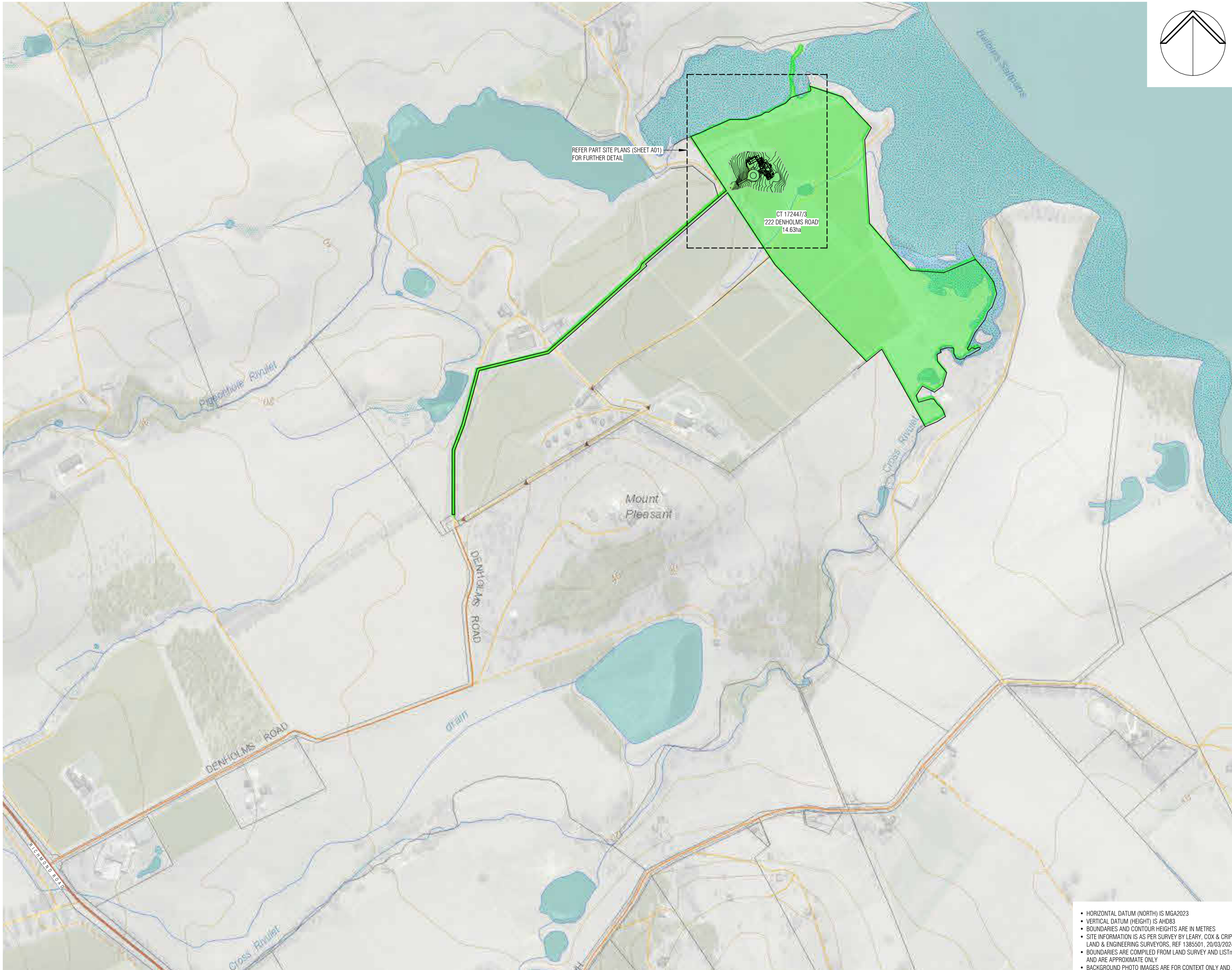
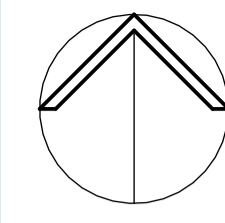
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER <i>I. N. ROBERTS</i>	<b>PLAN OF TITLE</b>	Registered Number <b>P 145348</b>
FOLIO REFERENCE <i>C.T. 129330/1</i>	LOCATION <i>CITY OF CLARENCE</i>	APPROVED <b>16 NOV 2005</b> <i>Alice Kawa</i> Recorder of Titles
GRANTEE <i>PART OF LOT 30526, 270 2 670 TO DOUGLAS ALEX DENHOLM &amp; LOT 41854 3.361 HA 670 TO IAN NOEL ROBERTS</i>	FIRST SURVEY PLAN No. <i>40/11 M L.O</i> COMPILED BY <i>NICK GRIGGS &amp; CO.</i> SCALE 1: <i>1: 7500</i> LENGTHS IN METRES	
MAPSHEET MUNICIPAL CODE No. <i>5226 -54,55</i>	LAST UPI No. <i>1422637</i>	LAST PLAN No. <i>P. 126762</i>
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



*[Signature]*  
CORPORATE SECRETARY  
CLARENCE CITY COUNCIL



**SITE INFORMATION**

LAND TITLE REFERENCE 172447/3  
WIND CLASSIFICATION N3  
SOIL CLASSIFICATION E

WIND AND SOIL CLASSIFICATION AS PER FOUNDATION CLASSIFICATION, 222 DENHOLMS ROAD - CAMBRIDGE - PROPOSED DWELLING BY ENVIRO-TECH CONSULTANTS, 19 NOVEMBER 2024

CLIMATE ZONE 7  
BUSHFIRE ATTACK LEVEL BAL-12.5 (TBC)

PROPERTY LOCATED WITHIN 'BUSHFIRE-PRONE AREAS' LAYER UNDER TASMANIAN PLANNING SCHEME OVERLAY (LISTmap) AS OF 04/09/2025

ALPINE AREA NO  
CORROSION ENVIRONMENT HIGH  
OTHER HAZARDS DISPERSIVE SOILS, NIL OTHERS KNOWN

**PLANNING & ZONING INFORMATION**

ZONING: AGRICULTURE (PART)  
OPEN SPACE (PART)  
TASMANIAN PLANNING SCHEME

**OVERLAYS:**

- AIRPORT OBSTACLE LIMITATION AREA
- AIRPORT NOISE EXPOSURE AREA
- LANDSLIP HAZARD (PART)
- BUSHFIRE-PRONE AREAS
- FLOOD-PRONE AREAS (PART)
- COASTAL INUNDATION HAZARD (PART)
- COASTAL EROSION AREA - INVESTIGATION AREA (PART)
- COASTAL EROSION AREA (PART)
- PRIORITY VEGETATION (PART)
- FUTURE COASTAL REFUGIA AREA (PART)
- WATERWAY AND COASTAL PROTECTION AREA (PART)

**SITE AREAS**

LAND AREA 14.63ha  
EXISTING SITE COVERAGE 331m<sup>2</sup>  
PROPOSED SITE COVERAGE AREA 905m<sup>2</sup>

- HORIZONTAL DATUM (NORTH) IS MGA2023
- VERTICAL DATUM (HEIGHT) IS AHD83
- BOUNDARIES AND CONTOUR HEIGHTS ARE IN METRES
- SITE INFORMATION IS AS PER SURVEY BY LEARY, COX & CRIPPS LAND & ENGINEERING SURVEYORS, REF 1385501, 20/03/2024
- BOUNDARIES ARE COMPILED FROM LAND SURVEY AND LISTmap AND ARE APPROXIMATE ONLY
- BACKGROUND PHOTO IMAGES ARE FOR CONTEXT ONLY AND ARE NOT NECESSARILY TO SCALE OR PROPORTION

DATE	ISSUE REVISION	DRAWING LIST	
07/04/2025	5	CLIENT REVIEW	24-011 A00
12/05/2025	6	MOVE DWELLING 2m	24-011 A01
20/06/2025	7	DEVELOPMENT APP	24-011 A02
		LOWER FLOOR PLAN	24-011 A03
		UPPER FLOOR PLAN	24-011 A04
		ELEVATIONS 1 OF 2	24-011 A04
		ELEVATIONS 2 OF 2	24-011 A05

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Client:  
**ANTON & ELLI ROBERTS**  
Project:  
**PROPOSED DWELLING  
222 DENHOLMS ROAD,  
CAMBRIDGE, TAS, 7170**

Scale: 1 : 5000 at A2  
Drawn: PB  
Checked: -

DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED.  
DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS.  
1:5000  
0 50 100 150 200 250m

**LOCATION MAP AND COVER  
PAGE**

Project No:  
**24-011**  
Drawing No:  
**A00**

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**PART SITE PLAN EXISTING**  
SCALE 1 : 1000 at A3



**PART SITE PLAN PROPOSED**  
SCALE 1 : 1000 at A3

- HORIZONTAL DATUM (NORTH) IS MGA2023
- VERTICAL DATUM (HEIGHT) IS AHD83
- BOUNDARIES AND CONTOUR HEIGHTS ARE IN METRES
- SITE INFORMATION IS AS PER SURVEY BY LEARY, COX & CRIPPS LAND & ENGINEERING SURVEYORS, REF 1385501, 20/03/2024
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DATE	ISSUE REVISION	DRAWING LIST
07/04/2025	5 CLIENT REVIEW	LOCATION MAP & COVER PAGE 24-011 A00
12/05/2025	6 MOVE DWELLING 2m	PART SITE PLANS 24-011 A01
20/06/2025	7 DEVELOPMENT APP	LOWER FLOOR PLAN 24-011 A02
		UPPER FLOOR PLAN 24-011 A03
		ELEVATIONS 1 OF 2 24-011 A04
		ELEVATIONS 2 OF 2 24-011 A05



