



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/054530

PROPOSAL: Change of Use to Dance Studio (Sport & Recreation)

LOCATION: 2/18 Kennedy Drive, Cambridge

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 24 September 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 24 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 24 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.



City of Clarence

City of Clarence
38 Bligh St Rosny Park
PO Box 96
Rosny Park TAS, 7018
03 6217 9500
clarence@ccc.tas.gov.au
ccc.tas.gov.au

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:

Change of use for dance studio

Location:

2/18 Kennedy Drive, Cambridge

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:

Ryan + Uvika

Current use of site:

previously a gym

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.

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.



SEARCH OF TORRENS TITLE

VOLUME 167834	FOLIO 2
EDITION 3	DATE OF ISSUE 28-Jul-2020

SEARCH DATE : 30-Jul-2025

SEARCH TIME : 10.52 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Strata Plan 167834 and a general unit entitlement operating for all purposes of the Strata Scheme being a 10 undivided 1/110 interest

Derived from Strata Plan 167834

Derivation : Part of 50 Acres Located to W. Smith

SCHEDULE 1

D160146 TRANSFER to SEAJEN HOLDINGS PTY LTD Registered
09-Apr-2015 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

The registered proprietor holds the lot and unit entitlement subject to any interest noted on common property

Folio of the Register volume 167834 folio 0

SP160093 & SP163609 FENCING COVENANT in Schedule of Easements

B300322 PROCLAMATION under Section 9A and 52A of the Roads and Jetties Act 1935 Registered 22-Sep-1989 at noon

C966623 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered
10-Sep-2010 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 167834	FOLIO 0
EDITION 1	DATE OF ISSUE 13-Jun-2014

SEARCH DATE : 30-Jul-2025

SEARCH TIME : 10.52 AM

DESCRIPTION OF LAND

City of CLARENCE

The Common Property for Strata Scheme [167834](#)

Derivation : Part of 50 Acres Located to W. Smith

Prior CT [163609/1](#)

SCHEDULE 1

STRATA CORPORATION NUMBER [167834](#), 18 KENNEDY DRIVE, CAMBRIDGE

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[STR167834](#) FIRST BY-LAWS lodged with the strata plan
[SP163609](#) EASEMENTS in Schedule of Easements
[SP160093](#) & [SP163609](#) FENCING COVENANT in Schedule of Easements
[B300322](#) PROCLAMATION under Section 9A and 52A of the Roads
 and Jetties Act 1935 Registered 22-Sep-1989 at noon
[C966623](#) AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 10-Sep-2010 at noon
[D122100](#) APPLICATION for registration of a staged development
 scheme Registered 13-Jun-2014 at noon
[E27243](#) APPLICATION for registration of stage of staged dev.
 scheme by amending Lot 100, creating Lots 6-8 &
 adjusting unit entitlements Registered 16-Dec-2015
 at noon
[D112026](#) APPLICATION by lot owners to amend Strata Plan by
 amending & deleting Lot 100, creating Lots 4, 5, 9,
 10, 11 & common property & adjusting unit
 entitlements Registered 10-Jan-2017 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY MUNICIPALITY OF CLARENCE SUBURB TOWN OF CAMBRIDGE FOLIO REFERENCE: C.T.163609/1 SITE COMPRISES THE WHOLE OF LOT 1 ON PLAN No. SP.163609		STRATA PLAN NEW SHEET 1 OF 3 SHEETS D112026 NAME OF STRATA SCHEME 18 KENNEDY DRIVE, CAMBRIDGE		Registered Number 167834
MAPSHEET MUNICIPAL CODE No 107	LAST UPI No	SCALE 1:500	LENGTHS IN METRES	STRATA TITLES ACT 1998 REGISTERED 13 JUN 2014 <i>Mick Kawa</i> Recorder of Titles

