



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/052767

PROPOSAL: Signage & Partial change of Use to Dog Wash and Dog Grooming (General Retail and Hire)

LOCATION: 9 Kyeema Place, Cambridge

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 10 September 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 10 September 2025. In addition to legislative requirements, plans and documents can also be viewed at 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. Representations must be received by Council on or before 10 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 or at the Council offices.

Application for Development / Use or Subdivision

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

Proposal: Dog Wash / Grooming and Signage

Location: 9 Kyeema Place Cambridge 7170

Personal Information Removed

Estimated cost of development: 100 000



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:

Dominique Dinel

Current use of site: **Retail / Wholesale**

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

Declaration

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

Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Applicant's signature:

**Personal
Information
Removed**

Date:

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.

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 167519 | FOLIO 4 |
| EDITION 4 | DATE OF ISSUE 19-Oct-2017 |

SEARCH DATE : 20-May-2025

SEARCH TIME : 04.09 PM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 4 on Sealed Plan 167519
 Derivation : Part of 1,654 Acres Gtd. to R. Pitcairn & T.
 Young and Part of 60 Acres Located to J.McCormac
 Prior CT 140647/105

SCHEDULE 1

M651034 TRANSFER to ANTHONY JAMES WILLIAMS Registered
 11-Oct-2017 at 12.01 PM

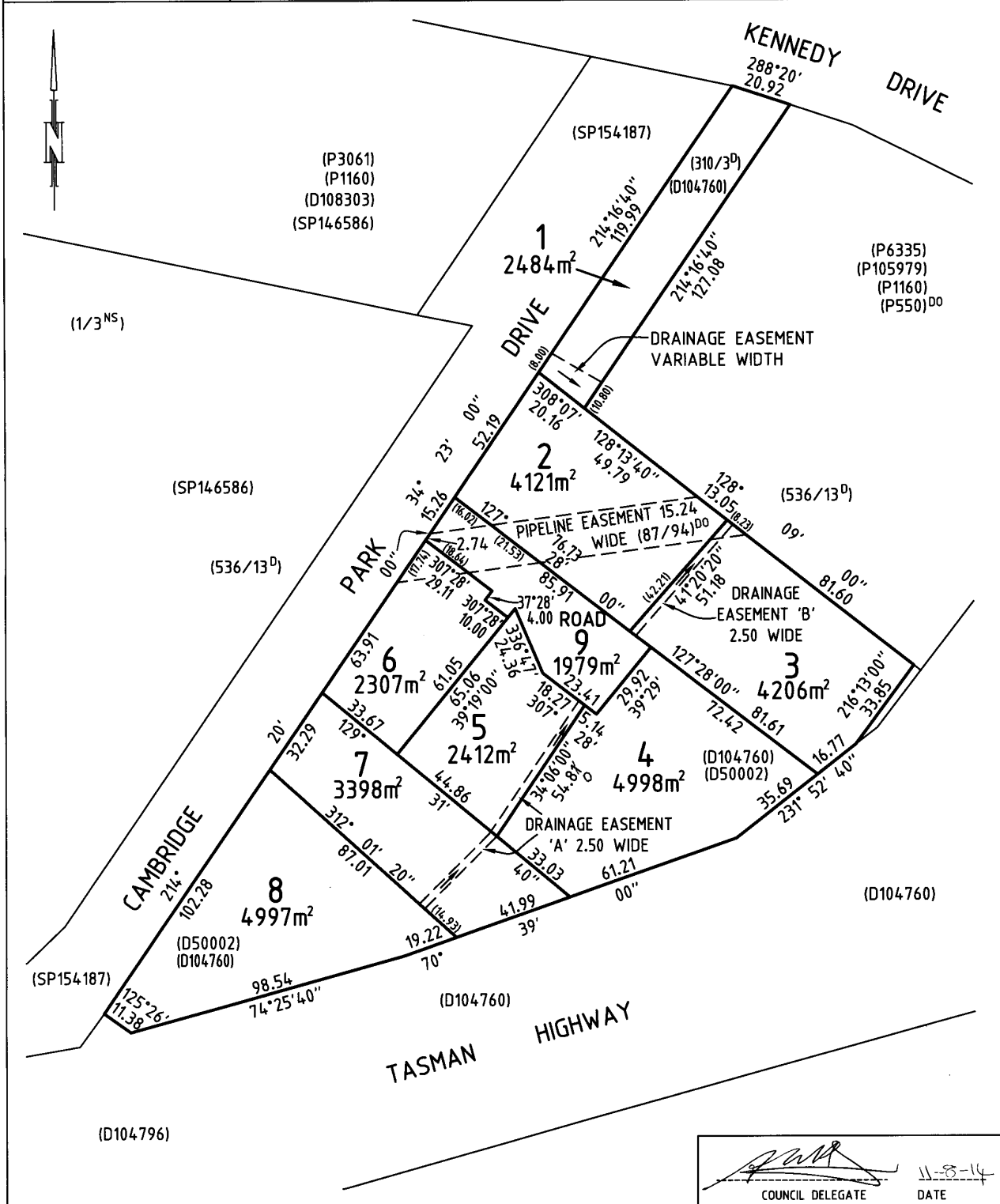
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP167519 EASEMENTS in Schedule of Easements
 SP167519 COVENANTS in Schedule of Easements
 SP167519 FENCING PROVISION in Schedule of Easements
 SP140647 COVENANTS in Schedule of Easements
 SP140647 FENCING PROVISION in Schedule of Easements
 SP140647 SEWERAGE AND/OR DRAINAGE RESTRICTION
 C30987 PROCLAMATION under Section 9A and 52A of the Roads
 and Jetties Act 1935 Registered 24-Jun-1997 at noon
 E100919 MORTGAGE to National Australia Bank Limited
 Registered 19-Oct-2017 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

