



## **DEVELOPMENT APPLICATION**

**PDPLANPMTD-2025/055771**

**PROPOSAL:** Demolition, Additions, and Alterations (Domestic Animal Boarding) & Sign

**LOCATION:** 97 Shelomith Drive, Acton Park

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

**ADVERTISING EXPIRY DATE:** 04 November 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 04 November 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 04 November 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: **Pet Resort Renovation**

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Location: **97 Shelomith Drive, Acton Park TAS 7170**

**Personal Information Removed**

Estimated cost of development: **\$200,000**

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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: **Pet Resort**

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:

9/22/25

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

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### Mandatory Documents

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

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

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

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### Additional Documents

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

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- Site analysis and site plan, including where relevant:
    - Existing and proposed use(s) on site.
    - Boundaries and dimensions of the site.
    - Topography, including contours showing AHD levels and major site features.
    - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
    - Soil type.
    - Vegetation types and distribution, and trees and vegetation to be removed.
- 



- Location and capacity of any existing services or easements on/to the site.
  - Existing pedestrian and vehicle access to the site.
  - Location of existing and proposed buildings on the site.
  - Location of existing adjoining properties, adjacent buildings and their uses.
  - Any natural hazards that may affect use or development on the site.
  - Proposed roads, driveways, car parking areas and footpaths within the site.
  - Any proposed open space, communal space, or facilities on the site.
  - 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 150859	FOLIO 27
EDITION 3	DATE OF ISSUE 19-Jun-2021

SEARCH DATE : 14-Dec-2023

SEARCH TIME : 12.05 PM

DESCRIPTION OF LAND

City of CLARENCE  
 Lot 27 on Sealed Plan 150859  
 Derivation : Part of 253 Acres Granted to William Garlick and Margaret Garlic  
 Prior CTs 128866/1 and 128865/5

SCHEDULE 1

C569810, C779275 & M889515 TRANSFER to CYNTHIA LOWTHER NANCE and ALEXANDER ERNEST NANCE (jointly as between themselves) of one undivided 1/2 share and ROSS WILLIAM LINCOLNE and ELAINE FRANCES LINCOLNE (jointly as between themselves) of one undivided 1/2 share as tenants in common Registered 19-Jun-2021 at 12.01 PM

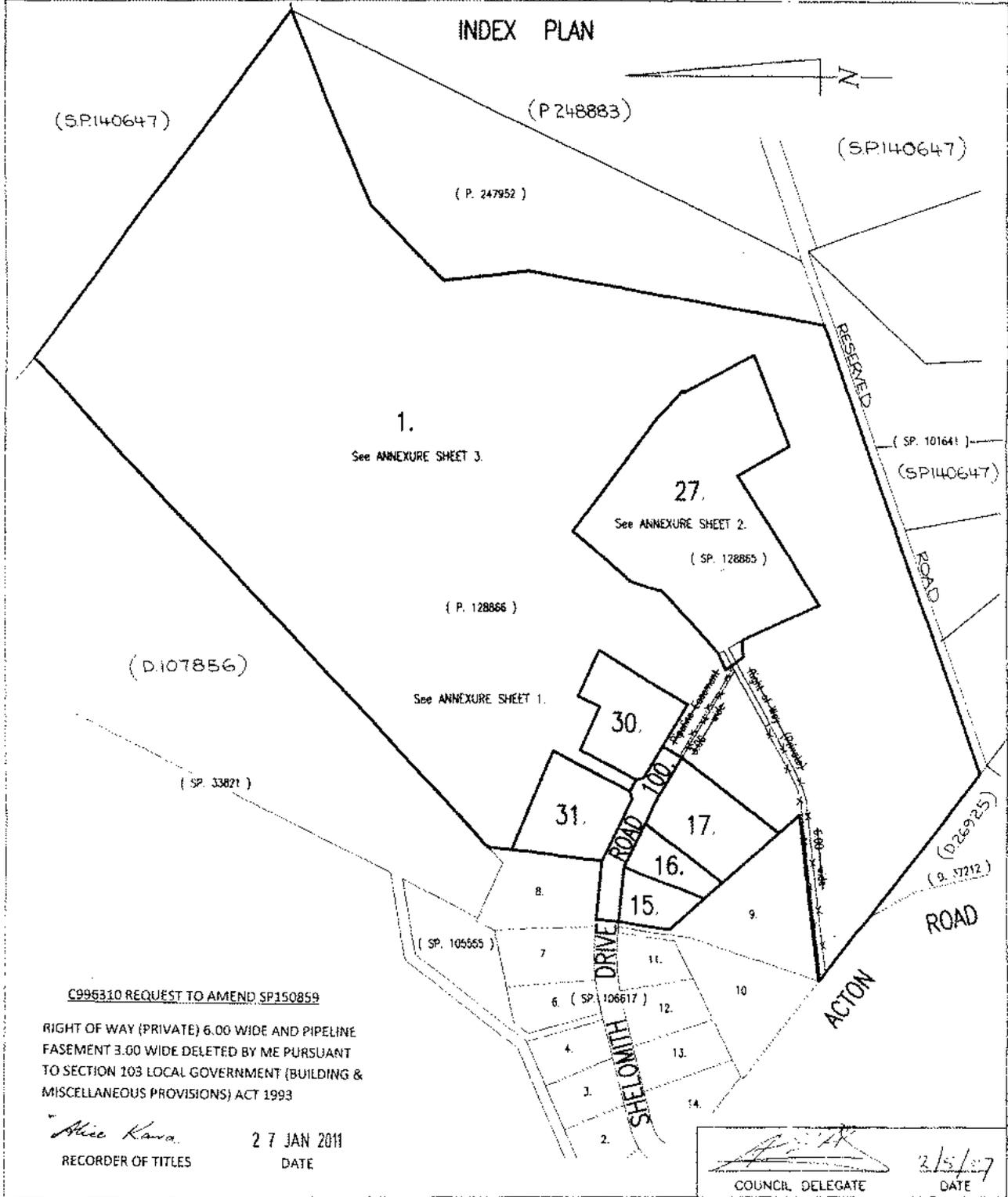
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP150859 COVENANTS in Schedule of Easements  
 SP150859 FENCING PROVISION in Schedule of Easements  
 SP150859 SEWERAGE AND/OR DRAINAGE RESTRICTION  
 SP128865 COVENANTS in Schedule of Easements  
 SP128865 FENCING PROVISION in Schedule of Easements  
 SP128865 SEWERAGE AND/OR DRAINAGE RESTRICTION

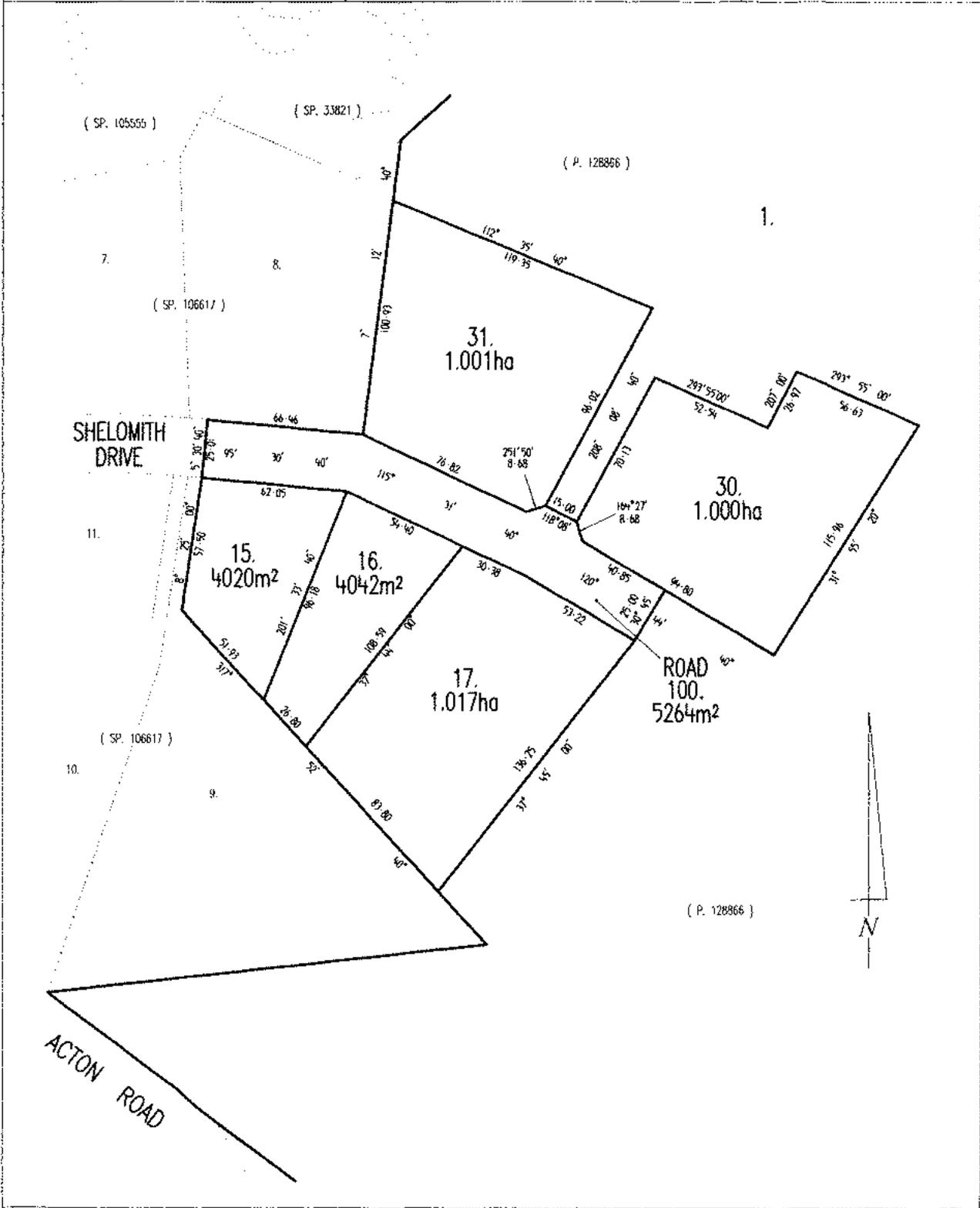
UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to amended easements pursuant to Request to Amend No. C996310 made under Section 103 of the Local Government (Building and Miscellaneous Provisions) Act 1993. Search Sealed Plan No. 150859 Lodged by CLARENCE CITY COUNCI on 23-Dec-2010 BP: C996310