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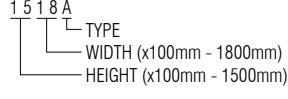
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Project:  
**PROPOSED DWELLING  
222 DENHOLMS ROAD,  
CAMBRIDGE, TAS, 7170**

Scale: 1 : 1000 at A2  
Drawn: PB  
Checked: -  
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ASSOCIATION OF AUSTRALIA

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**PART SITE PLANS**

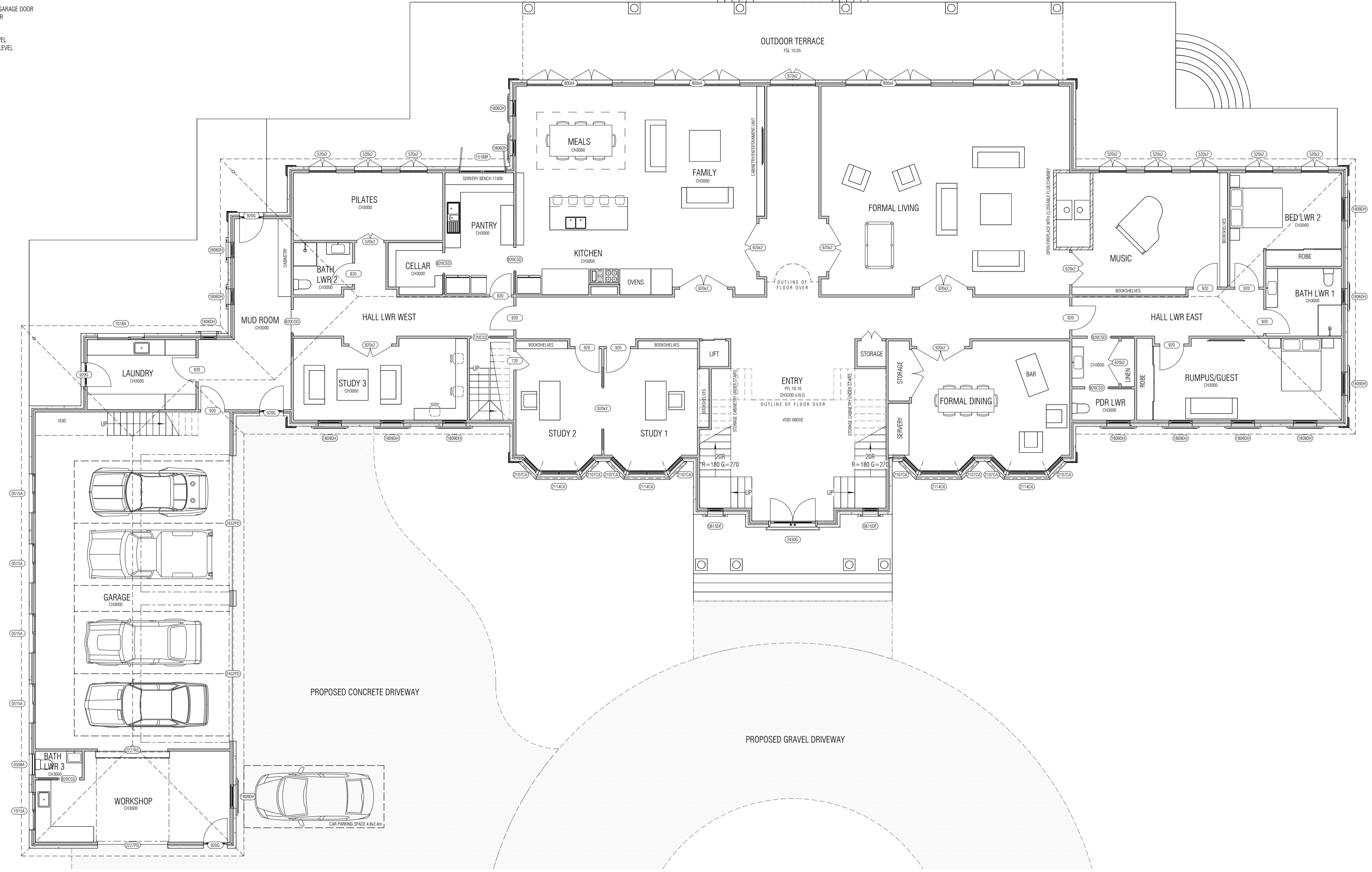
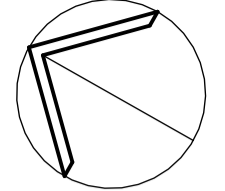
Project No:  
**24-011**  
Drawing No:  
**A01**

**WINDOW & SLIDING DOOR LEGEND:**



- TYPES:**  
 A - AWNING  
 BF - BIFOLD WINDOW  
 C - CASEMENT  
 CSD - CAVITY SLIDING DOOR  
 DH - DOUBLE HUNG WINDOW  
 ND - NO DOOR LEAF  
 PD - PANELIFT TYPE GARAGE DOOR  
 RS - ROLLER SHUTTER  
 SD - SLIDING DOOR

FFL - FINISHED FLOOR LEVEL  
 FSL - FINISHED SURFACE LEVEL



DATE	ISSUE REVISION	DRAWING LIST	LOCATION MAP & COVER PAGE	24-011 400
05/05/2025	8 CLIENT REVIEW	PART SITE PLANS	24-011 401	
12/05/2025	9 MOVE DWELLING 2m	LOWER FLOOR PLAN	24-011 402	
20/06/2025	10 DEVELOPMENT APP	UPPER FLOOR PLAN	24-011 403	
16/07/2025	11 ADD 5th PARKING SPACE	ELEVATIONS 1 OF 2	24-011 404	
		ELEVATIONS 2 OF 2	24-011 405	

DATE	ISSUE REVISION	DRAWING LIST	LOCATION MAP & COVER PAGE	24-011 400
05/05/2025	8 CLIENT REVIEW	PART SITE PLANS	24-011 401	
12/05/2025	9 MOVE DWELLING 2m	LOWER FLOOR PLAN	24-011 402	
20/06/2025	10 DEVELOPMENT APP	UPPER FLOOR PLAN	24-011 403	
16/07/2025	11 ADD 5th PARKING SPACE	ELEVATIONS 1 OF 2	24-011 404	
		ELEVATIONS 2 OF 2	24-011 405	

DATE	ISSUE REVISION	DRAWING LIST	LOCATION MAP & COVER PAGE	24-011 400
05/05/2025	8 CLIENT REVIEW	PART SITE PLANS	24-011 401	
12/05/2025	9 MOVE DWELLING 2m	LOWER FLOOR PLAN	24-011 402	
20/06/2025	10 DEVELOPMENT APP	UPPER FLOOR PLAN	24-011 403	
16/07/2025	11 ADD 5th PARKING SPACE	ELEVATIONS 1 OF 2	24-011 404	
		ELEVATIONS 2 OF 2	24-011 405	

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Scale: 1 : 100 at A2  
 Drawn: PB  
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**LOWER FLOOR PLAN**