SITE PLAN

SCALE 1:500

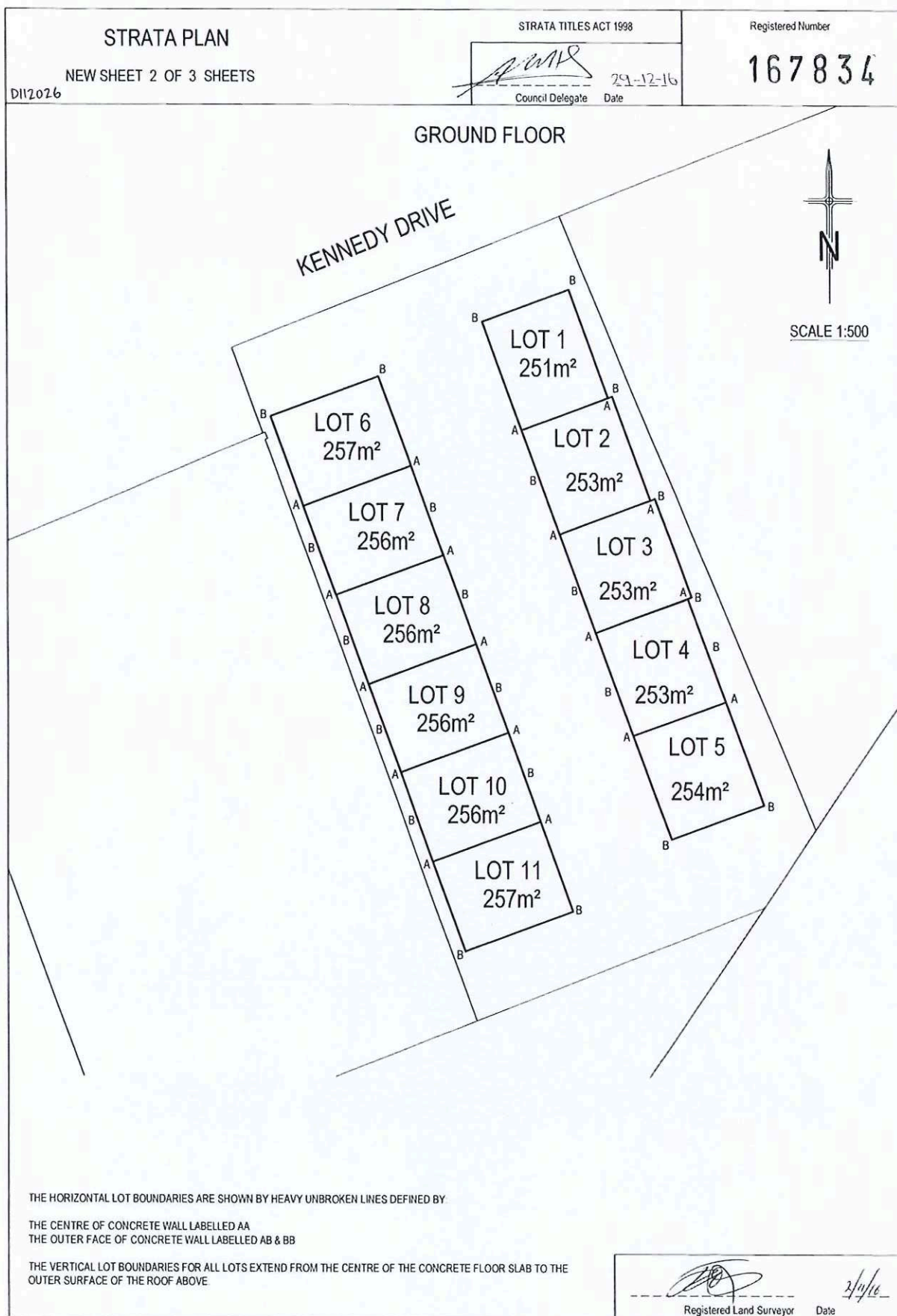
(SP 33217)


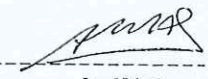
(SP 163289)

(SP 163609)

(SP 160093)

NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.		<i>[Signature]</i> Council Delegate	29-12-16 Date	<i>[Signature]</i> Registered Land Surveyor	2/1/16 Date
STAGED/COMMUNITY DEVELOPMENT SCHEME No. (IF APPLICABLE) D122100		LODGED BY LEARY & COX PTY LTD			