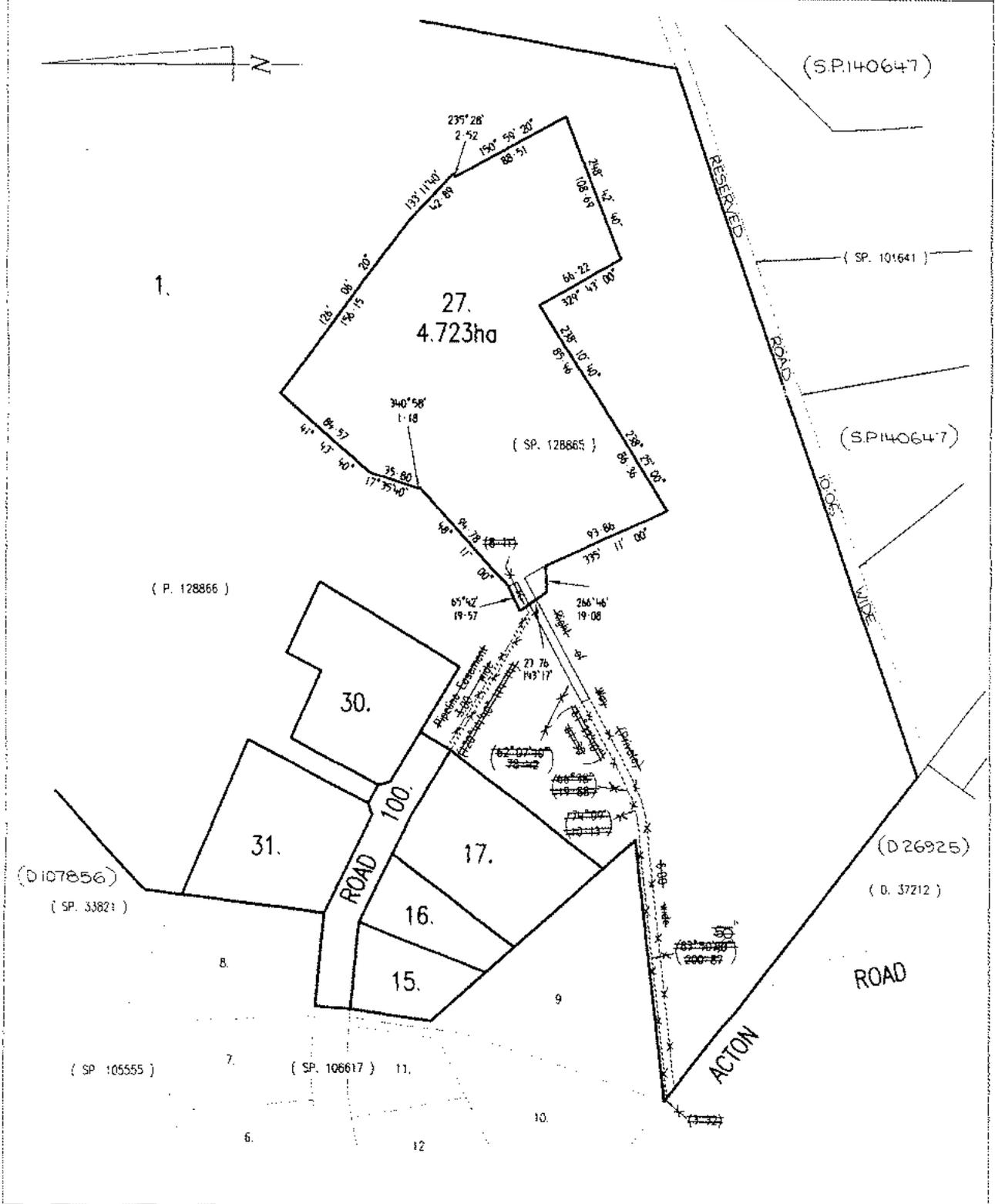
OWNER G.L. Goodwin and E. Goodwin M Langham - Goodwin A.E. Nance, C.L. Nance, D.P. Quinlan & M.G. Yumpach FOLIO REFERENCE 128866-1 128865-5 GRANTEE Part of 253 acres granted to William Garlick and Margaret Garlick	<b>PLAN OF SURVEY</b>		REGISTERED NUMBER <b>SP150859</b>
	BY SURVEYOR J.B. MEDBURY J.B. MEDBURY P/L SURVEYORS OF 224 CAMPBELL STREET, HOBART	LOCATION CITY OF CLARENCE	APPROVED EFFECTIVE FROM 28 MAY 2007 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. (107) 5225 - 25, 35	LAST UPI No. FPX 70, FPX 71	LAST PLAN No. SP128865, P128866	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



<p><b>PLAN OF SURVEY</b> <b>ANNEXURE SHEET</b> SHEET 1 OF 3 SHEETS</p>	<p>OWNER G.L. Goodwin and E. Goodwin FOLIO REFERENCE 128866-1 SCALE 1:1500      LENGTHS IN METRES</p>	<p>Registered Number <b>SP 150859</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> Council Delegate 21.5.07 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET. <i>[Signature]</i> Registered Land Surveyor 21.6.05 Date</p>	<p>APPROVED EFFECTIVE FROM 28 MAY 2007 <i>Alice Kawa</i> Recorder of Titles</p>