| | | | | | |
|---|----------------|-------------------------------------|--|---|--|
| OWNER SAMELL (TAS) PTY. LTD. | | PLAN OF SURVEY | | REGISTERED NUMBER SP167519 | |
| FOLIO REFERENCE C.T.140647-105 | | | | BY SURVEYOR J. T. WELCH of PDA SURVEYORS PTY LTD 127 BATHURST STREET, HOBART | |
| GRANTEE Part of 1654 Acres Gtd. to Robert Pitcairn & Thomas Young and 60 Acres Located to J. McCormac | | LOCATION CITY OF CLARENCE | | SURVEYORS REF. R668M | |
| SCALE: 1:1250 | | LENGTHS IN METRES | | APPROVED <i>Alice Kawa</i> Recorder of Titles | |
| MAPSHEET MUNICIPAL CODE No. 107 (5225) | LAST UPI No | LAST PLAN No. SP140647 | ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN | | |



| | |
|--|-------------------|
| SCHEDULE OF EASEMENTS | Registered Number |
| NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED. | SP167519 |

PAGE 1 OF 3 PAGE/S
3

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.

EASEMENTS

Lot 1 is subject to a right of drainage in favour of Clarence City Council over the "Drainage Easement Variable Width" passing through such Lot.

Lots 5 and 7 are subject to a right of drainage in favour of Clarence City Council over the "Drainage Easement 'A' 2.50 wide" passing through such Lots.

Lot 3 is subject to a right of drainage in favour of Clarence City Council over the "Drainage Easement 'B' 2.50 wide" passing through such Lot.

~~Lots 2, 3, 6 and 9 are subject to pipeline easement in favour of Tasmanian Water and Sewerage Corporation Pty Ltd (created by and more fully set forth in Surrender No. 39/3225) over the Pipeline Easement 15.24 wide showing passing through such Lots.~~

COVENANTS

Samell (Tas) Pty Ltd


The owner of each lot on the plan covenants with the Vendor and the owner for the time being of each such lots to the intent the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit shall be annexed to and devolved with each and every part of each of the lots on the plan ~~not to permit vehicular access from any of the lots on the plan to the Tasman Highway.~~ to observe the following stipulation, namely:- Not to use or allow to be used any part of the lots on the plan for the purpose of direct vehicular access to the Tasman Highway shown on the plan.

FENCING PROVISION In respect of each Lot on the Plan

The owner Samell (Tas) Pty Ltd shall not be required to fence.