Project No:  
**24-011**

Drawing No:  
**A02**

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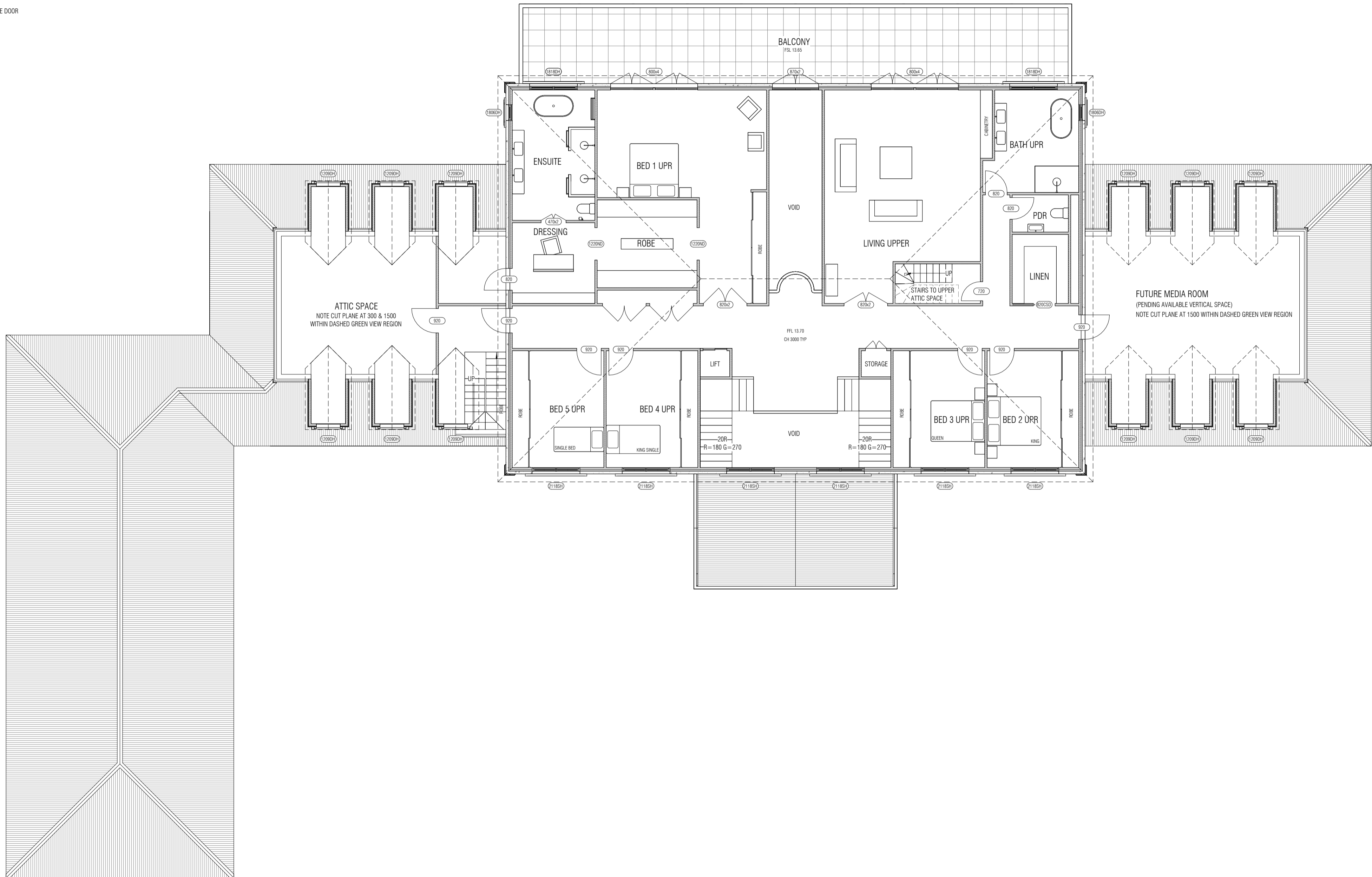
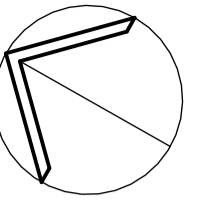
**WINDOW & SLIDING DOOR LEGEND:**

- 1 5 1 8 A  
 TYPE  
 WIDTH (x100mm - 1800mm)  
 HEIGHT (x100mm - 1500mm)

**TYPES:**

- A - AWNING
- BF - BIFOLD WINDOW
- C - CASEMENT
- CSD - CAVITY SLIDING DOOR
- DH - DOUBLE HUNG WINDOW
- ND - NO DOOR LEAF
- PD - PANELIFT TYPE GARAGE DOOR
- RS - ROLLER SHUTTER
- SD - SLIDING DOOR

- FFL - FINISHED FLOOR LEVEL
- FSL - FINISHED SURFACE LEVEL



DATE	ISSUE REVISION	DRAWING LIST	24-011 A00
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		UPPER FLOOR PLAN	24-011 A03
		ELEVATIONS 1 OF 2	24-011 A04
		ELEVATIONS 2 OF 2	24-011 A05

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 Project:  
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**CAMBRIDGE, TAS, 7170**

Scale: 1 : 100 at A2  
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**UPPER FLOOR PLAN**

Project No:  
**24-011**

Drawing No:  
**A03**

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NORTH EAST ELEVATION  
SCALE 1 : 100 at A3



SOUTH WEST ELEVATION  
SCALE 1 : 100 at A3

DATE	ISSUE REVISION	DRAWING LIST
02/05/2025	5 CLIENT REVIEW	LOCATION MAP & COVER PAGE 24-011 A00
12/05/2025	6 MOVE DWELLING 2m	PART SITE PLANS 24-011 A01
20/06/2025	7 DEVELOPMENT APP	LOWER FLOOR PLAN 24-011 A02
		UPPER FLOOR PLAN 24-011 A03
		ELEVATIONS 1 OF 2 24-011 A04
		ELEVATIONS 2 OF 2 24-011 A05

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Project:  
**PROPOSED DWELLING  
222 DENHOLMS ROAD,  
CAMBRIDGE, TAS, 7170**

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1:100 0 1 2 3 4 5m

ELEVATIONS 1 OF 2

Project No:  
**24-011**  
Drawing No:  
**A04**



SOUTH EAST ELEVATION  
SCALE 1 : 100 at A3




NORTH WEST ELEVATION  
SCALE 1 : 100 at A3

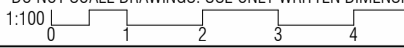
DATE	ISSUE REVISION	DRAWING LIST
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		ELEVATIONS 2 OF 2 24-011 A05


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Client:  
**ANTON & ELLI ROBERTS**  
 Project:  
**PROPOSED DWELLING**  
**222 DENHOLMS ROAD,**  
**CAMBRIDGE, TAS, 7170**

Scale: 1 : 100 at A2  
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 Checked: -  


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 1:100  5m  
**ELEVATIONS 2 OF 2**

Project No:  
**24-011**  
 Drawing No:  
**A05**

RIVERSDALE ESTATE  
222 DENHOLMS ROAD, CAMBRIDGE



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PLANNING & URBAN DESIGN

# Riversdale Estate

## 222 Denholms Road, Cambridge

---

### APPLICATION FOR REDEVELOPMENT

*Tasmanian Planning Scheme - Clarence*

**VERSION / DATE: 20 JUNE 2025**

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49 Tasma Street, North Hobart, Tas. 7000  
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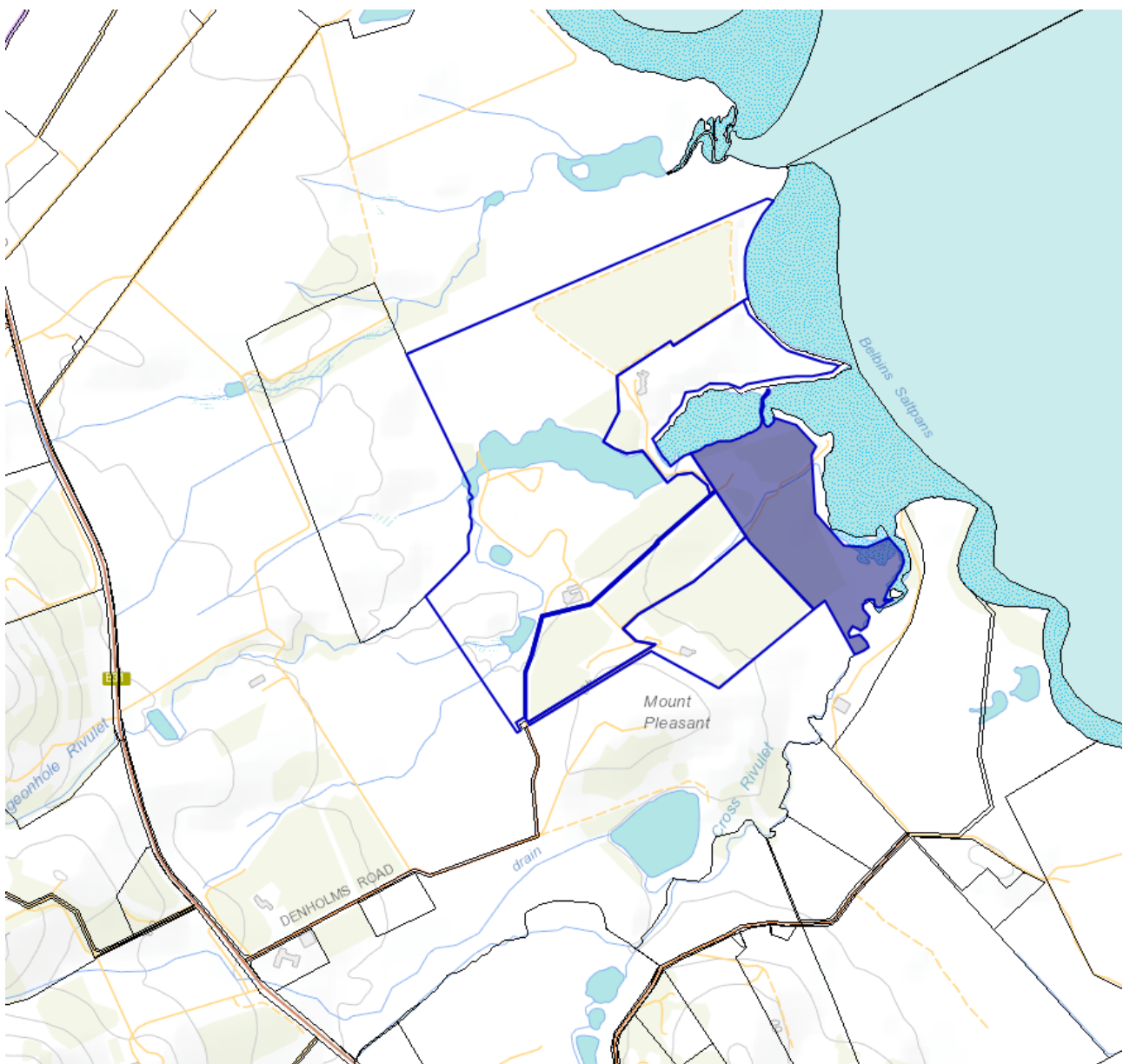
# 1 Introduction

Ireneinc Planning & Urban Design has been engaged to assist with an application for use and development at 222 Denholms Road, Cambridge. This report is intended to form part of a planning application to Clarence City Council for the proposal.