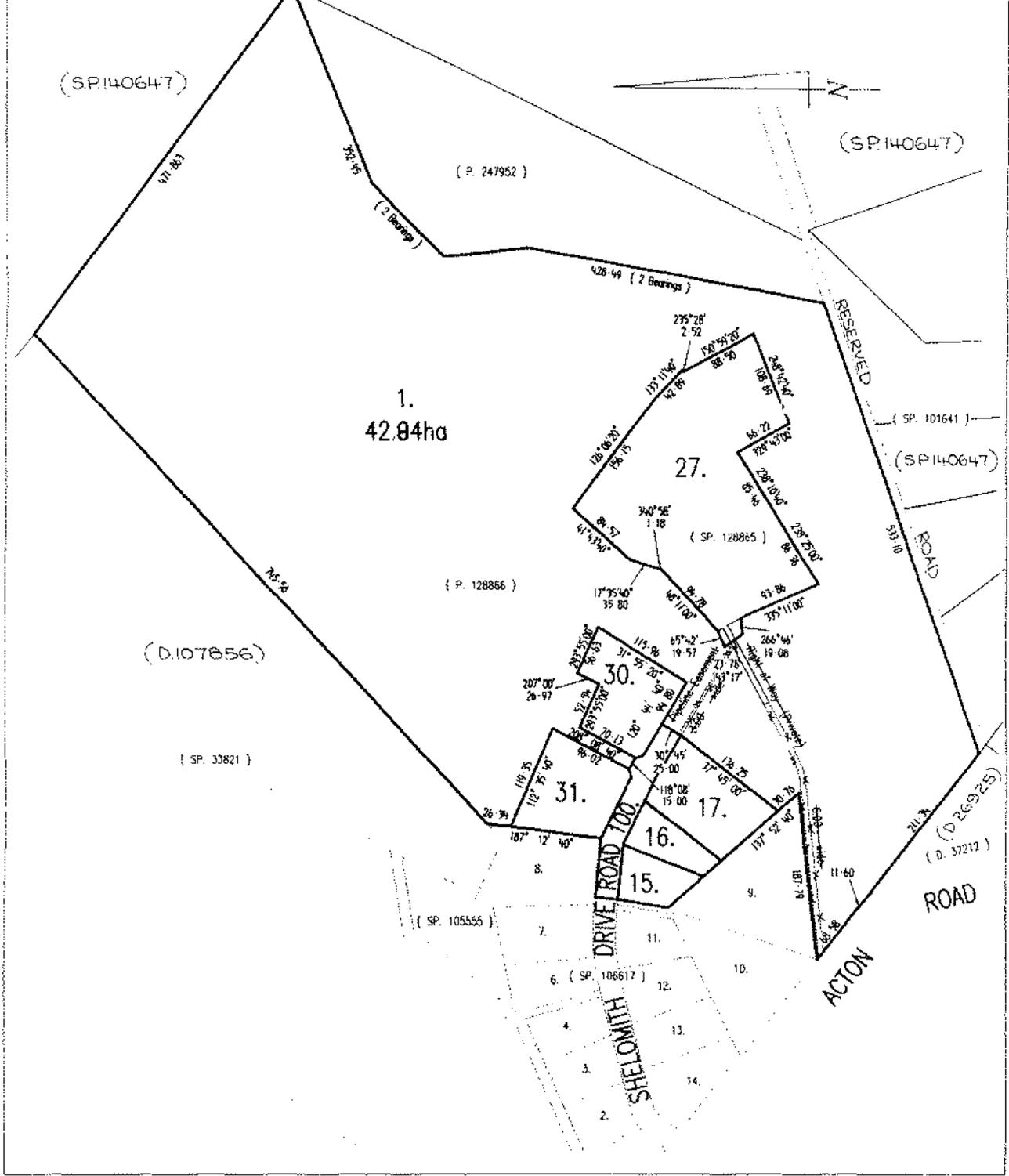
<p><b>PLAN OF SURVEY</b> <b>ANNEXURE SHEET</b> SHEET 2 OF 3 SHEETS</p>	<p>OWNER G.L. Goodwin and E. Goodwin A.E. Nance, C.L. Nance, D.P. Quinivan &amp; M.G. Turpoch FOLIO REFERENCE 128866-1 128865-5 SCALE 1: 2500 LENGTHS IN METRES</p>	<p>Registered Number <b>SP 150859</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> Council Delegate Date 23.5.2007</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYOR'S CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET <i>[Signature]</i> Registered Land Surveyor Date 21.6.05</p>	<p>APPROVED EFFECTIVE FROM 28 MAY 2007 <i>Alice Kawa</i> Recorder of Titles</p>



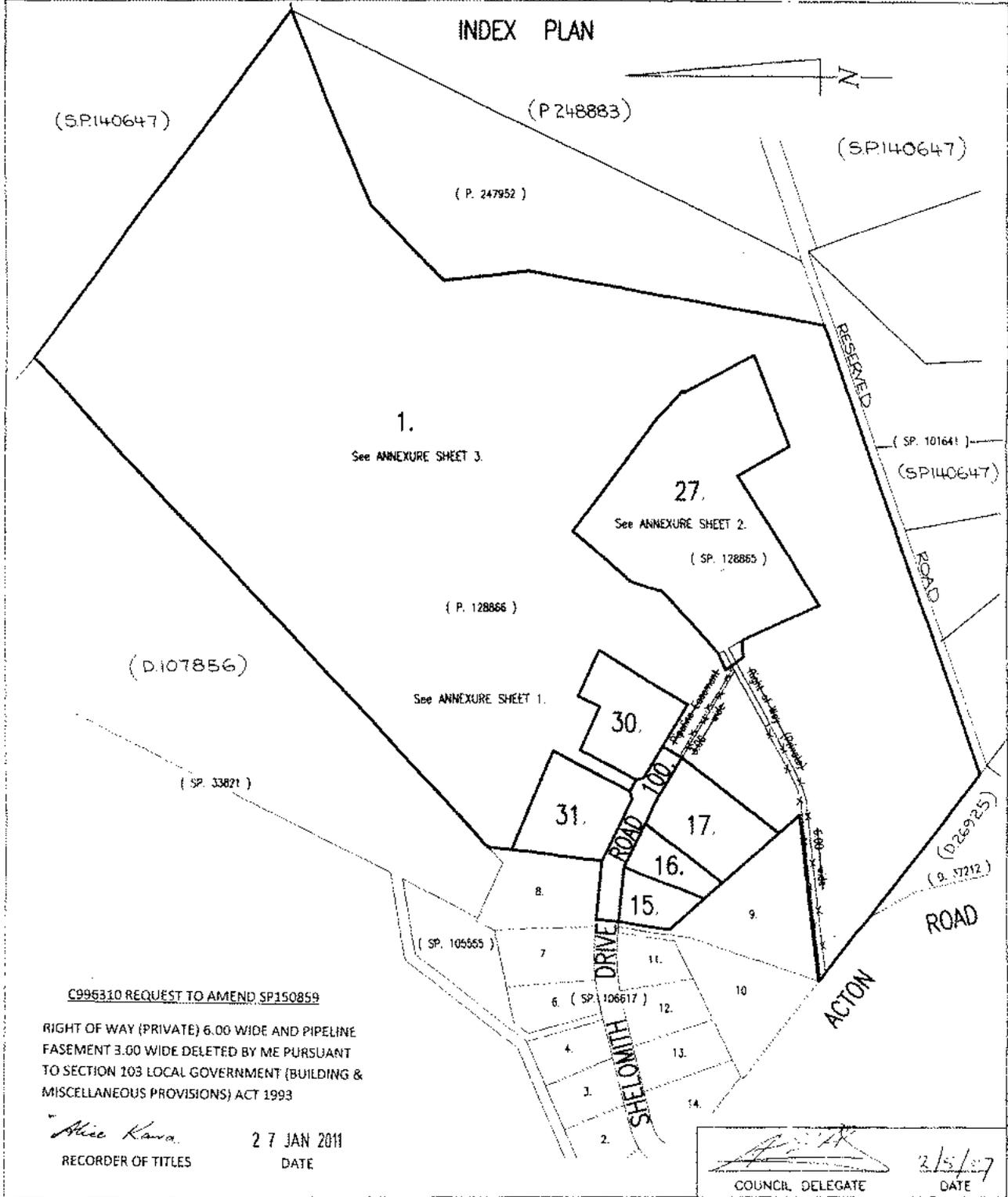
150859

<p><b>PLAN OF SURVEY</b> <b>ANNEXURE SHEET</b> SHEET 3 OF 3 SHEETS</p>	<p>OWNER G.L. Goodwin and E. Goodwin A.E. Nance, C.L. Nance, D.P. Quinlivan &amp; M.G. Turpach FOLIO REFERENCE 128866-1 128865-5 SCALE 1: 4000 LENGTHS IN METRES</p>	<p>Registered Number <b>SP 150859</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> Council Delegate 2-5-2007 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET <i>[Signature]</i> Registered Land Surveyor 21.6.05 Date</p>	<p>APPROVED EFFECTIVE FROM 28 MAY 2007 <i>Alice Kawa</i> Recorder of Titles</p>