STRATA PLAN NEW SHEET 3 OF 3 SHEETS DI12026		STRATA TITLES ACT 1998 <div style="float: right;">Registered Number 167834</div>
NAME OF BODY CORPORATE: STRATA CORPORATION No. 167834, 1/18 KENNEDY DRIVE, CAMBRIDGE ADDRESS FOR THE SERVICE OF NOTICES: SERVICE STRATA MANAGEMENT, 65 FITZROY STREET, GORELL TAS 7170 SEE BELOW		
SURVEYORS CERTIFICATE I, <u>TIMOTHY WILLIAM COX</u> of <u>HOBART</u> a surveyor registered under the Surveyors Act 2002 certify that the building or buildings erected on the site and drawn on sheet 1 of this plan are within the site boundaries of the folio stated on sheet 1 and any encroachment beyond those boundaries is properly authorised according to law. <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="text-align: center;">  Registered Land Surveyor </div> <div style="text-align: center;"> <u>2/11/16</u> Date </div> <div style="text-align: center;"> <u>9264</u> Ref No. </div> </div>	COUNCIL CERTIFICATE I certify that the <u>Clarence City</u> Council has (a) approved the lots shown in this plan and (b) issued this certificate of approval in accordance with section 31 of the Strata Titles Act 1998 <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="text-align: center;">  Council Delegate </div> <div style="text-align: center;"> <u>29-12-16</u> Date </div> <div style="text-align: center;"> <u>SA-2016/34</u> Ref No. </div> </div>	
GENERAL UNIT ENTITLEMENTS		
LOT	UNIT ENTITLEMENT	ADDRESS FOR SERVICE OF NOTICE: TERRACE STRATA MANAGEMENT, 1/205 KENNEDY DRIVE, CAMBRIDGE, TAS. 7170
1	10	
2	10	
3	10	
4	10	
5	10	
6	10	
7	10	
8	10	
9	10	
10	10	
11	10	
TOTAL	110	

<p align="center">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p align="center">Registered Number</p> <p align="center">SP163609</p>
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PAGE 1 OF 3 PAGE/S

EASEMENTS AND PROFITS

(a) 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.

(b) 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.

FENCING COVENANT

The Owner of each Lot shown in the plan covenants with the Vendor that the Vendor shall not be required to fence.

South Hobart Investments Pty Ltd

EASEMENTS

Lot 1 on the plan is subject to a Right of Carriageway in favour of Lot 2 and the Clarence City Council over the strip of land marked "Right of Way 4.00 wide (Private)" on the plan.

Lot 2 is together with a Right of Carriageway appurtenant to Lot 1 over the strip of land marked "Right of Way 4.00 wide (Private)" on the plan.

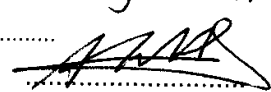
Lot 1 on the plan is subject to a Right of Drainage over that part of the Lot described as "Drainage Easement 4.50 wide" in favour of the Clarence City Council and the Tasmanian Water and Sewerage Corporation (Southern Region) Pty. Ltd. on ~~SP 160093~~. *the plan.*

Lot 1 on the plan is subject to a Right of Drainage over that part of the Lot described as "Drainage Easement 2.00 & ^{WIDE} variable width" in favour of the Clarence City Council on ~~SP 160093~~. *the plan.*

Lot 2 on the plan is subject to a Right of Drainage (appurtenant to Lot 1 on SPD No. 896) over the land described as "Drainage Easement 1.83 wide" on ~~SP 160093~~. *the plan.*

[Signatures]

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: SOUTH HOBART INVESTMENTS PTY. LTD.</p> <p>FOLIO REF: Volume 160093 folio 5</p> <p>SOLICITOR BISHOPS & REFERENCE: FENTON JONES</p>	<p>PLAN SEALED BY: <i>Clarence City Council</i></p> <p>DATE: <i>12 April 2012</i></p> <p><i>SD2011/51</i></p> <p>REF NO.</p> <p align="right">  Council Delegate CORPORATE SECRETARY CLARENCE CITY COUNCIL </p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP163609
SUBDIVIDER: SOUTH HOBART INVESTMENTS PTY. LTD. FOLIO REFERENCE: 160093/5	

G.H.J.

Lot 2 on the plan ("the Lot") is subject to the right of stormwater detention in favour of the Clarence City Council over the land marked "stormwater detention easement" on the plan.