## 1.1 Site & Location

The application relates to use and development proposed at 222 Denholms Road, Cambridge (CT 172447/3) which forms part of Riversdale Estate, comprised of 5 titles operated as a mixed agricultural and commercial property, which includes substantial vineyards, along with olives and grazing, a winery, restaurant and cellar door, tourist operation, visitor accommodation and residential dwellings.

The site, including the title proposed for development as described in the following figure:



**Figure 1: Riversdale Estate titles (outlined in blue) with development lot (shaded in blue), with cadastral parcels and topographic plan from [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)**

The following figure further describes the part of the land proposed for development:



Figure 2: Existing development from ESRI imagery and with cadastral parcels from [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

The location proposed for development currently contains existing development including three buildings approved for residential and visitor accommodation, along with the associated established landscaping and infrastructure, including driveway access, parking and wastewater.

The application includes substantial demolition of the existing buildings, and reuse of existing driveway access, wastewater systems and established landscaping.

## 1.2 Proposal Description

The application proposes demolition of the existing residential and visitor accommodation building and construction of a new single residential dwelling, as described on the accompanying plans.

### 1.2.1 Building and works

The application includes demolition of the existing residential and visitor accommodation buildings to ground level.

The proposed dwelling is to be located on the footprint of the existing buildings and is a 2 storey hipped roof dwelling with attached garage/workshop wing.

Setbacks to lot boundaries will be 67m to the southwest, 69m to the northern foreshore boundary and 174m to the eastern foreshore boundary.

The dwelling does not require any change to the existing vineyards surrounding to the north, east and south.

### 1.2.2 Access

The application will maintain the existing access within the main body of the development lot, as well as continuing to utilise the main access driveway which services the whole Estate. The application does not propose any change to the existing access arrangements, apart from changes to directly adjacent to the garage and entry areas of the new dwelling.

## 2 Planning Scheme Assessment

### 2.1 Use

Uses relevant to the application are as follows:

<i>Residential</i>	<i>use of land for self-contained or shared accommodation. Examples include a secondary residence, boarding house, communal residence, home-based business, home-based child care, residential care facility, residential college, respite centre, assisted housing, retirement village and single or multiple dwellings.</i>
<i>Resource Development</i>	<i>use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use, ...</i>
<i>Visitor Accommodation</i>	<i>use of land for providing short or medium-term accommodation for persons away from their normal place of residence on a commercial basis or otherwise available to the general public at no cost. Examples include a backpackers hostel, camping and caravan park, holiday cabin, motel, overnight camping area, residential hotel and serviced apartment complex.</i>

The existing uses undertaken within the development lot include the above three uses detailed. The application proposes:

- no change to the existing Resource Development;
- maintaining the existing residential single dwelling use; and
- will no longer include visitor accommodation within this lot.

The following use is also relevant as part of the residential use class proposed:

<i>home-based business</i>	<p><i>means use of part of a dwelling by a resident for non-residential purposes if:</i></p> <p><i>(a) the person conducting the business normally uses the dwelling as their principal place of residence;</i></p> <p><i>(b) it does not involve employment of more than 2 workers on-site who do not reside at the dwelling;</i></p> <p><i>(c) any load on a utility is no more than for a domestic use;</i></p> <p><i>(d) there is no activity that causes electrical interference to use on other land;</i></p> <p><i>(e) there is no storage of hazardous material on site;</i></p> <p><i>(f) the display of goods for sale are not visible from any road or public open space adjoining the site;</i></p> <p><i>(g) there is, on the site, no advertising of the business other than 1 sign (non-illuminated) not exceeding 0.2m<sup>2</sup> in area;</i></p> <p><i>(h) there is, on the site, no refuelling, servicing, detailing or repair of vehicles not owned by a resident;</i></p> <p><i>(i) no more than 2 commercial vehicles are on the site at any one time and no commercial vehicle on the site exceeds 2 tonnes; and</i></p> <p><i>(j) all vehicles used by the business are parked on the site.</i></p>
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The operation of Riversdale Estate is a family enterprise whereby multiple family members reside on the property, and it is the intention that the private studies within the proposed residential dwelling shall be used for office-based activities related to the operations of Riversdale Estate. The studies shall be used solely by the dwelling occupants and no one who does not reside on the property.

## 2.2 Zoning Plan

The following figure describes the zone plan for the area of the site in proximity to the area where the application proposed development:



Figure 3: Zone plan with ESRI imagery from [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

As detailed above, the land where the development and works related to the new dwelling area proposed are within the Agriculture Zone. Part of the land northward of the existing buildings and garden area is in the Open Space Zone, however no works are proposed in this area.

## 2.3 Agriculture Zone

### 2.3.1 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 application is consistent with the purpose of the Zone given the following:

- The subject development lot is part of a large agricultural property, with extensive agricultural development across the five titles, including the one proposed to contain the development.
- The application does not propose or require any reduction or change to the existing agricultural use of the lot, including specifically the surrounding vineyards established.
- The new dwelling will replace existing buildings which include a dwelling and visitor accommodation units.
- The proposed dwelling is to be located within the footprint of the existing buildings utilised for existing sensitive uses.
- The dwelling proposed, consistent with the previous dwelling on the lot, will continue to be occupied in association with the overall operation of Riversdale Estate.

## 2.3.2 Use Table

In accordance with 21.2 the Use Table for the Zone provides the following for the Residential Use Class:

<b>Use Class</b>	<b>Qualification</b>
<b>Permitted</b>	
<i>Residential</i>	<i>If for:</i> <i>(a) a home-based business in an existing dwelling; or</i> <i>(b) alterations or extensions to an existing dwelling.</i>
<b>Discretionary</b>	
<i>Residential</i>	<i>If:</i> <i>(a) not restricted by an existing agreement under section 71 of the Act; and</i> <i>(b) not listed as Permitted.</i>

The following from the Part 7 General Provisions is relevant to the application:

### **7.2 Development for Existing Discretionary Uses**

*7.2.1 Notwithstanding clause 6.8.1 of this planning scheme, proposals for development (excluding subdivision), associated with a Use Class specified in an applicable Use Table, as a Discretionary use, must be considered as if that Use Class had Permitted status in that Use Table, where the proposal for development does not establish a new use, or substantially intensify the existing use.*

The proposed dwelling, as a new building, is discretionary in the table, however although the dwelling proposed is larger than the original dwelling on the land, the use is still for one dwelling and it replaces 4 separate accommodation units (previous residential and three visitor accommodation), within the footprint of the previous 2 habitable buildings.

On this basis the residential development is not proposing to establish a new use or substantially intensify the existing use, given that there will be no change or impact on the existing agricultural use through replacement of the existing dwelling and visitor accommodation with the new dwelling. Therefore, the proposed use can be considered as a permitted use in accordance with 7.2.1.

## 2.3.3 Use Standards

There are no use standards applicable.

## 2.3.4 Development Standards for Buildings and Works

### 21.4.1 Building height

**Objective:** To provide for a building height that:

- is necessary for the operation of the use; and
- minimises adverse impacts on adjoining properties.

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be not more than 12m.</p>	<p>P1</p> <p>Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to:</p> <ol style="list-style-type: none"> <li>the proposed height of the building;</li> <li>the topography of the site;</li> <li>the bulk and form of the building;</li> <li>separation from existing use on adjoining properties;</li> <li>the nature of the existing uses on adjoining properties; and</li> <li>any buffers created by natural or other features.</li> </ol>

The maximum building height is some 13.7m and the application therefore requires consideration under the performance criteria.

The part of the building which exceeds the permitted height is a small proportion of the central hipped roof as detailed in the figure below.



**Figure 4: Height diagram, highlighting section of the dwelling which exceeds permitted height**

The extent of additional height proposed is required for the following reasons:

- The design intent for the dwelling is based upon Georgian design principles which includes;
  - Consideration of façade proportions including a traditional style front entrance with stairs;
  - Roof design and pitch; and
  - Ceiling heights varying between 3.0-3.3m (traditional 10-12 feet);
- The design also seeks to future proof the dwelling for the occupants, including;
  - Achieve a single floor level for the whole ground floor (i.e. the garage through to the living areas and GF bedrooms without any steps within the dwelling), with the floor level determined by the garage level, due to it being the highest ground level;

- To enable functional use of the secondary stairs and access to the roof spaces; and
- To enable sufficient vertical space for a residential home lift.

The dwelling will not cause an unreasonable impact, including on any adjoining properties, given the following:

- The site of the dwelling is not visible from any adjacent land other than directly adjoining lots that also form part of Riversdale Estate.
- The topography of the site is a continuous slope from the natural ground level of 13.49m AHD at the point the driveway access enters the body of the lot, down to the north east and north west. The garage is at 10.5m AHD with the site continuing to fall to approximately 9m at the proposed entrance of the dwelling.
- The proposed dwelling is located lower in the landscape than the surrounding properties which all form part of Riversdale Estate, including the locations of other Riversdale residential and commercial buildings.
- The separation between the proposed dwelling and adjoining properties is the same as to the existing residential and visitor accommodation. There is no proposed change to the use of the immediate surrounding area which is an established vineyard.
- The dwelling is sited over 200m from Barilla Bay and the land on the opposite side of the Bay is 1.8km away and is a large agricultural property.
- The application proposes retention of the existing landscaping which provides a benefit to the development and surrounds by retaining existing mature landscaping plantings that are an effective buffer which conceals the proposed dwelling from the existing surrounding property.
- The proposed height of the dwelling is in keeping with the surrounding established landscaped gardens and mature trees in the immediate vicinity of the dwelling footprint, see Appendix A which provides montages of the dwelling within its landscape setting.