EASEMENTS & COVENANTS CONTINUED ON PAGE 3

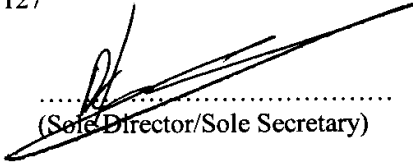
(USE ANNEXURE PAGES FOR CONTINUATION)

| | |
|---|--|
| SUBDIVIDER: Samell (Tas) Pty Ltd FOLIO REF: 140647/105 SOLICITOR & REFERENCE: Will Edwards - Will Edwards Lawyers (NAC) | PLAN SEALED BY: Clarence City Council DATE: 11-8-14 SP-2009/160 REF NO.  Council Delegate |
|---|--|

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

| | |
|--|---|
| <p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 3 PAGES 3</p> | <p>Registered Number</p> <p>SP167519</p> |
| <p>SUBDIVIDER: Bass Corporation Pty Ltd <i>Samell (Tas) Pty Ltd</i></p> <p>FOLIO REFERENCE: 141570/4 <i>140647/105</i></p> | |

EXECUTED by SAMELL (TAS) PTY LTD as registered proprietor of the property comprised in Folio of the Register Volume 140647 Folio 105 in accordance with Section 127 of the Corporations Act in the presence of:



 (Sole Director/Sole Secretary)

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>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 3 PAGES</p> | <p>Registered Number</p> <p>SP167519</p> |
| <p>SUBDIVIDER: - SAMELL (TAS) PTY LTD</p> <p>FOLIO REFERENCE: - 140674/105</p> | |
| <p>EASEMENTS CONTINUED</p> <p>Lots 2, 3, 6 & 9 on the Plan are each subject to a pipeline easement in favour of Metropolitan Water Board (created by and more fully set forth in Surrender No. 39/3225) over the Pipeline Easement 15.24 wide shown passing through such lots.</p> <p>Lots 2, 3, 6 & 9 on the Plan are each subject to a pipeline easement (herein defined) in favour of Tasmanian Water and Sewerage Corporation Pty Ltd over the Pipeline Easement 15.24 wide shown passing through such lots.</p> <p>COVENANTS CONTINUED</p> <p>Lots 1 to 9 inclusive on the plan, which together formerly comprised Lot 105 on Sealed Plan No. 140647 are burdened by the restrictive covenants set forth in Sealed Plan No. 140647.</p> <p>For the purpose of this Schedule:</p> <p>(a) "Pipeline Easement" means the full free right and liberty of the Tasmanian Sewerage and Water Corporation Pty Ltd its servants and agents:</p> <p>(i) to install, construct and maintain Pipeline Infrastructure through the Pipeline Easement Land for the purpose of passage of effluent;</p> <p>(ii) to replace, modify, maintain, inspect and repair the Pipeline Infrastructure with the Drainage Easement Land causing as little damage as possible to the servient tenement and to restore the surface of the soil as nearly as possible to its condition prior to the execution of any works;</p> <p>(iii) from time to time and all times to pass through, over, across and along the Pipeline Easement Land as shall be reasonably necessary to enable enjoyment of the rights granted hereunder.</p> <p>(b) "Pipeline Infrastructure" means pipes or pipelines for the passage of effluent and all ancillary facilities necessary or desirable for the operation of the pipeline including all future replacements, modifications or enhancements of them.</p> <p>(c) "Pipeline Easement Land" means those areas or that are on the plan marked with the words "PIPELINE EASEMENT 15.24 WIDE".</p> | |
| <p>NOTE: - Every annexed sheet 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> | |

Index

Darryn White - Building Design and Consulting - CC1623W

- 01 - Project Information
- 02 - Site Plan
- 03 - Elevations
- 04 - Floor Plan

Project Information

Land Title Reference: Volume 167519 Folio 4
 PID: 3327295
 Lot area: 4998m²

Total floor areas:
 Existing Building 630m²
 Proposed re-development (Dogwash) 90m²


Planning Scheme - Tasmanian Planning Scheme Clarence

Zone - Particular Purpose

Overlays - Road and Railway attenuation area, Airport noise exposure area, Airport obstacle limitations area.



Site Plan NTS

| | | | | | | | | | | | | |
|-------|------------------|-----------|-------------------------------|--------|--------------------|----------|----------|--|--|--------|---------|---------|
| Date | 18th August 2025 | Page size | A3 | Client | Tas Rural Supplies | Proposal | Dog Wash | Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ABN: 56130097060 |  MASTER BUILDERS TASMANIA MEMBER | © 2025 | Page No | 01 / 04 |
| Scale | | Address | 9 Kyeema Place Cambridge 7170 | | | | | ACCREDITATION NO: CC1623W | | | Job No | 2509 |

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- BANKSIA 'SENTINEL' (MASS SCREENING)
MATURE HEIGHT: 2-3M
MATURE SPREAD: 1-1.5M
- CALLISTEMON VIMALIS
MATURE HEIGHT: 1.5 TO 2M
MATURE SPREAD: 2M

- POA LABILLARDIEREI
MATURE HEIGHT: .7M
MATURE SPREAD: .8M
- SHREDDED CYPRESS BARK MULCH NO LESS THAN 100MM DEEP OVER WEED MATTING.
- UN-FINISHED METAL GARDEN BED EDGING.