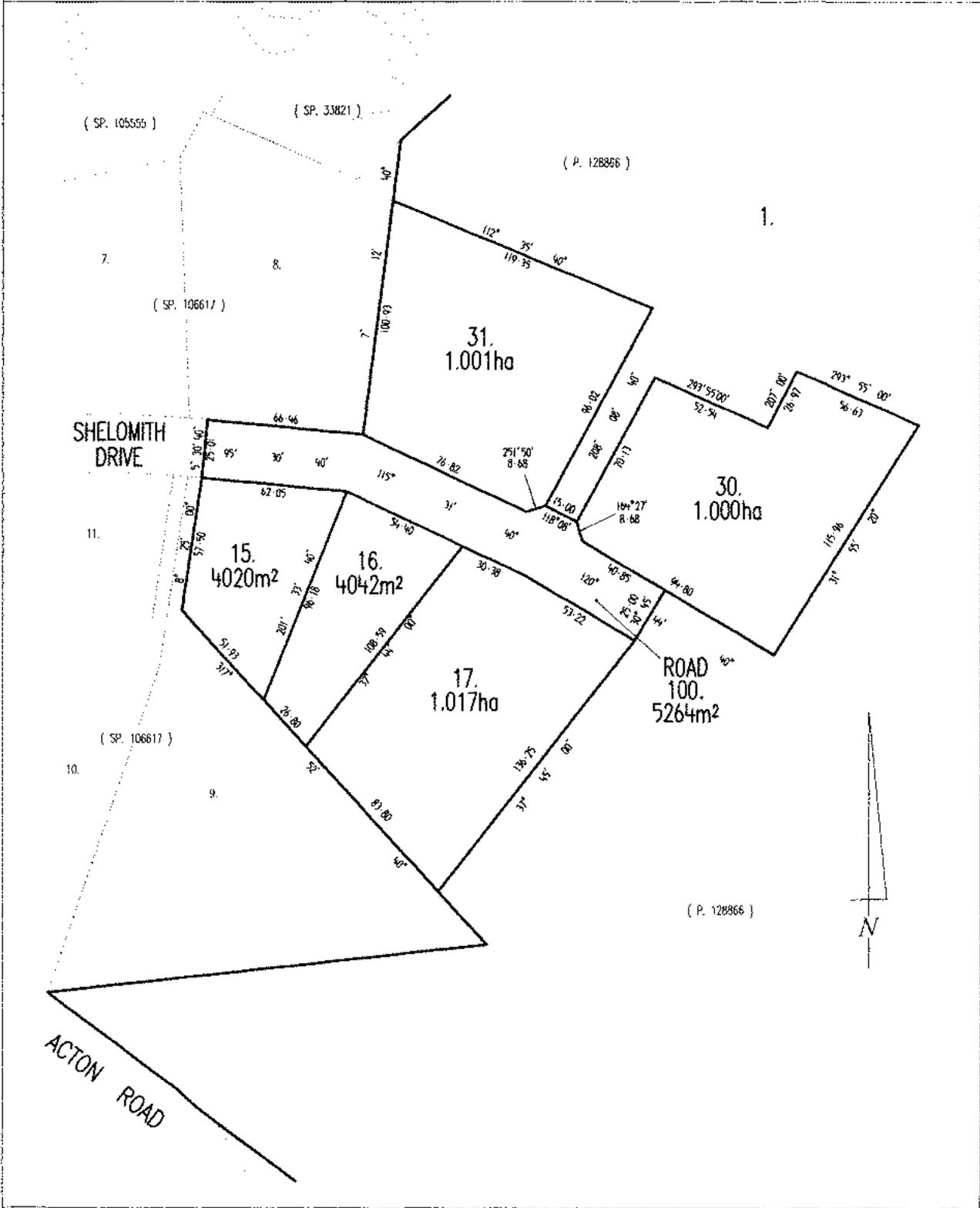
Lot 27 compiled from SP. 33821, SP. 106617, SP. 128865, ~~SP. 128866~~ and this survey SP.140647



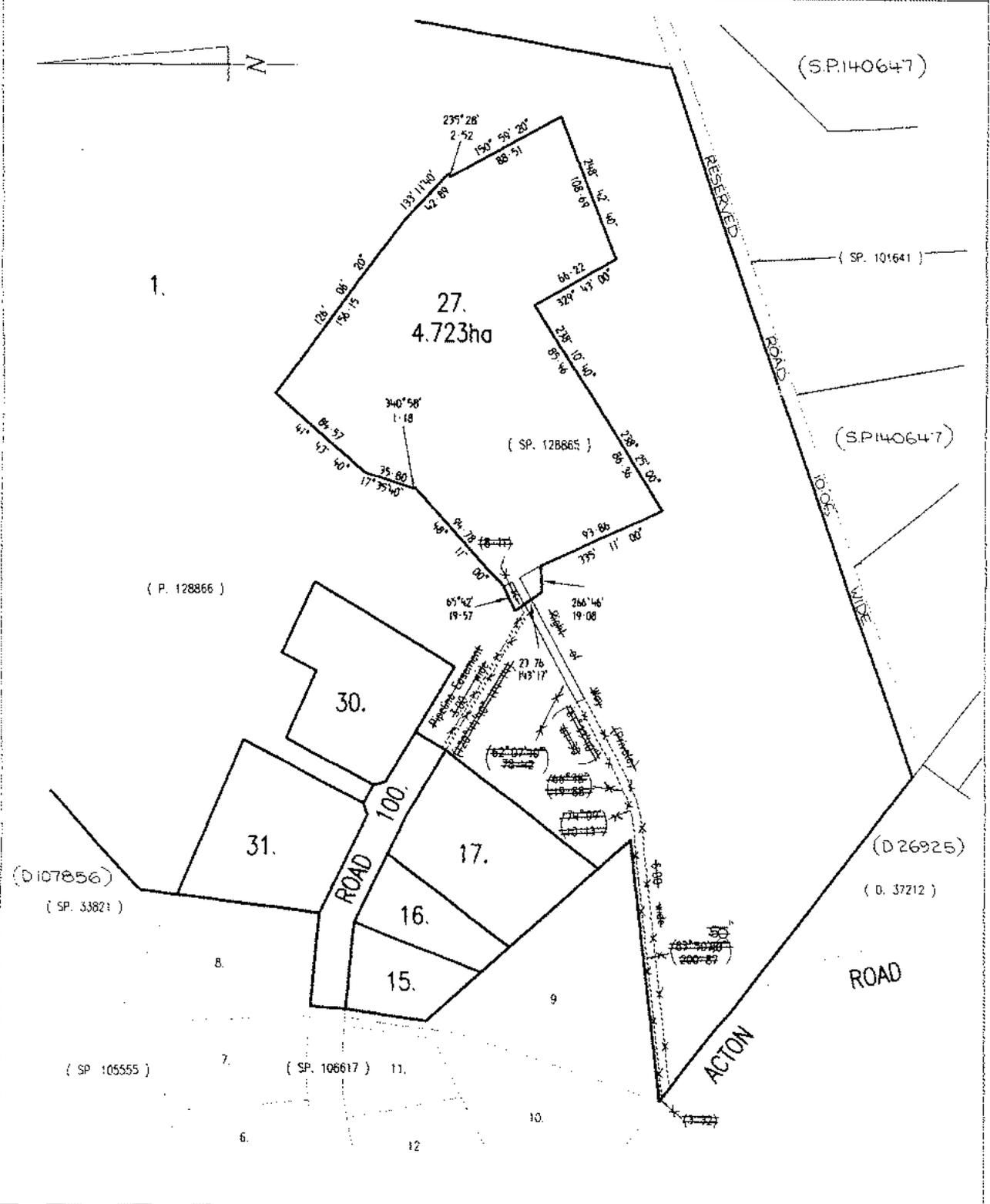
OWNER G.L. Goodwin and E. Goodwin M Langham - Goodwin A.E. Nance, C.L. Nance, D.P. Quinlan & M.G. Yumpach FOLIO REFERENCE 128866-1 128865-5 GRANTEE Part of 253 acres granted to William Garlick and Margaret Garlick	<b>PLAN OF SURVEY</b>		REGISTERED NUMBER <b>SP150859</b>	
	BY SURVEYOR J.B. MEDBURY J.B. MEDBURY P/L SURVEYORS OF 224 CAMPBELL STREET, HOBART	LOCATION <b>CITY OF CLARENCE</b>		APPROVED EFFECTIVE FROM 28 MAY 2007 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. (107) 5225 - 25, 35		LAST UPI No. FPX 70, FPX 71	LAST PLAN No. SP128865, P128866	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



<p><b>PLAN OF SURVEY</b> <b>ANNEXURE SHEET</b> SHEET 1 OF 3 SHEETS</p>	<p>OWNER G.L. Goodwin and E. Goodwin FOLIO REFERENCE 128866-1 SCALE 1:1500      LENGTHS IN METRES</p>	<p>Registered Number <b>SP 150859</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>[Signature]</i> Council Delegate 21.5.07 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET. <i>[Signature]</i> Registered Land Surveyor 21.6.05 Date</p>	<p>APPROVED EFFECTIVE FROM 28 MAY 2007 <i>[Signature]</i> Recorder of Titles</p>



<p><b>PLAN OF SURVEY</b> <b>ANNEXURE SHEET</b> SHEET 2 OF 3 SHEETS</p>	<p>OWNER G.L. Goodwin and E. Goodwin A.E. Nance, C.L. Nance, D.P. Quinivan &amp; M.G. Turpoch FOLIO REFERENCE 128866-1 128865-5 SCALE 1: 2500 LENGTHS IN METRES</p>	<p>Registered Number <b>SP 150859</b></p>
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<b>SCHEDULE OF EASEMENTS</b>	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 150859</b>

PAGE 1 OF 7 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.