#### 21.4.2 Setbacks

*Objective: That the siting of buildings minimises potential conflict with use on adjoining properties.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1</p> <p><i>Buildings must have a setback from all boundaries of:</i></p> <p>(a) <i>not less than 5m; or</i></p> <p>(b) <i>if the setback of an existing building is within 5m, not less than the existing building.</i></p>	<p>P1</p> <p><i>Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to:</i></p> <p>(a) <i>the bulk and form of the building;</i></p> <p>(b) <i>the nature of existing use on the adjoining properties;</i></p> <p>(c) <i>separation from existing use on the adjoining properties; and</i></p> <p>(d) <i>any buffers created by natural or other features.</i></p>

The application complies with A1.

<p>A2</p> <p><i>Buildings for a sensitive use must have a setback from all boundaries of:</i></p> <p>(a) <i>not less than 200m; or</i></p>	<p>P2</p> <p><i>Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to:</i></p>
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(b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.

- (a) the size, shape and topography of the site;
- (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties;
- (c) the location of existing buildings on the site;
- (d) the existing and potential use of adjoining properties;
- (e) any proposed attenuation measures; and
- (f) any buffers created by natural or other features.

The habitable rooms of the dwelling are setback from boundaries no less than the existing building containing sensitive uses. The application complies with A2(b).

### 21.4.3 Access for new dwellings

**Objective:** That new dwellings have appropriate vehicular access to a road maintained by a road authority.

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1</p> <p>New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.</p>	<p>P1</p> <p>New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority, that is appropriate having regard to:</p> <ul style="list-style-type: none"> <li>(a) the number of users of the access;</li> <li>(b) the length of the access;</li> <li>(c) the suitability of the access for use by the occupants of the dwelling;</li> <li>(d) the suitability of the access for emergency services vehicles;</li> <li>(e) the topography of the site;</li> <li>(f) the construction and maintenance of the access;</li> <li>(g) the construction, maintenance and usage of the road; and</li> <li>(h) any advice from the road authority.</li> </ul>

The subject land has access to Denholms Road and complies with A1.

## 2.4 Parking and Sustainable Transport Code

### 2.4.1 Use Standards

#### C2.5.1 Car parking numbers

**Objective:** That an appropriate level of car parking spaces are provided to meet the needs of the use.

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1</p> <p>The number of on-site car parking spaces must be no less than the number specified in Table C2.1, ...</p>	<p>P1.2</p> <p>The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature and intensity of the use and car parking required;</li> </ul>

- (b) the size of the dwelling and the number of bedrooms; and
- (c) the pattern of parking in the surrounding area.

**Table C2.1 Parking Space Requirements (Car Spaces)**

Use		Parking Space Requirements
	Any Residential use in any other zone	1 space per bedroom or 2 spaces per 3 bedrooms ...

Notes to Table C2.1:

(1) The number of parking spaces required is to be calculated based on the proposed use or development.

...(3) Excluding visitor parking for multiple dwellings in the General Residential Zone, fractions of a space are to be rounded to the nearest whole number, so that a full number of spaces is provided for any fraction of a quota of floor area or number of employees.

...

5 parking spaces are required in accordance with Table C2.1, the application proposes 4 parking spaces within the garage, as well as additional parking being provided for in the driveway area. The application therefore complies with A1.

#### **C2.5.2 Bicycle parking numbers**

No requirements for dwellings.

#### **C2.5.3 Motorcycle parking numbers**

In accordance with C2.2.2 this standard is not applicable.

#### **C2.5.4 Loading Bays**

In accordance with C2.2.3 this standard is not applicable.

## **2.4.2 Development Standards for Buildings and Works**

### **C2.6.1 Construction of parking areas**

*Objective: That parking areas are constructed to an appropriate standard.*

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>All parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> <li>(a) be constructed with a durable all weather pavement;</li> <li>(b) be drained to the public stormwater system, or contain stormwater on the site; and</li> <li>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</li> </ul>	<p>P1</p> <p>All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature of the use;</li> <li>(b) the topography of the land;</li> <li>(c) the drainage system available;</li> <li>(d) the likelihood of transporting sediment or debris from the site onto a road or public place;</li> <li>(e) the likelihood of generating dust; and</li> <li>(f) the nature of the proposed surfacing.</li> </ul>

The application proposes parking and access areas which comply with A1.

### **C2.6.2 Design and layout of parking areas**

**Objective:** *That parking areas are designed and laid out to provide convenient, safe and efficient parking.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1.1</b>  <i>Parking, access ways, manoeuvring and circulation spaces must either:</i></p> <p><i>(a) comply with the following:</i></p> <ul style="list-style-type: none"> <li><i>(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;</i></li> <li><i>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</i></li> <li><i>(iii) have an access width not less than the requirements in Table C2.2;</i></li> <li><i>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</i></li> <li><i>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</i></li> <li><i>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</i></li> <li><i>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</i></li> </ul> <p><i>(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.</i></p>	<p><b>P1</b>  <i>All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</i></p> <ul style="list-style-type: none"> <li><i>(a) the characteristics of the site;</i></li> <li><i>(b) the proposed slope, dimensions and layout;</i></li> <li><i>(c) useability in all weather conditions;</i></li> <li><i>(d) vehicle and pedestrian traffic safety;</i></li> <li><i>(e) the nature and use of the development;</i></li> <li><i>(f) the expected number and type of vehicles;</i></li> <li><i>(g) the likely use of the parking areas by persons with a disability;</i></li> <li><i>(h) the nature of traffic in the surrounding area;</i></li> <li><i>(i) the proposed means of parking delineation; and</i></li> <li><i>(j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off--street commercial vehicle facilities.</i></li> </ul>

Parking and access meet the design requirements of A1.

### **C2.6.3 Number of accesses for vehicles**

**Objective:** *That:*

- (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;*
- (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and*
- (c) the number of accesses minimise impacts on the streetscape.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b>  <i>The number of accesses provided for each frontage must:</i></p> <ul style="list-style-type: none"> <li><i>(a) be no more than 1; or</i></li> <li><i>(b) no more than the existing number of accesses,</i></li> </ul> <p><i>whichever is the greater.</i></p>	<p><b>P1</b>  <i>The number of accesses for each frontage must be minimised, having regard to:</i></p> <ul style="list-style-type: none"> <li><i>(a) any loss of on-street parking; and</i></li> <li><i>(b) pedestrian safety and amenity;</i></li> <li><i>(c) traffic safety;</i></li> <li><i>(d) residential amenity on adjoining land; and</i></li> </ul>

(e) *the impact on the streetscape.*

There is only one access. The application complies with A1.

## 2.5 Road and Railway Assets Code

### 2.5.1 Application of Code

This Code applies to all use and development that:

- (a) *will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing;*
- (b) *will require a new vehicle crossing, junction or level crossing; or*
- (c) *involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use.*

The application does not include any of the above and therefore the requirements of the Code are not applicable.

## 2.6 Natural Assets Code

### 2.6.1 Application of the Code

In accordance with clause C7.2.1 this Code applies as follows:

- (a) *a waterway and coastal protection area;*
- (b) *a future coastal refugia area; and*
- (c) *a priority vegetation area only if within the following zones:*
  - (i) *Rural Living Zone;*
  - (ii) *Rural Zone;...*
  - (ix) *Open Space Zone;...*

The overlay maps relevant to the Code and application are as follows:



Figure 5: Development area of the site with waterway and coastal protection future coastal refugia and priority vegetation overlays, and ESRI imagery from [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

As described above part of the subject lot are included in the mapped overlays related to this Code, including future coastal refugia area and a priority vegetation area along the foreshore areas of the site. The only overlay that covers areas of the site where development is proposed is the waterway and coastal protection area. The applicable standards are considered below.

## 2.6.2 Development Standards for Buildings and Works

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

*Objective: That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b> Buildings and works within a waterway and coastal protection area must:</p> <p>(a) be within a building area on a sealed plan approved under this planning scheme;</p> <p>(b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or</p> <p>(c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.</p>	<p><b>P1.1</b> Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:</p> <p>(a) impacts caused by erosion, siltation, sedimentation and runoff;</p> <p>(b) impacts on riparian or littoral vegetation;</p> <p>(c) maintaining natural streambank and streambed condition, where it exists;</p> <p>(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</p> <p>(e) the need to avoid significantly impeding natural flow and drainage;</p> <p>(f) the need to maintain fish passage, where known to exist;</p> <p>(g) the need to avoid land filling of wetlands;</p> <p>(h) the need to group new facilities with existing facilities, where reasonably practical;</p> <p>(i) minimising cut and fill;</p> <p>(j) building design that responds to the particular size, shape, contours or slope of the land;</p> <p>(k) minimising impacts on coastal processes, including sand movement and wave action;</p> <p>(l) minimising the need for future works for the protection of natural assets, infrastructure and property;</p> <p>(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and</p> <p>(n) the guidelines in the Tasmanian Coastal Works Manual.</p>

The acceptable solution is not applicable to the site and therefore consideration of the performance criteria is required.

The development proposed within the waterway and coastal protection area will not impact natural assets given the following:

- Works are within existing developed area of the land and with substantial setback from the foreshore. The application will not impact vegetated landscaping and vineyard areas for a width of in excess of 60m between the development footprint and the foreshore, therefore mitigating the potential for erosion, siltation, sedimentation and runoff.
- There are no works in proximity to the foreshore littoral vegetation or the riverbank.