MOTION SENSOR FLOOD LIGHTING FOR SECURITY / PASSIVE SURVEILLANCE PURPOSES. BAFFLE AS REQUIRED TO ENSURE IT DOES NOT CAUSE EMISSION OF LIGHT OUTSIDE THE ZONE.



WALL LIGHTING WITH MOTION SENSOR



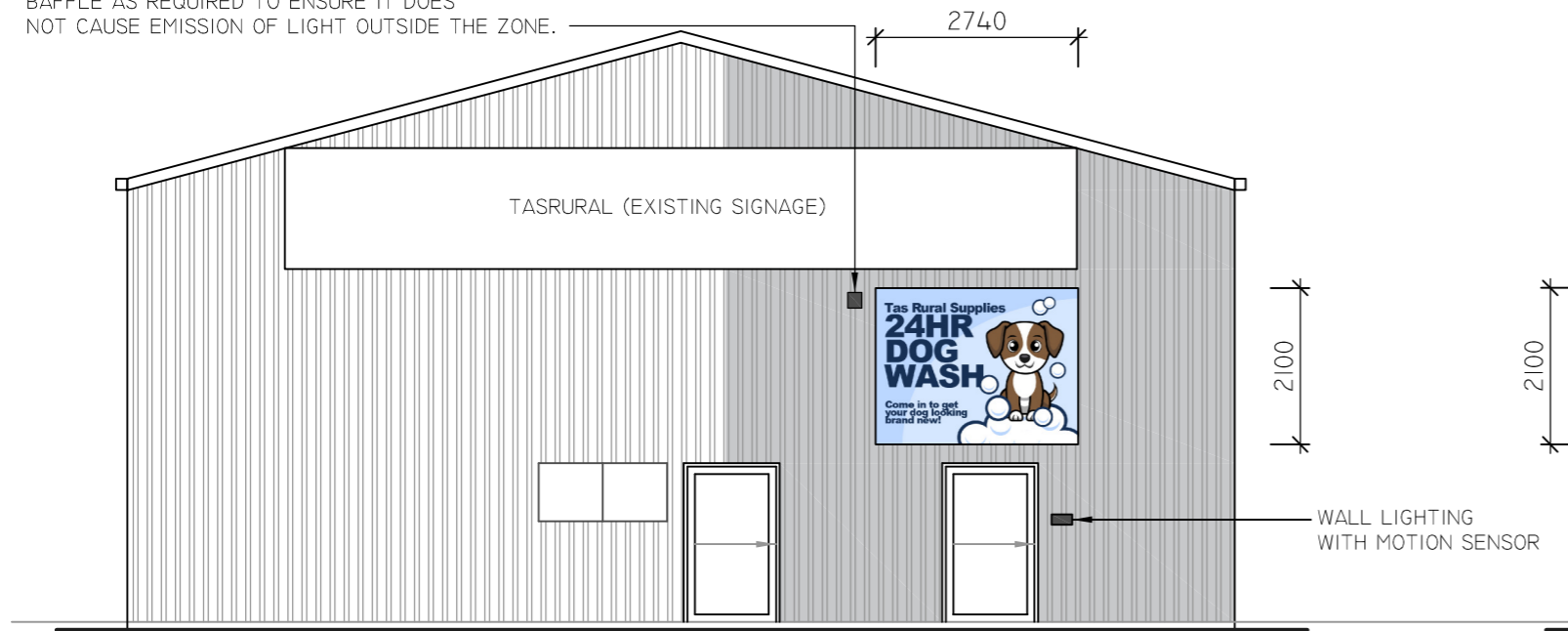
illustration only

NOTE
LAWN (DOG EXERCISE AREA) TO FORM PART OF THE EXISTING MAINTENANCE / CARE PROGRAM CURRENTLY IN PLACE FOR NATURE STRIP.