~~Lot 1 on the Plan is subject to a right of carriageway (appurtenant to Lot 27 on the Plan) over the Right of Way (Private) 6.00 Wide shown on the Plan.~~

~~Lot 1 on the Plan is subject to a Pipeline Easement (appurtenant to Lot 27 on the Plan) over the Pipeline Easement 3.00 wide shown on the Plan.~~

~~Lot 27 on the Plan is together with a right of carriageway over the Right of Way (Private) 6.00 Wide shown on the Plan.~~

~~Lot 27 on the Plan is together with a Pipeline Easement over the Pipeline Easement 3.00 wide shown on the Plan.~~

**COVENANTS**

The owners for the time being of Lot 27 on the Plan covenant with the Vendors, Grant Lindsay Goodwin and Edyth Goodwin, and the owners for the time being of every other Lot shown on the Plan 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 annexed to and devolve with each and every part of every other Lot shown on the Plan to observe the following stipulations:

- Not to remove any trees on Lot 27 without the approval of the Clarence City Council.

Signed by GL Goodwin: Signed by E Goodwin:   
 Signed by AE Nance: Signed by CL Nance:   
 Signed by DP Quinlivan: Signed by MG Tumpach:

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: GL Goodwin, E Goodwin, AE Nance, CL Nance, DP Quinlivan & MG Tumpach SOLICITOR & REFERENCE: Mr C F Browne - 4964 (Toomey Manning & Co)	PLAN SEALED BY: Clarence City Council DATE: 2-5-2007 SD: 2004/27 REF NO.  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

Right of Way (Private) 6.00 Wide and Pipeline Easement 3.00 Wide hereon deleted by me pursuant to Request to Amend No. C996310 made under Section 103 of Local Government (Building & Miscellaneous Provisions) Act 1993  
 Alice Nance  
 27 / 1 / 2011 Recorder of Titles

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 7 PAGES	Registered Number  <b>SP 150859</b>
SUBDIVIDER: <del>GL Goodwin, E Goodwin, AE Nance, CL Nance, DP Quinlivan &amp; MG Tumpach</del> <sup>EM Langham-Goodwin</sup> FOLIO REFERENCE: 128866/1 & 129065/5	

The owners for the time being of each Lot on the Plan (excepting Lot 27 on the Plan) covenant with the Vendors, Grant Lindsay Goodwin and Edyth Goodwin, and the owners for the time being of every other Lot shown on the Plan TO THE INTENT that the burden of these covenants may run with and bind the Covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the Plan to observe the following stipulations:

2. Not to permit or erect more than one dwelling-house on any Lot on the Plan, excluding any garage, carport and outbuildings.
3. Not to permit or erect on any Lot any dwelling-house which, including any garage (but excluding any other buildings appurtenant thereto and any verandas or porches), shall have a floor area of less than 230 square metres.
4. Not to permit or erect any roof on any building erected on any Lot that is coloured black or red or that is of a colour that will contrast the surrounding environment.
5. Not to permit any portable or re-locatable dwelling to be erected or placed upon any Lot.
6. Not to permit or erect any dwelling-house which is constructed using a pre-fabricated kit.
7. That no dwelling-house or garage or garages or the outbuildings usually appurtenant to and normally used in connection with a dwelling-house shall be constructed on such Lot, except with written approval of the Vendor that:
  - (a) is construction or re-erection of any building which has been pulled down or demolished;
  - (b) is a re-location of a previously erected building;
  - (c) has its roof clad with previously used or second hand materials;
  - (d) has its exterior wall or roof clad with uncoloured galvanised iron or tin.

Signed by GL Goodwin:

Signed by E Goodwin:

EM Langham-Goodwin

Signed by AE Nance:

Signed by CL Nance:

Signed by DP Quinlivan:

Signed by MG Tumpach:

**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.

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF 7 PAGES	Registered Number <b>SP 150859</b>
SUBDIVIDER: <sup>EM Langham-Goodwin</sup> GL Goodwin, <del>E Goodwin</del> , AE Nance, CL Nance, DP Quinlivan & MG Tumpach FOLIO REFERENCE: 128866/1 & 129965/5	

8. Not to permit, erect or maintain any fence on the boundary immediately adjacent to the road access of any Lot that is constructed of colourbond, zincalume or pickets.
9. Not to permit any dwelling-house erected on any Lot to be used for public housing or for Housing Commission purposes.
10. That no engine or machinery worked or driven by steam gas electricity or other mechanical power and used for any trade manufacture or business or which makes excessive noise shall be erected or fixed or placed on any part of any Lot on the Plan and no trade or business which may be a public nuisance or a private annoyance and no noxious trade or business whatsoever shall be carried on or be permitted to be carried on the said Lot.
11. Not to affix or display on any wall or fence upon any Lot on the Plan any posters bills or advertisements (except any notice or advertisement in the usual form for the sale or letting of the said land or building thereon) or any hoarding or structure for use as a bill posting or advertising station and in the event of any breach hereof the Vendor its servants or agents may at any time without notice to the owner enter upon the said Lot and remove any poster bill advertisement hoarding or structure which may be affixed displayed or erected thereupon in contravention of this covenant.
12. Not to permit or allow the parking of any trucks, semi-trailers, buses or other heavy vehicles or machinery on any Lot on the Plan, Shelomith Drive or any road bordering any Lot.
13. Not to keep or allow to be kept on any Lot on the Plan any animals or poultry for commercial purposes.
- ~~14. To maintain and upkeep the nature strip immediately abutting the owner's Lot on the Plan.~~

Signed by GL Goodwin: Signed by ~~E Goodwin~~:

Signed by AE Nance: Signed by CL Nance:

Signed by DP Quinlivan: Signed by MG Tumpach:

*EM Langham-Goodwin*

**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.

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 4 OF 7 PAGES	Registered Number  <b>SP 150859</b>
SUBDIVIDER: GL Goodwin, <del>E Goodwin</del> , AE Nance, CL Nance, DP Quinlivan & MG Tumpach FOLIO REFERENCE: 128865/1 & 128865/5	

14.15. ~~To maintain and upkeep all the gardens on the owner's Lot on the Plan.~~  
 Not to allow the gardens on the owner's Lot on the Plan to become lacking in maintenance or upkeep.  
**PROVIDED THAT** it is hereby declared in respect of the conditions and restrictive covenants numbered 2 to 15 inclusive that nothing herein contained or implied shall prevent the Vendors selling leasing or otherwise dealing with any Lot either subject to the above conditions and restrictive covenants or any one of them or not and subject to such modifications or amendments or, full release thereof as they think fit. The exercise of this right in relation to any Lot shall not release the owner of any other Lot from any of the conditions or covenants effected or imposed upon such other lots or give the owner of any Lot any right of action against the Vendors or any other company, person or persons.

**FENCING PROVISION**

In respect of each Lot on the Plan, the Vendors, Grant Lindsay Goodwin and Edyth Goodwin, shall not be required to fence.

**INTERPRETATION**

"Pipeline Easement" means the right to lay, install and maintain pipes, valves and fittings under or over the Pipeline Easement 3.00 wide shown on the Plan and for the Clarence City Council or any persons authorised by it to do all works necessary and incidental thereto so as to enable the passage of water across the easement.

**COVENANTS CONTINUED**

That portion of Lot 1 on the Plan formerly comprised in Lot 5 on Sealed Plan 128865 is burdened by the restrictive covenant created by Sealed Plan 128865 in the following terms:

Not to remove any trees on the lot without the approval of the Clarence City Council

Signed by GL Goodwin: *[Signature]* Signed by E Goodwin: *[Signature]*  
 Signed by AE Nance: *[Signature]* Signed by CL Nance: *[Signature]*  
 Signed by DP Quinlivan: *[Signature]* Signed by MG Tumpach: *[Signature]*

**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.

Pipeline Easement Interpretation heron deleted by me pursuant to Request to Amend  
 No. C996310 made under Section 103 of Local Government (Building &  
 Miscellaneous Provisions) Act 1993  
*Alice Kawa*  
 Recorder of Titles  
 27 / 1 / 2011

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 5 OF 7 PAGES	Registered Number  <span style="font-size: 2em; font-weight: bold;">SP 150859</span>
SUBDIVIDER: <sup>EM Langham-Goodwin</sup> GL Goodwin, <sup>E Goodwin</sup> E Goodwin, AE Nance, CL Nance, DP Quinlivan & MQ Tumpach FOLIO REFERENCE: 128866/1 & 129965/5	

SIGNED by **GRANT LINDSAY GOODWIN** in the presence of:

*[Signature]*  
 Witness signature  
**J. B. MEDGURY**  
 Witness full name  
**159 CILWEN ROAD**  
 Witness address  
**REG. LAND SURVEYOR**  
 Witness occupation