- There will be no works affecting in-stream natural habitat.
- There will be no works which could impede natural flow and drainage.
- There will be no impact on fish passage.
- There will be no affected wetlands.
- The development is located on the same footprint as existing buildings.
- There is minimal cut and fill proposed and no other applicable site topography that the buildings need respond to.
- There will be no impacts on coastal processes, including sand movement and wave action, given the siting and location.
- The development will not result in the need for future works for the protection of natural assets, infrastructure and property.

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A3

*Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.*

P3

*Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to:*

- (a) the need to minimise impacts on water quality; and*
- (b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.*

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No stormwater discharge in to the watercourse is proposed, in accordance with A3.

## 2.7 Coastal Erosion Hazard Code

### 2.7.1 Application of the Code

This Code applies as follows:

*C10.2.1 This code applies to:*

- (a) use and development of land within a coastal erosion hazard area; or*
- (b) development identified in a report, that is lodged with an application, or required in response to a request under section 54 of the Act, as located on an actively mobile landform within the coastal zone.*

*C10.2.2 The planning authority may only make a request under clause C10.2.1(b) where it reasonably believes, based on information in its possession, that the land is located on an actively mobile landform within the coastal zone.*

*C10.2.3 For the purposes of C10.5.1, Residential and Visitor Accommodation are not Use Classes that are reliant on a coastal location.*

The figure following details the overlays relevant to this Code that affect the site.



Figure 6: Coastal erosion hazard area and Coastal erosion investigation area overlays, and ESRI imagery from [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

As described above there is a band of Low coastal erosion hazard mapped to the north of the existing buildings, however this mapped overlay does not extend to the location proposed for the new dwelling development.

## 2.7.2 Exemptions

The following are exempt from the provision of this Code:

*C10.4.1 Excluding where development occurs on an actively mobile landform in the coastal zone, the following use or development is exempt from this code:*

- (a) *use or development that is building work or plumbing work as defined in the Building Act 2016, excluding:*
  - (i) *a critical use, hazardous use, or vulnerable use;*
  - (ii) *if located within a high coastal erosion hazard band; or*
  - (iii) *coastal protection works;*

...

Notwithstanding the application of the Code the above exemption is also relevant to the development proposed by the application given the works are building and plumbing works under the Building Act.

## 2.8 Landslip Hazard Code

### 2.8.1 Application of the Code

This Code applies as follows:

*C15.2.1 This code applies to:*

- (a) *use or development of land within a landslip hazard area; ...*

The figure below details the overlay relevant to this Code that affect the site:



Figure 7: Low landslip hazard band overlays, and ESRI imagery from [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

There is a small area of Landslip hazard area mapped northwest of the existing development on the site, however the application does not propose development within the area of the overlay and therefore the standards of this Code are not applicable.

## 2.9 Safeguarding of Airports Code

### 2.9.1 Application of the Code

This code applies to:

- (a) *a sensitive use within an airport noise exposure area; and*
- (b) *development within an airport obstacle limitation area.*

The overlays relevant to the Code affect the site as described in the following figure:



Figure 8: Airport noise exposure area and Airport obstacle limitation area overlays, and ESRI imagery from [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

The area proposed for development is within both the Airport obstacle limitation area and the Airport noise exposure area.

## 2.9.2 Exemptions from this Code

The following is exempt from this code:

- (a) *development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.*

The area proposed for development is within the area specified as AHD 135, the development proposed is therefore exempt from the Code development standard.

The use standard related to the residential use is still applicable.

## 2.9.3 Use Standards

### **C16.5.1 Sensitive use within an airport noise exposure area**

Objective: That:

- (a) *sensitive uses are appropriately located or designed to minimise exposure to excessive aircraft noise; and*
- (b) *the operation of airports are not compromised by the amenity expectations of sensitive uses.*

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 A sensitive use must not be located within an airport noise exposure area.	P1 A sensitive use within an airport noise exposure area must be located and designed to minimise

*exposure to excessive aircraft noise, having regard to:*

- (a) the location, orientation and elevation of the site relative to aircraft flight paths;*
- (b) the current and future type and frequency of aircraft operating from the airport;*
- (c) the type of use and the operational requirements for the use;*
- (d) the layout and construction of buildings associated with the use;*
- (e) the need to not compromise the future operation of the airport;*
- (f) the noise attenuation measures required by Section 3 of the Australian Standard AS 2021 – 2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction;*
- (g) the requirements of any relevant airport master plan; and*
- (h) any advice from the airport operator or Airservices Australia.*

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Like the existing residential/visitor accommodation buildings, the proposed dwelling is within the Airport noise exposure area, it is therefore considered that the location adequately minimises excessive aircraft noise as follows:

- the location of the buildings is 5.4km northwest of the airport and at an elevation of approximately 10m, this maximises separation to passing aircraft, and by being located upwind from the predominantly north-westerly wind direction minimises noise affects.
- the building will be a new construction which will have a standard of construction which will achieve a higher protection from noise impacts than existing for the previous sensitive uses occurring on the land, ensuring the application does not introduce sensitive uses into a location which has not previously had them.

### 3 Conclusion

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The application is for the proposed construction of a dwelling which will replace an existing dwelling and visitor accommodations on one of the titles forming part of Riversdale Estate at 222 Denholms Road, Cambridge.

The new dwelling sits within the existing footprint of the building which it will replace and does not require any change to the existing surrounding agricultural development and activity, including the surrounding vineyard.

The application includes demolition of existing buildings and construction of the new dwelling but will retain existing access and wastewater system infrastructure.

The application is assessed as meeting the applicable standards of the Zone and applicable Codes.

# 4 Appendix A



Figure 9: Perspective view to proposed entry



Figure 10: Montage view – proposed dwelling from the south



Figure 11: Montage view – proposed dwelling from the southeast



Figure 12: Montage view – proposed dwelling from the northeast foreshore



Figure 13 Montage view – proposed dwelling from the northeast



Figure 14: Montage view – proposed dwelling from the north

11 August 2025



**FURTHER INFORMATION**  
**PDPLANPMTD-2025/053290 - 222 DENHOLMS ROAD, CAMBRIDGE**

I write in response to your letter dated 11 July 2025, seeking further information in relation to the above application. The following and accompanying documents provide responses to the requested information.

1. *Parking and Sustainable Transport Code*, concerning the identification of a fifth parking space;  
An amended copy of the site plan is provided which includes location of the additional parking space.
2. *Safeguarding of Airports Code*, concerning advice input from Hobart Airport;  
We have written to the airport operators providing detail regarding the application and we await their advice. Information will be forwarded to Council when and if any is received.
3. *Agriculture Zone*, concerning compliance with performance criteria clause 21.3.1 P4 on the basis of an intensification of residential use  
A submission in relation to the zone standard is provided below, along with the accompanying Whole Farm Plan which provides additional information regarding Riversdale Estate.

The Request for Information related to the Agricultural Zone indicates that a preliminary view may have been formed that the application is a substantial intensification of the existing use which cannot be considered under the General Provisions Clause 7.2.1, and that an assessment is therefore required against clause 21.3.1 P4.

The application is considered to comply with 7.2.1 by proposing no significant intensification of the existing use having regard to:

1. the application proposes use as single dwelling in replacement of existing use and development comprising 1 dwelling and 3 self-contained visitor accommodation;
2. the application proposes the dwelling be located within the area and consistent footprint of the existing residential and visitor accommodation development; and
3. the lessening of potential impact from sensitive uses on the existing surrounding agricultural use through removal of visitor accommodation uses from the subject area of the land and replacement with a single dwelling whose residents are associated with and integral to the operation of the existing and future agricultural activities.

Notwithstanding that the applicant considers it is not necessary to satisfy performance criteria clause 21.3.1 P4 of the Scheme, a response is provided in the following.

smithstreetstudio | ireneinc

49 Tasma St, North Hobart, TAS 7000

Tel (03) 6234 9281

Fax (03) 6231 4727

Mob 0418 346 283

Email [planning@ireneinc.com.au](mailto:planning@ireneinc.com.au)

ABN 78 114 905 074

The performance criteria provides as follows:

*P4*

*A Residential use listed as Discretionary must:*

*(a) be required as part of an agricultural use, having regard to:*

- (i) the scale of the agricultural use;*
- (ii) the complexity of the agricultural use;*
- (iii) the operational requirements of the agricultural use;*
- (iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and*
- (v) proximity of the dwelling to the agricultural use; or*

*(b) be located on a site that:*

- (i) is not capable of supporting an agricultural use;*
- (ii) is not capable of being included with other agricultural land (regardless of ownership) for agricultural use; and*
- (iii) does not confine or restrain agricultural use on adjoining properties.*

Sub-clause (b) is not applicable to the application given the site is capable of agricultural use.

The following details how the residential use is required to support the agricultural use having regard to the aspects described in (a)(i) – (v).

#### SCALE AND COMPLEXITY OF THE AGRICULTURAL USE

Riversdale Estate is a significant and complex agricultural and tourism enterprise in Cambridge, Tasmania. The Estate is comprised of five titles totalling some 110ha in area.