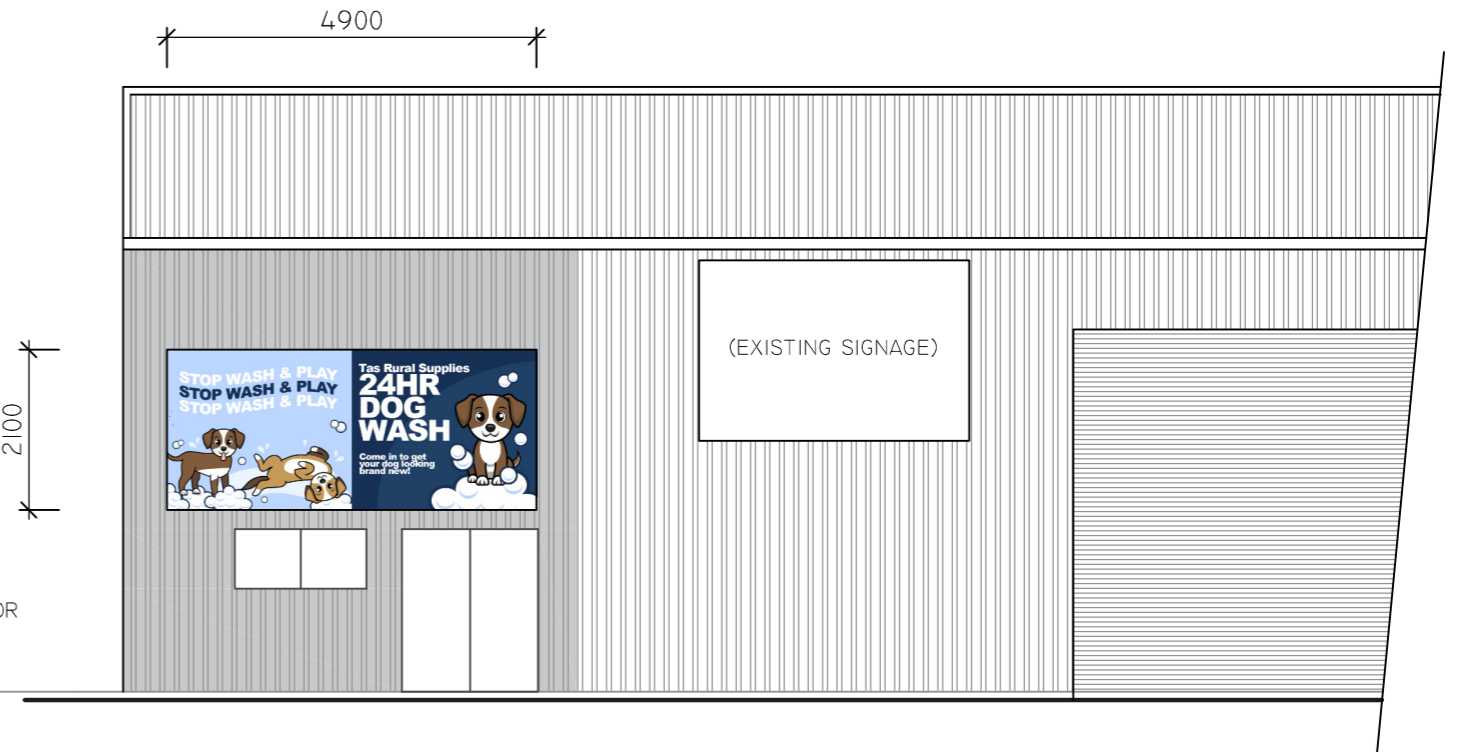
Site Plan 1:200

| | | | | | | | | |
|-------|------------------|---------|-------------------------------|----------|--|---------------------------------|---------|---------|
| Date | 18th August 2025 | Client | Tas Rural Supplies | Proposer | Darryn White - Building Design and Consulting. 301 Patsy Park Tasmania 7018 P: 011 209 3658 E: dwhite@gmail.com W: www.everythingbuilding.com.au ABN: 56130097060 | © 2025 | Page No | 02 / 04 |
| Scale | 1:200 | Address | 9 Kyeema Place Cambridge 7170 | Proposal | Dog Wash | MASTER BUILDERS TASMANIA MEMBER | Job No | 2509 |

MOTION SENSOR FLOOD LIGHTING
FOR SECURITY / PASSIVE SURVEILLANCE PURPOSES.
BAFFLE AS REQUIRED TO ENSURE IT DOES
NOT CAUSE EMISSION OF LIGHT OUTSIDE THE ZONE.