*[Signature: Grant Lindsay Goodwin]*

<sup>MCWILLIAMS LANGHAM-</sup>  
 SIGNED by **EDYTH GOODWIN** in the presence of:

*[Signature]*  
 Witness signature  
**J. B. MEDGURY**  
 Witness full name  
**159 CILWEN ROAD**  
 Witness address  
**REG. LAND SURVEYOR**  
 Witness occupation

*[Signature: Edyth Goodwin]*

SIGNED by **ALEXANDER ERNEST NANCE** in the presence of:

*[Signature]*  
 Witness signature  
**MARCE LOUISE PLEDGER**  
 Witness full name  
**7 GREENLANE AVE CLARENDON VALE**  
 Witness address  
**HOME DUTIES**  
 Witness occupation

*[Signature: Alex Nance]*

**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.

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 6 OF 7 PAGES	Registered Number <b>SP 150859</b>
SUBDIVIDER: <sup>200 Langham Goodwin</sup> GL Goodwin, <sup>E Goodwin</sup> E Goodwin, AE Nance, CL Nance, DP Quintivan & MG Tumpach FOLIO REFERENCE: 128866/1 & 129965/5	

SIGNED by **CYNTHIA LOWTHER NANCE** in the presence of: ) *C L Nance*

*Maree L Pledge*  
 Witness signature  
**MAREE LOUISE PLEDGER**  
 Witness full name  
**7 GREENLANE AVE CLARENDON VALE**  
 Witness address  
**HOME DUTIES**  
 Witness occupation

SIGNED by **DEAN PATRICK QUINLIVAN** in the presence of: ) *Dean Quinlivan*

*Maree L Pledge*  
 Witness signature  
**MAREE LOUISE PLEDGER**  
 Witness full name  
**7 GREENLANE AVE CLARENDON VALE**  
 Witness address  
**HOME DUTIES**  
 Witness occupation

SIGNED by **MILAN GLEN TUMPACH** in the presence of: ) *Mike Tumpach*

*Maree L Pledge*  
 Witness signature  
**MAREE LOUISE PLEDGER**  
 Witness full name  
**7 GREENLANE AVE CLARENDON VALE**  
 Witness address  
**HOME DUTIES**  
 Witness occupation

**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.

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 7 OF 7 PAGES	Registered Number <b>SP 150859</b>
SUBDIVIDER: <del>GL Goodwin, E Goodwin, AE Nance, CL Nance, DP Quinlivan &amp; MG Tumpach</del> EML Langham-Goodwin FOLIO REFERENCE: 128866/1 & 128865/5 82	

**AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED** as registered proprietor of Memorandum of Mortgage Number C569811 hereby consents to the within dealing.

EXECUTED BY  
**AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED** by BEING  
 Signed by an employee of ANZ **AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED**  
*STEPHEN NOEL MILLER* (who hereby certifies that he has received no notice of revocation of POWER OF ATTORNEY NO. P49653 under which this instrument is signed) in the presence of:  
  
*ALLAN BATCHELOR*  
 Bank Officer, 48 Elizabeth Street, Hobart

**CONNECT CREDIT UNION OF TASMANIA LIMITED** as registered proprietor of Memorandum of Mortgage Number C729225 hereby consents to the within dealing.

SIGNED by **CONNECT CREDIT UNION OF TASMANIA LIMITED** by its attorney, **DAVID JOHN ANNING**, under Power No. 7114692 (who declares that he has received no notice of revocation of the power) in the presence of:  




Martin Leitch  
 Securities Officer  
 Level 8, 39 Murray St  
 Hobart

**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.



# Kip Cambridge

PLANNING PERMIT

## DRAWING LIST

SCALE AT A1

### PLANNING

COVER PAGE AND DRAWING LIST	
SITE CONTEXT PLAN	1:1000
SITE PLAN	1:500
LANDSCAPE PLAN	1:500
SITE PLAN - DEMOLITION	1:500
SURVEY	
SITE ANALYSIS	1:500
PLAN - GROUND FLOOR	1:150
ROOF PLAN	1:150
ELEVATIONS	1:150
SECTIONS	1:150
SHADOW DIAGRAMS	
SHADOW DIAGRAMS	
FINISHES SCHEDULE	

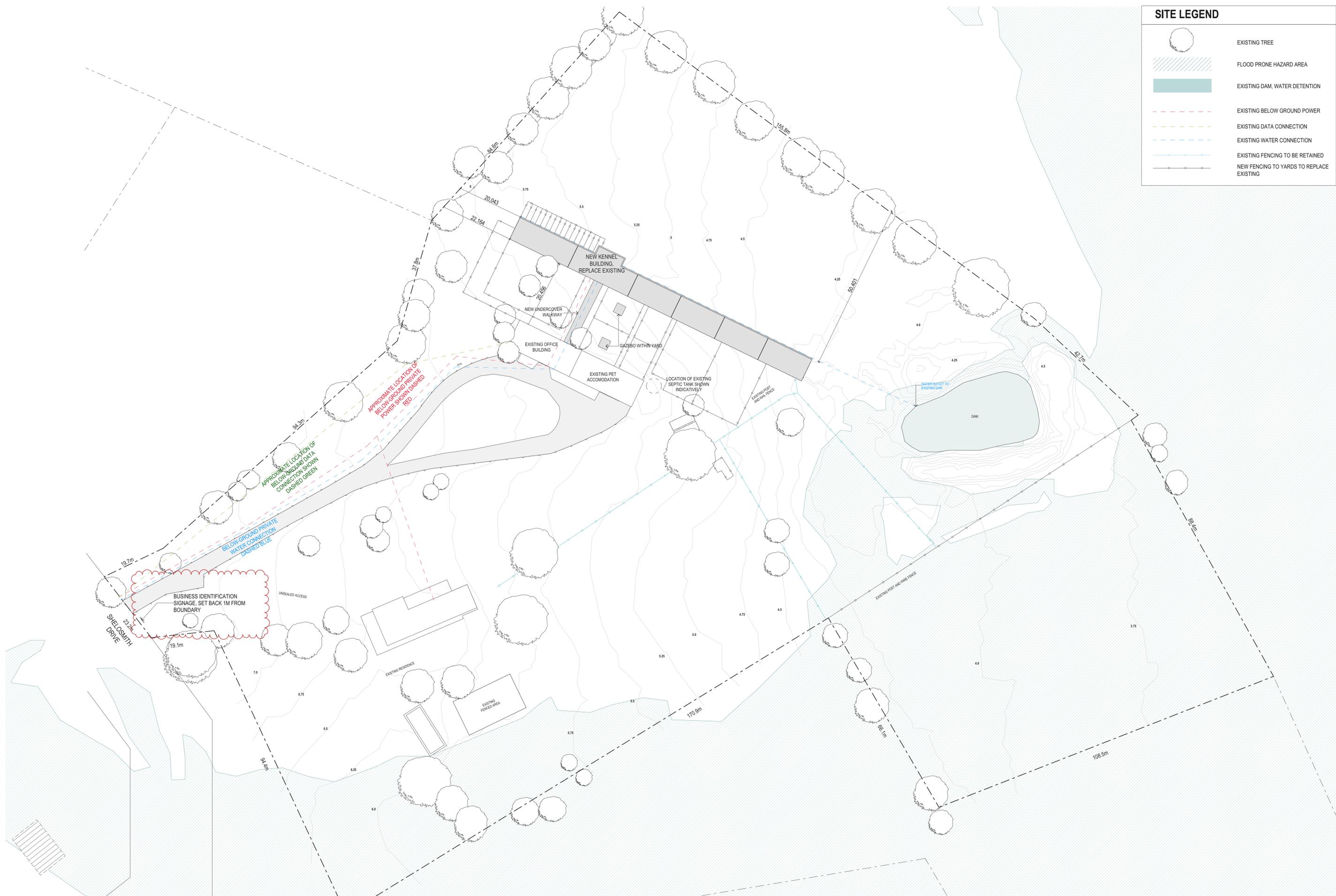
Isabella Reynolds  
Registered Architect 12815



Date issued  
Drawn



SITE LEGEND	
	EXISTING TREE
	FLOOD PRONE HAZARD AREA
	EXISTING DAM, WATER DETENTION
	EXISTING BELOW GROUND POWER
	EXISTING DATA CONNECTION
	EXISTING WATER CONNECTION
	EXISTING FENCING TO BE RETAINED
	NEW FENCING TO YARDS TO REPLACE EXISTING



001

SITE PLAN

Isabella Reynolds  
Registered Architect 12815

Scale 1:500@A1 1:1000@A3  
0 5 10 20 m @A1  
0 10 20 40 m @A3



REQUEST FOR INFORMATION 001  
SIGNAGE

Document Set ID: 5716963  
Version: 1, Version Date: 14/10/2025

**NOTE:**  
Planting schedule and landscape plan does not represent quantities, only indicative species selection and intent.