Information relating to the Estate farm operation are detailed in the accompanying Whole Farm Plan as including:

- 42Ha single estate vineyard;
- cropping and hay making;
- Merino, Poll Dorset and Border Leicester sheep;
- 500 tonne capacity winery for grape wine production;
- established 1000x tree olive grove;
- restaurant and cellar door;
- visitor garden and retail; and
- visitor accommodation.

This combination of viticulture, livestock, and hospitality services creates a highly complex business that requires constant coordination and timely decision-making. The above makes the Estate a substantial agricultural enterprise and one of the most intensively farmed properties in the Coal River Valley region.

The Estate currently includes, in addition to the visitor accommodation, a number of residential dwellings (including the one proposed to be replaced by the propose development). The existing dwellings support the ongoing agricultural use of the Estate by providing accommodation for both family members and others at times associated with the running of the property. Some of the existing dwellings are of some age.

The proposed single dwelling while providing additional accommodation to the existing dwelling that is replaces does not introduce a new use, and will continue to support the agricultural operations, ongoing management and operation of the Estate by providing a newly designed dwelling which is planned to accommodate an expanding new generation of the family on the property.

The application therefore supports and enables the critical intergenerational farm planning to occur which will provide continuity and longevity to Riversdale Estate and the function that it serves within the Coal River Valley.

#### THE OPERATIONAL REQUIREMENTS OF THE AGRICULTURAL USE

The operations on-site (both current and future use operations) are time-sensitive and labour-intensive:

1. pastoral and cropping management are subject to and dependent on a variety of factors which influence productivity and success of a crop; weather, time, regular attendance upon inspections of crops and maintenance;
2. vineyard work and winery production requires careful timing and rapid response to environmental conditions throughout the year, irrespective of seasonal conditions;
3. sheep husbandry (and the future poultry egg farming, beekeeping, trout stocking and nursery plant growing) requires daily monitoring, maintenance, and welfare management, and
4. the restaurant, cellar door and visitor accommodation rely on the presence of the proprietors and family members to ensure quality control, customer engagement, food safety, and continuity of power supply given the rural location.

These activities demand a continuous, year-round physical presence to ensure successful management and oversight.

#### THE REQUIREMENT FOR DWELLING OCCUPIER TO ATTEND TO THE AGRICULTURAL USE

The proposed dwelling is intended for family members of Riversdale Estate who are directly involved in and shall be required to undertake:

1. day-to-day vineyard and winery management;
2. oversight of livestock welfare;
3. pastoral management and planning;
4. operation of the cellar door and on-site retail;
5. business coordination across all aspects of the agricultural enterprise;
6. the planning and implementation of the proposed further diversification of the agricultural activities as detailed in the Whole Farm Plan.

Being on-site is essential to manage labour, respond to emergencies (such as frost, fire risk, or animal health issues), and maintain quality standards across all operations that are undertaken or situated on Riversdale Estate (whether agricultural, hospitality or commercial enterprises).

The occupiers of the proposed dwelling shall be the principal personnel responsible for ensuring the future agricultural usages of the property, as set out above, being implemented having regard to prior knowledge and experience, key to the intergenerational planning for the future required for the Estate.

#### PROXIMITY OF THE DWELLING TO THE AGRICULTURAL USE

The proposed location for the new dwelling is the same as the existing buildings comprising the existing dwelling and visitor accommodation, which are all proposed to be replaced. The dwelling is located within an area of the site which is currently developed with buildings and landscaping and otherwise surrounding by part of the Estate's extensive vineyard operation.

The new dwelling will therefore not impact on the existing footprint of agricultural development on the land, and does not introduce a new sensitive use.

## CONCLUSION

Given the scale, complexity, and intensive operational nature of Riversdale Estate's integrated agricultural enterprise, the application for the new dwelling and demolition of existing dwelling and visitor accommodation is essential to support both the intergenerational planning required and the continuing and ongoing viability and management of the property as a whole.

In the event that an assessment is required against performance criteria 21.3.1 P4 of the Scheme, the Proposal satisfies the performance criteria as detailed above.

If you have queries regarding any of the above, please contact us on 6234 9281 or by email at [jacqui@ireneinc.com.au](mailto:jacqui@ireneinc.com.au).

# Riversdale Estate – Whole Farm Plan

## The Estate Description

Riversdale Estate is comprised of some 110ha of agricultural land in the Coal River Valley, the property contains five titles detailed as follows:

Address	PID	Title Ref	Owner
200 Denholms Road, Cambridge	3515958	172447/1	Ian Noel Roberts and Wendy Amanda Roberts
		172447/2	
222 Denholms Road, Cambridge	3515966	172447/3	
		144292/1	
228 Denholms Road, Cambridge	2662374	145348/1	



## Background and History

### Agricultural History

The land on and surrounding Riversdale Estate has been farmed at least since the early 1900's, through much of its history farming primarily comprised grazing for sheep and some cropping. The current ownership dates to 1980.

Over the last 30 years expansion and diversification of the agricultural activities has taken place to support the long-term sustainability of the farm, particularly in the expansion in to growing and later processing of firstly olives and then wine grapes. This diversification also over the years has further grown to include commercial operations providing tourist and visitor facilities that are integrated with the agricultural activities.

### Current Planning Application

A current application to the Clarence City Council seeks a planning permit for the demolition of existing habitable buildings (one dwelling and three self-contained visitor accommodation) and the construction of a new single residential dwelling.

### Current Estate Operation

#### Overview

Riversdale Estate is a significant and complex agricultural and tourism enterprise in Cambridge, Tasmania which includes:

1. agricultural cropping and hay making;
2. animal husbandry of Merino, Poll Dorset and Border Leicester sheep;
3. 42Ha single estate vineyard;
4. 500 tonne capacity winery for grape wine production;
5. established 1000x tree olive grove;
6. restaurant and high tea orangery;
7. cellar door;
8. visitor garden and retail shop, and
9. short term guest cottage accommodation.

The existing and proposed residential dwellings on the property support the ongoing management and operation of Riversdale Estate's core agricultural uses. Additionally, the proposed dwelling shall enable intergenerational farm planning to occur which will provide continuity and longevity to Riversdale Estate and the function that it serves within the Coal River Valley.

The siting of the Proposal is deliberately sympathetic to the surroundings and existing uses on the property whereby intentional care has been taken to ensure that the Proposal:

1. does not increase or cause any burden or adverse impact on the agriculture use of the existing property;
2. does not extend beyond the current confines of the natural boundary enclosure of the existing residential use area;
3. does not introduce new or increase any sensitivities to the property;
4. enhances the character of the property as a whole;
5. is designed to be harmonious with the natural topography, sunlight, orientation and general natural landscape of the property, and
6. utilises existing residential infrastructure including waste treatment system.

#### Scale of the Agricultural Activities

Riversdale Estate is the largest privately family owned and operated vineyard operation in Southern Tasmania. The property comprises:

1. 42 hectares under intensive vineyard cultivation and management;
2. 500t winery and associated wine production facility;
3. acres under pastoral and cropping management;
4. sheep and commercial lamb operation;
5. merino wool production, and

6. an established olive grove of approximately 1000x trees being 23 years old.

Making it a substantial agricultural enterprise and one of the most intensively farmed properties in the Coal River Valley region.

In addition to the vineyard operation, Riversdale Estate continues a multifaceted cropping and pastoral enterprise. Significant investment has been made into the cropping capability which has seen Riversdale Estate invest and install:

- a 45m span centre pivot irrigator, and
- a 45m span lineal irrigator.

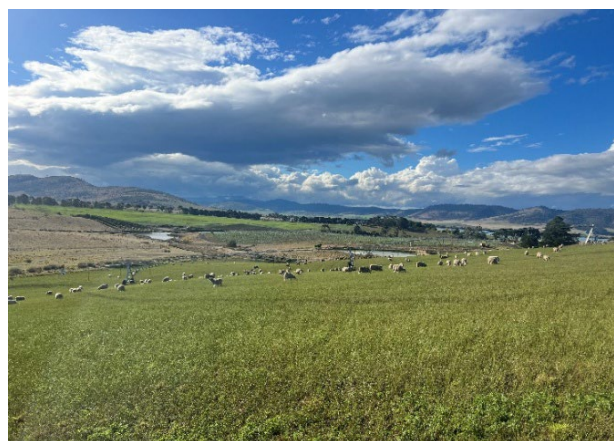
The increasing capacity of Riversdale Estate to utilise its water resources effectively and efficiently across available pastoral land has improved land use productivity and output (i.e. lucerne cropping, grass hay, stocking density and pastoral management for livestock).

The improved cropping has resulted in the ability of Riversdale Estate to support over 500x Merino, Poll Dorset and Border Leicester sheep. The combined flock fluctuates seasonally due to being raised for:

- commercial lamb meat sales, and
- wool production and sales.

All commercial lamb meat sales are made directly to restaurant consumers being the Riversdale Estate French Bistro, and local pubs in the district including The Richmond Arms Hotel and The Pontville Crown Inn.

However, the assessment of agricultural use of Riversdale Estate cannot be without regard to the diversified nature of its agri-tourism enterprise that it now operates on the property, as a single estate. Whether it be the restaurant, cellar door, accommodation or the retail shop that are all created by virtue of the established and ever growing agricultural use of the underlying property.