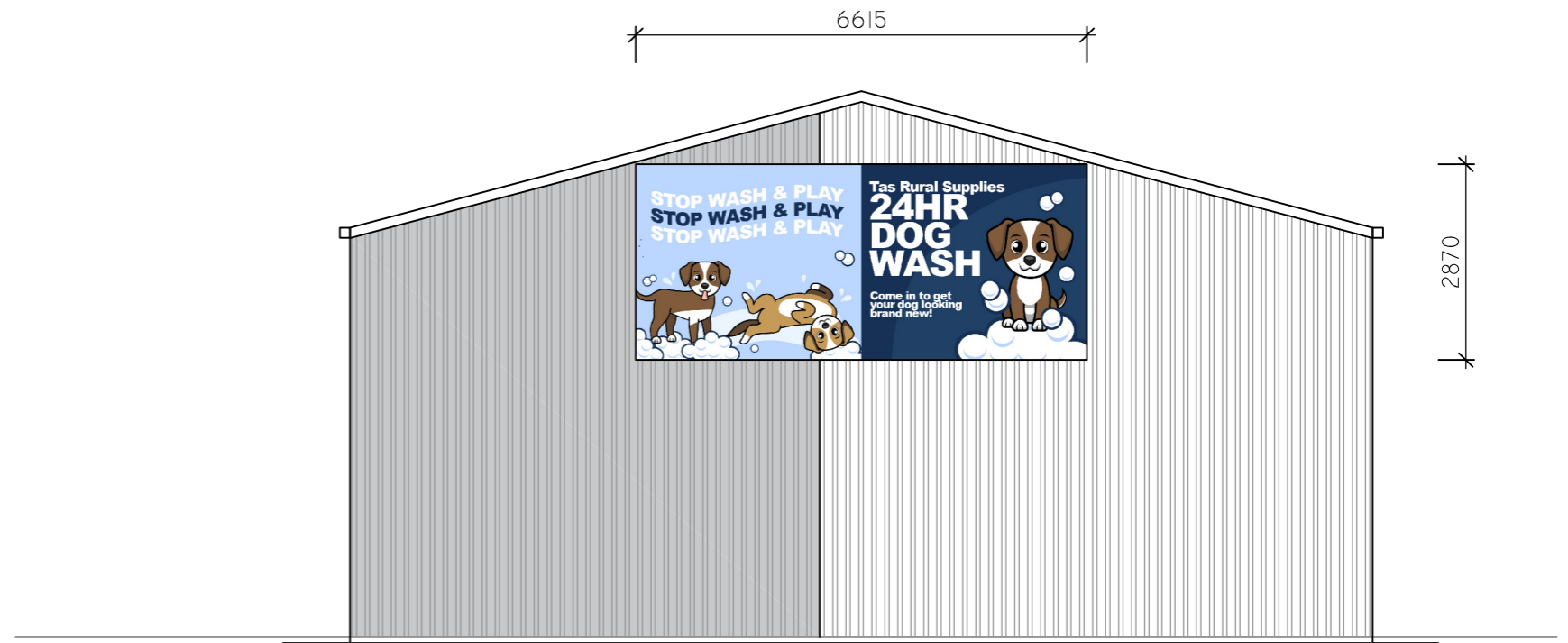
North West Elevation (Kyeema Place)




South West Elevation (Carpark)



Existing Building (May 2025)




South East Elevation (Tasman Highway)

| | | | | | | | | |
|-----------------------------|------------------------|--|----------------------|--|--|---|--------|------------------|
| Date 18th August 2025 | Page size A3 | Client Tas Rural Supplies | Proposal Dog Wash | Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ABN: 56130097060 ACCREDITATION NO: CC1623W | |  MASTER BUILDERS TASMANIA MEMBER | © 2025 | Page No 03/04 |
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Proposed Floor Plan 1:100

| | | | | | | | |
|-----------------------------|------------------------|--|----------------------|--|---|--------|-----------------------|
| Date 18th August 2025 | Page size A3 | Client Tas Rural Supplies | Proposal Dog Wash | Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ABN: 56130097060 ACCREDITATION NO: CC1623W |  MASTER BUILDERS TASMANIA MEMBER | © 2025 | Page No 04 / 04 |
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