**INDICATIVE PLANTING SCHEDULE**

- Planting schedule**  
Indicative species below, shown representatively on plan
- Correa alba (White Correa)
  - Olearia axillaris (Coast Daisy Bush)
  - Dodonaea viscosa 'Purpurea' (Purple Hop Bush)
  - Westringia fruticosa (Coastal Rosemary)
  - Myoporum parvifolium (Creeping Boobialla)
- Central Earth Mound Planting (Car Park)**
- Acacia melanoxylon (Blackwood)
  - Banksia marginata (Silver Banksia)
  - Allocasuarina verticillata (Drooping Sheoak)
- Shrubs:**
- Melaleuca ericifolia (Swamp Paperbark)
  - Callistemon salignus (Willow Bottlebrush)

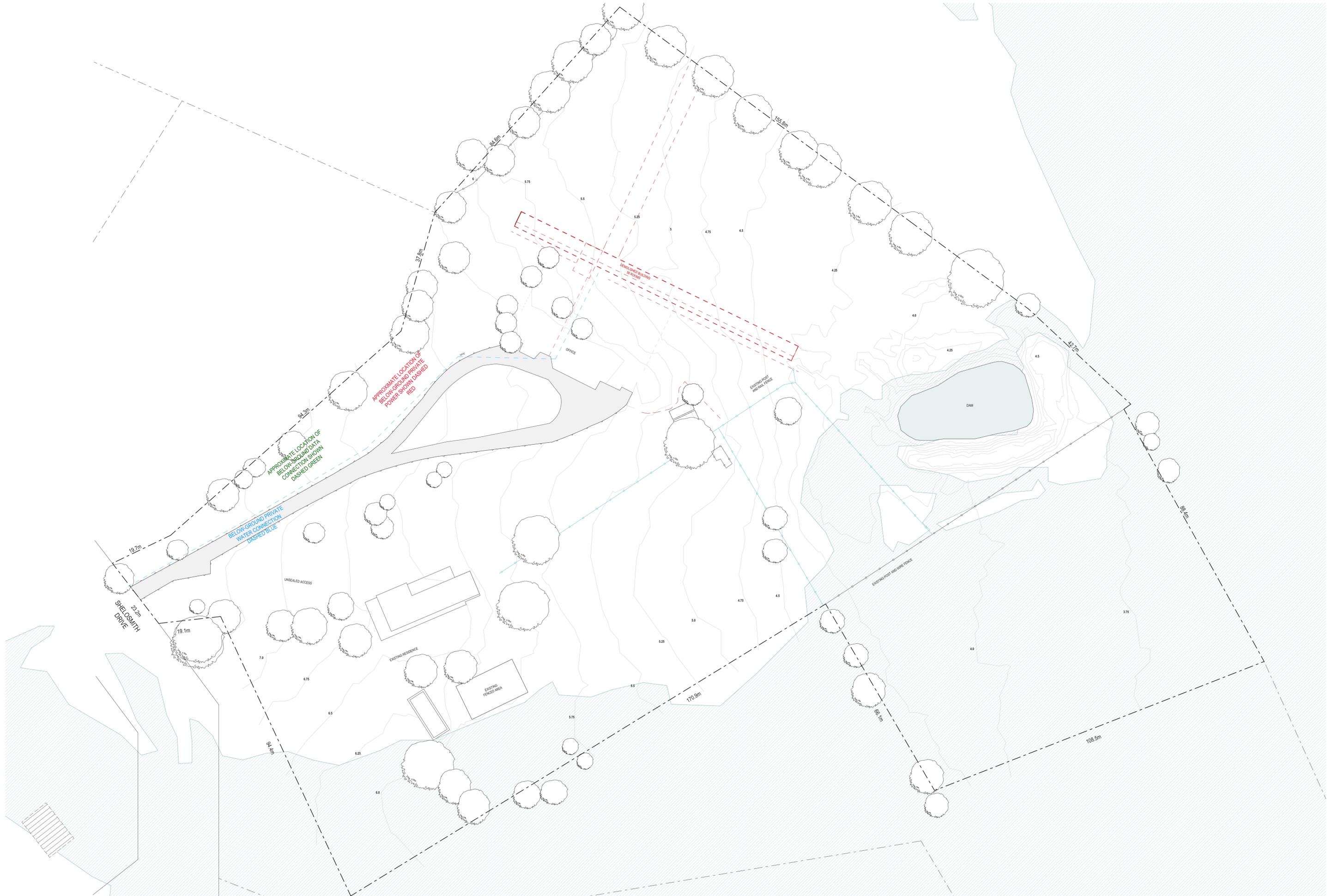
**LANDSCAPE LEGEND**

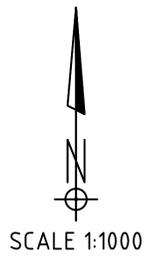
- EXISTING TREE
- TREE TO BE REMOVED PRIOR TO CONSTRUCTION, REFER DEMOLITION PLAN
- LAWN
- EXISTING DAM, WATER DETENTION

**FENCING**

- EXISTING FENCING TO BE RETAINED
- NEW FENCING TO YARDS TO REPLACE EXISTING
- FEN1A** COLOURBOND FENCING IN MT1 TO 1800 AFFL METAL MESH IN PC1 TO U/S ROOF
- FEN1B** 2000MM HIGH FENCE. COLOURBOND FENCING IN MT1 TO 1200 AFFL WITH 600MM METAL WELD MESH IN PC1 ABOVE.
- FEN2** 1800MM HIGH COLOURBOND FENCE IN MT1. ANGLED "CRANKED" RETURN AT TOP OF FENCE.
- FEN3** CHAIN LINK FENCING
- FEN4** 1800MM HIGH METAL MESH FENCING