Future development and intensification of the agricultural use of the property is set to include:

1. the development of poultry hen egg production on Riversdale Estate in furtherance of biodiversity, which would include a flock of 100x commercial hens to support pest control within the vineyard and establish egg production for use within the Riversdale Estate French Bistro;
2. the establishment of a set of hives of *Apis mellifera* (European Honeybee) for honey production and more importantly, natural pollination within the vineyard and cropping areas;
3. the stocking of triploid rainbow trout within the private freshwater dams for exclusive fishing on the property to complement the attraction to the estate for short term accommodation and visitation;
4. the establishment of a commercial kitchen vegetable garden and direct to public farmgate sales through regular 'farm day events' in conjunction with the restaurant and cellar door, showcasing machinery, livestock and produce;
5. the establishment of a small horticultural nursery for the cultivation of vine cuttings, native flora and common nursery plant species for use within the expansion of publicly available gardens on the property and direct to public sales, and
6. the management and rewilding of specific natural areas to support natural fauna and flora of Riversdale Estate, which shall benefit natural pest control.

This level of current and future intensive land use necessitates close, consistent management and on-site presence to maintain productivity, respond to operational needs, and ensure the viability of the agricultural and viticultural activities which underpin the whole of Riversdale Estate.



### Agricultural Operation and Onsite Management and Overseeing

The operation of Riversdale Estate integrates several complex and interdependent agricultural and commercial activities:

1. pastoral cropping and soil management;
2. vineyard management, involving pruning, irrigation, cultivation, and harvesting;
3. winery operations, involving production and management;
4. sheep husbandry, involving animal care, breeding cycles, and pasture management;
5. maintenance of natural flora within and surrounding Riversdale Estate;
6. a restaurant, retail shop, and cellar door, which contribute to the agri-tourism and direct-to-consumer business model but depend on the ongoing success and coordination of the agricultural and viticultural operations.

This combination of viticulture, livestock, and hospitality services creates a highly complex business that requires constant coordination and timely decision-making.

Riversdale Estate is a complex agri-tourism enterprise that has been brought about by the core function of the property to provide agricultural use and purpose, primarily being vineyard, winery production, livestock husbandry and cropping. Without the core function of the property, Riversdale Estate would not have been in the position to provide agri-tourism offerings in food and beverage hospitality, short term accommodation facilities or retail opportunities.

The operations on-site (both current and future use operations) are time-sensitive and labour-intensive:

1. pastoral and cropping management rare subject to and dependant on a variety of factors which influence productivity and success of crop; weather, time, regular attendance upon inspections of crops;
2. vineyard work and winery production requires careful timing and rapid response to environmental conditions throughout the year, irrespective of seasonal conditions;

3. sheep husbandry (and the future poultry egg farming, beekeeping, trout stocking and nursery plant growing) requires daily monitoring, maintenance, and welfare management, and
4. the restaurant and cellar door rely on the presence of the proprietors and family members to ensure quality control, customer engagement, food safety, and continuity of power supply given the rural location.

These activities demand a continuous, year-round physical presence to ensure successful management and oversight.

Like the existing dwellings on the Estate the proposed dwelling will provide for residents directly involved in Estate operations, with the proposed dwelling intended for family members of Riversdale Estate who are in and shall be required to undertake:

1. day-to-day vineyard and winery management;
2. oversight of livestock welfare;
3. pastoral management and planning;
4. operation of the cellar door and on-site retail;
5. business coordination across all aspects of the agricultural enterprise;
6. the planning and implementation of the proposed future agricultural usages of the property to include:
  - o commercial poultry egg hen production;
  - o beekeeping and small scale honey production;
  - o private dam trout stocking and management;
  - o commercial market garden establishment and maintenance, and
  - o horticultural nursery plant growing.

The occupiers of the proposed dwelling shall be the principal personnel responsible for ensuring the future agricultural usages of the property, as set out above, being implemented having regard to prior knowledge and experience.

Being on-site is essential to manage labour, respond to emergencies (such as frost, fire risk, or animal health issues), and maintain quality standards across all operations that are undertaken or situated on Riversdale Estate (whether agricultural, hospitality or commercial enterprises).

Riversdale Estate is not a property that is capable of being operated from a distance or on a daily 9am-5pm basis for reliance on employee fulfilment of duties, which is why the proprietors of Riversdale Estate live on the property. The expansive uses undertaken and proposed to be undertaken with the benefit of the occupants of the proposed dwelling living on the property are extensive and necessitate on-property living.

Riversdale Estate is family owned and operated property and enterprise whereby the Proposal for the dwelling would enable three generations of the family to live, work and sustain the ongoing and future uses of the property.

The proposed dwelling proximity is critical for efficient operation, rapid response to operational issues, and personal safety during long or irregular working hours (such as through pastoral cropping, winemaking, vineyard harvest, shearing, attendance upon animal welfare management).

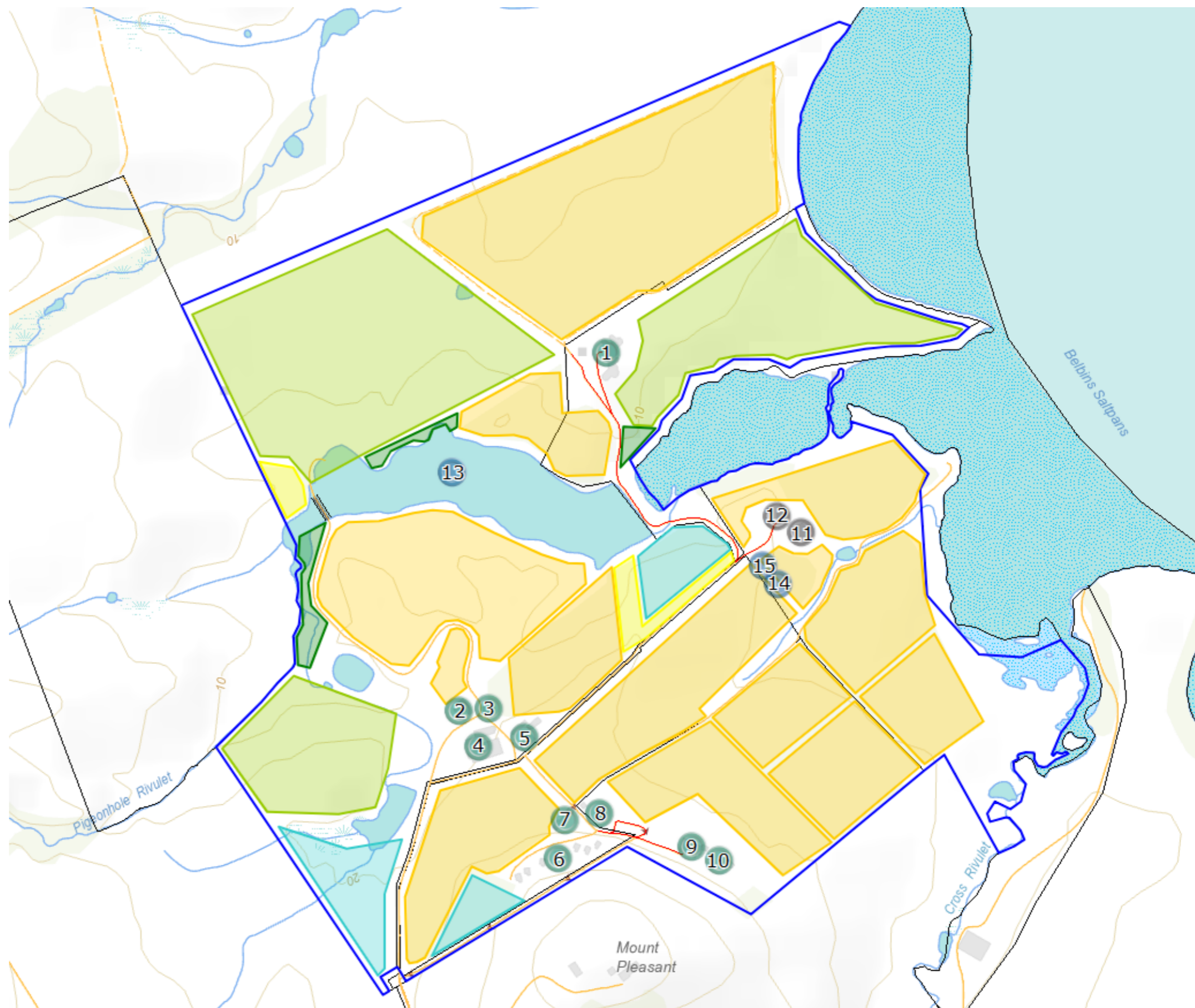
It also provides a secure permanent on-site presence, reducing real risks related to theft, vandalism, or trespass in an active rural enterprise which is a material concern within the Coal River Valley to many rural property owners.

The Estate Infrastructure and Development Plan is attached as Appendix 1 and identifies the existing infrastructure and current farm layout.

Date: August 2025

## Appendix 1 - Estate Infrastructure and Development Plan - Existing and Proposed

Plan Key	
1	Residential, Estate management and outbuildings
2	Residential accommodation
3	Agricultural storage
4	Winery
5	Shearing shed
6	Visitor accommodation
7	Machinery storage
8	Car park
9	Restaurant, Cellar Door
10	Visitor garden display & retail
11	Existing residential accommodation – planned for expansion
12	Existing visitor accommodation – planned for removal
13	Trout stocking dams
14	Egg production & commercial hens
15	Honey production
	Current vineyard blocks (gold)
	Remaining olives (yellow)
	Cropping / sheep husbandry & grazing - in annual / seasonal rotation (light green)
	Sheep husbandry & grazing (turquoise)
	Wilding areas (dark green)



Base plan source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)