"right of stormwater detention" shall mean the full and free right and liberty for the Clarence City Council at all times hereafter:

- (a) To drain and detain stormwater and other surplus water from any lot on ~~SP-160093~~ the plan.
- (b) To enter into and upon the Lot for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing stormwater detention infrastructure without doing unnecessary damage to the Lot and making good all damage occasioned thereby.
- (c) To erect fencing, signs, barriers or other protective structures upon the Lot if in the opinion of the Clarence City Council these are necessary for reasons of safety.
- (d) To enter into and upon the Lot for all or any of the above purposes with or without all necessary plant, equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the Lot in consultation with the registered proprietors for the purpose of access and regress to and from the Lot.

There are no other Easements, Covenants or Profits a prendre to benefit or burden the said land.

"Vendor" means South Hobart Investments Pty. Ltd.

"Clarence City Council" means the Mayor Alderman and its and their agents, contractors and Employees and its successors for the time being of the Clarence City Council

"Southern Water and Sewerage Corporation (Southern Region) Pty. Ltd." means its agents, contractors, employees and its successors from to time.

EXECUTED by SOUTH HOBART INVESTMENTS PTY. LTD.

pursuant to section 127 (1) of the Corporations
Act 2001 (Cth) by being signed by two Directors


.....
DIRECTOR
.....
DIRECTOR

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.

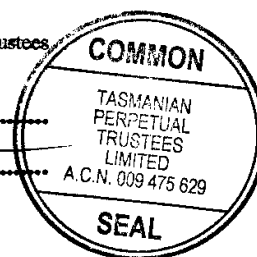
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP163609
SUBDIVIDER: SOUTH HOBART INVESTMENTS PTY. LTD. FOLIO REFERENCE: 160093/5	

Tasmanian Perpetual Trustees Ltd. . hereby consents)
 to this dealing as Mortgagee under Mortgage)
 No. C937180)

The Common Seal of Tasmanian Perpetual Trustees
 Limited was affixed hereto in the presence of:

Director: Authorised Officer
 Director: Authorised Officer



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.

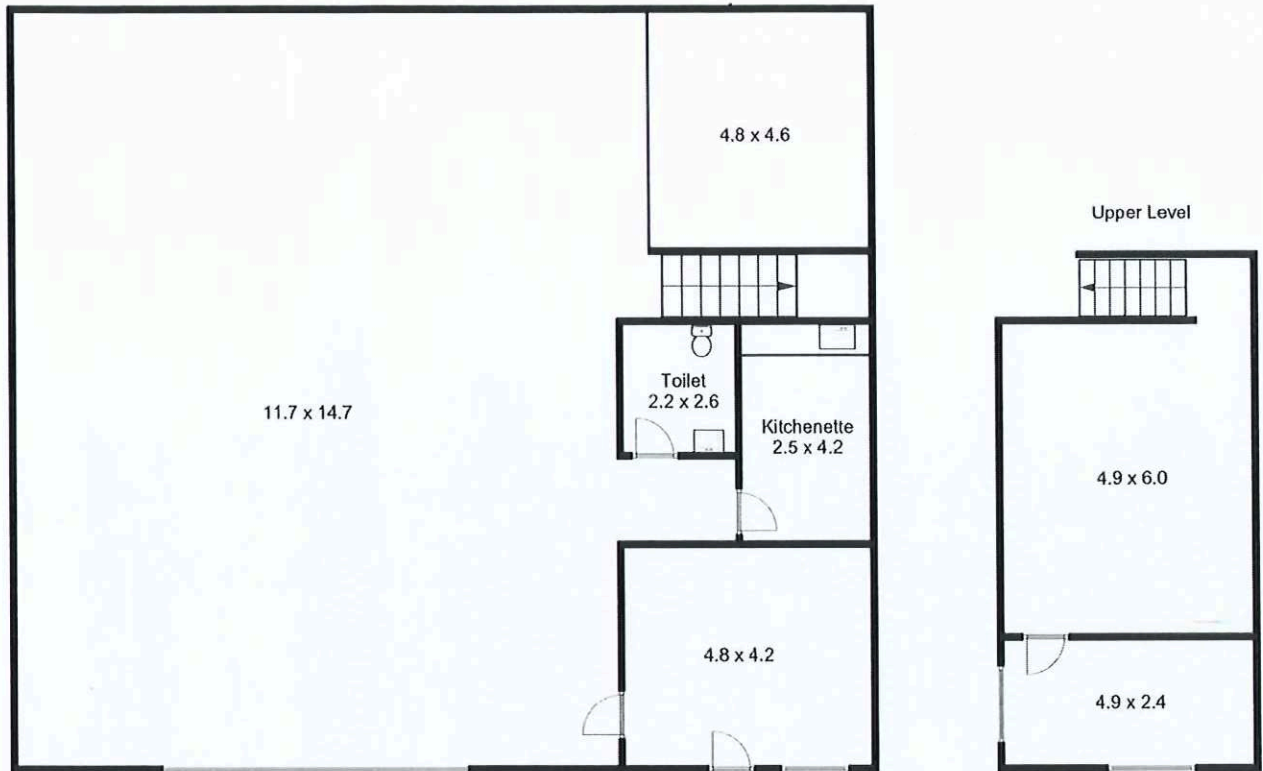
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CAR PARKING 2/18 KENNEDY DRIVE, CAMBRIDGE



CAR PARKING 2/18 KENNEDY DRIVE, CAMBRIDGE





All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.
Produced by Open2view.com

Approx. Floor Area : 252 sqm



Proposed Use

The proposed use is for a dance studio offering structured dance classes. Our current operations are held four days per week, with all classes conducted outside of school hours, typically in the late afternoons/early evenings and weekends.

We are a boutique studio with approximately 70 students, spread across various age groups and time slots throughout the week. Class sizes are staggered, ensuring minimal peak-time activity. At any one time, there are approximately 15-20 people on site.

2. Parking

a) Parking spaces

The parking plan has been amended to show allocated spaces (highlighted in pink/red and marked with 'x') specifically designated for our tenancy. In addition I have highlighted (yellow) in what we 'assume' is general public parking. No private property parking spaces have been included to the best of our knowledge.

b) Operating hours

The current operating hours of the dance studio are as follows:

- Tuesday, Wednesday: 3:30/4 - 8pm

3:30/4pm - 5/6pm. Solo/duo lessons (1-2 staff, 2 students)

5/6pm - 8pm. Group lessons (1-3 staff, between 10 - 20 students onsite)

- Thursday: 3:30/4 - 8pm

3:30/4pm - 4:30pm. Solo/duo lesson (1-2 staff, 2 students)

4:30 - 6pm. Group work (1-3 staff, 10 students)

- Saturday: 8:30 - 23pm

8:30 - 2pm. Private and group lessons (1-3 staff, between 10 - 20 students onsite)

c) Parking demand assessment

I am a small business with small class sizes ranging from 10 - 20 students, typically scheduled in the late afternoon and early evening. Parking demand is as follows;

- **Staff:** 1-3 cars, accommodated in our 3 titled bays.
- **Students:**
 - Most students are dropped off and collected (90%+) as **parents are not permitted to watch class or be in the studio during class times**. This means quick turn over for any cars parking, if at all, as most will drop their dancer at the venue where dancers are then required to check-in at reception.
 - A smaller proportion of parents may have a short stay for communication purposes (approx. 10%), resulting in **approx 5-7 cars** at peak and depending on class size.
 - The only other consideration would be my senior dancers who drive themselves, however this would be outside of surrounding industrial business hours with the senior classes operating as the last class of the evening. Maximum 10 people onsite.
- **Timing:** As classes are outside standard industrial business hours, conflict with neighbouring uses is minimal.

d) Parking and drop-off management plan

- Allocated bays reserved for staff only.
- Class timetables are already staggered to avoid congestion, therefore avoiding any parking concerns, as I avoid multiple groups arriving/leaving at the same time within my schedule.
- Clear communication will continue around our expected "drop and go" unless staying is necessary.

3. Signs Code

I can confirm that I have no plans to do any signage in the foreseeable future due to the position of the building (not street frontage) and will revisit this once the 'use' application is approved.

4. Amenity and Zone Compatibility

The proposed use as a dance studio (Sport and Recreation) is compatible with the Light Industrial Zone and consistent with historical uses of the site (including fitness gyms). The use will not generate unreasonable noise, traffic, or other amenity impacts, particularly given:

- Noise is minimal as we are dealing, mostly, with children where 'loud' music is not appropriate. Therefore music is kept at a level where my voice can be heard over the top of music for instructional purposes.
- Limited operating hours (3 - 5 hours, 4 days per week).
- Peak usage occurs outside the busiest periods of surrounding industrial activity.