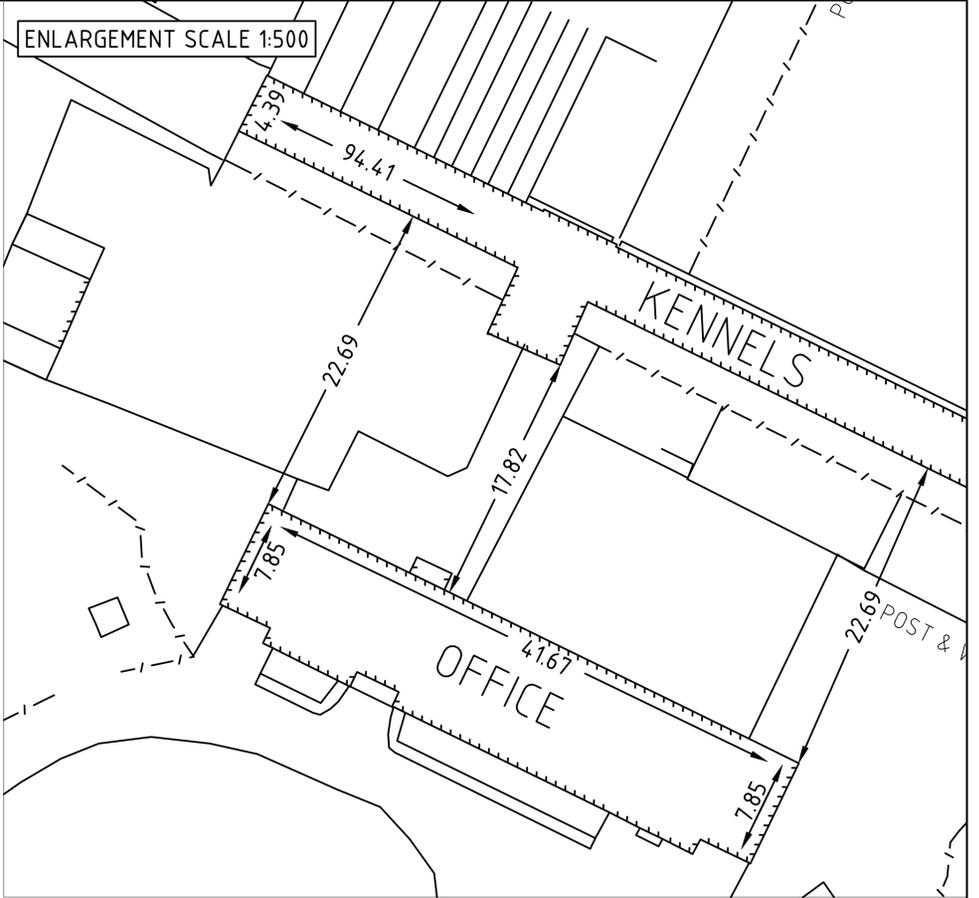






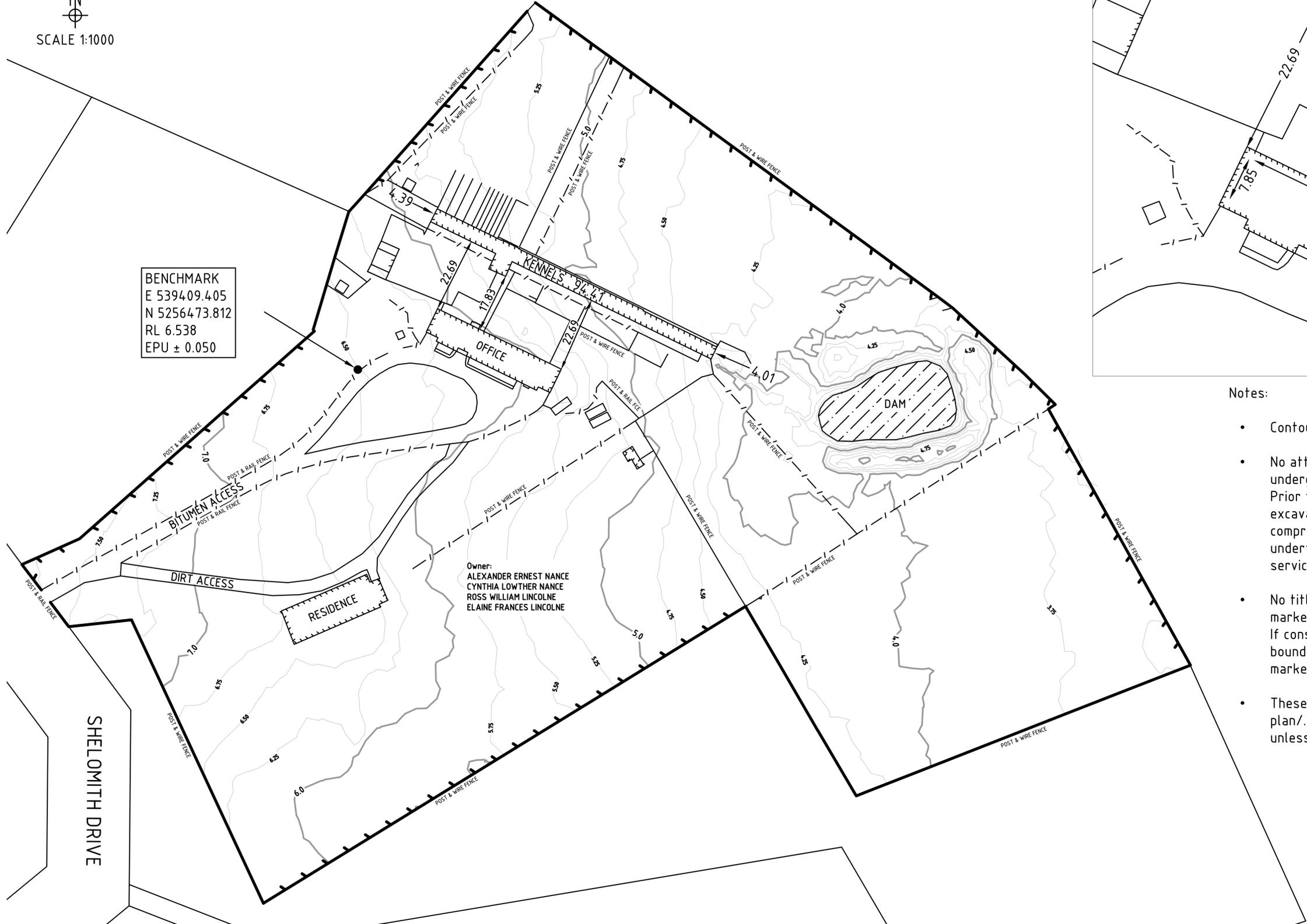
BENCHMARK  
 E 539409.405  
 N 5256473.812  
 RL 6.538  
 EPU ± 0.050

Owner:  
 ALEXANDER ERNEST NANCE  
 CYNTHIA LOWTHER NANCE  
 ROSS WILLIAM LINCOLNE  
 ELAINE FRANCES LINCOLNE



Notes:

- Contour Interval: 0.25m
- No attempt has been made to locate underground services by this survey. Prior to any final design, demolition, excavation or construction on this site, a comprehensive site investigation should be undertaken to locate all above and underground service infrastructure.
- No title boundaries have been surveyed or marked by this survey. If construction work is to occur on or close to a boundary, title boundaries should be clearly marked by a Registered Land Surveyor
- These notes form an integral part of the plan/.dwg file. and the file should not be copied unless these notes are included.

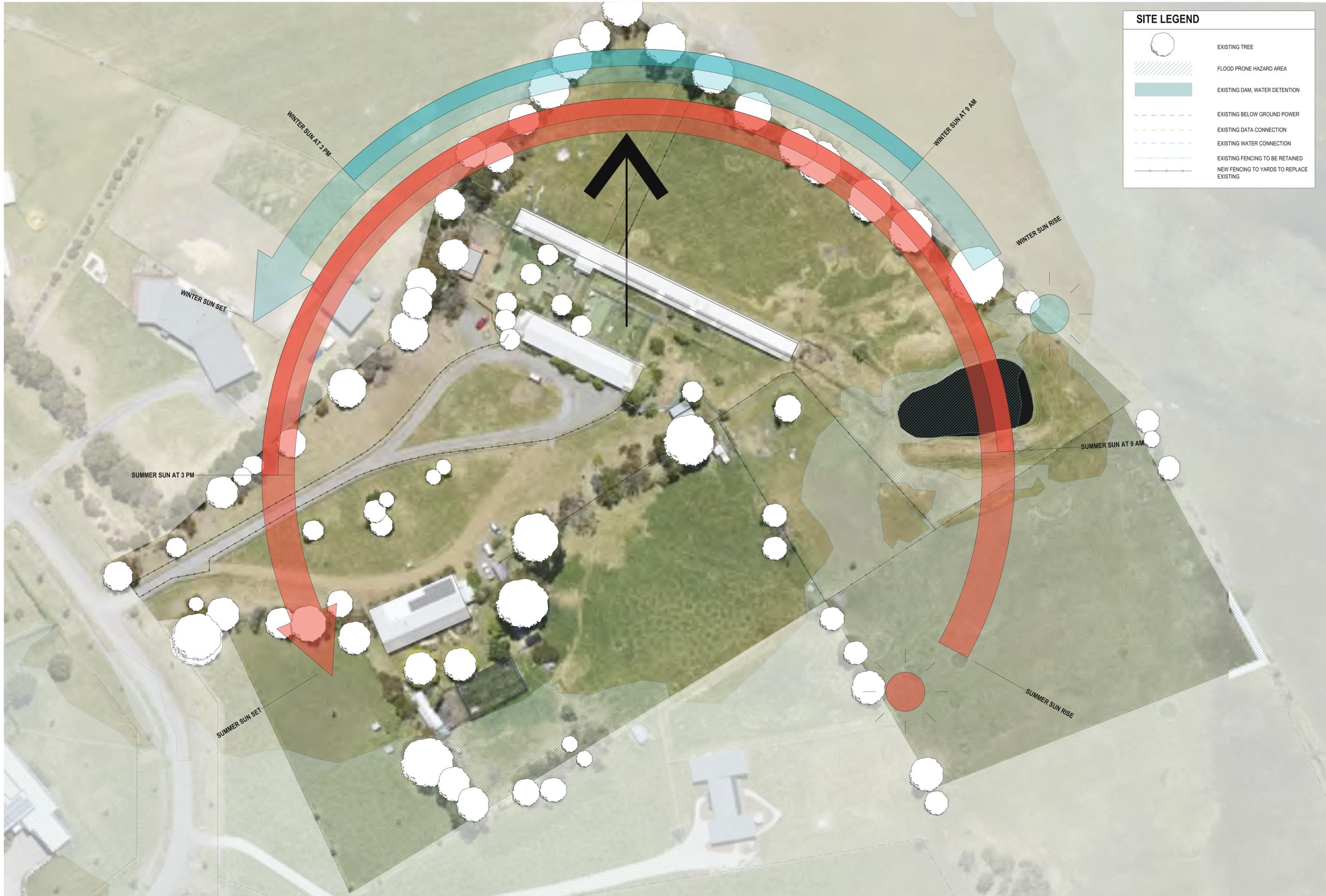


1	ADD OFFICE AND KENNEL DIMENSIONS	DWC	09/05/2025
NO	Revisions	Drawn	Date

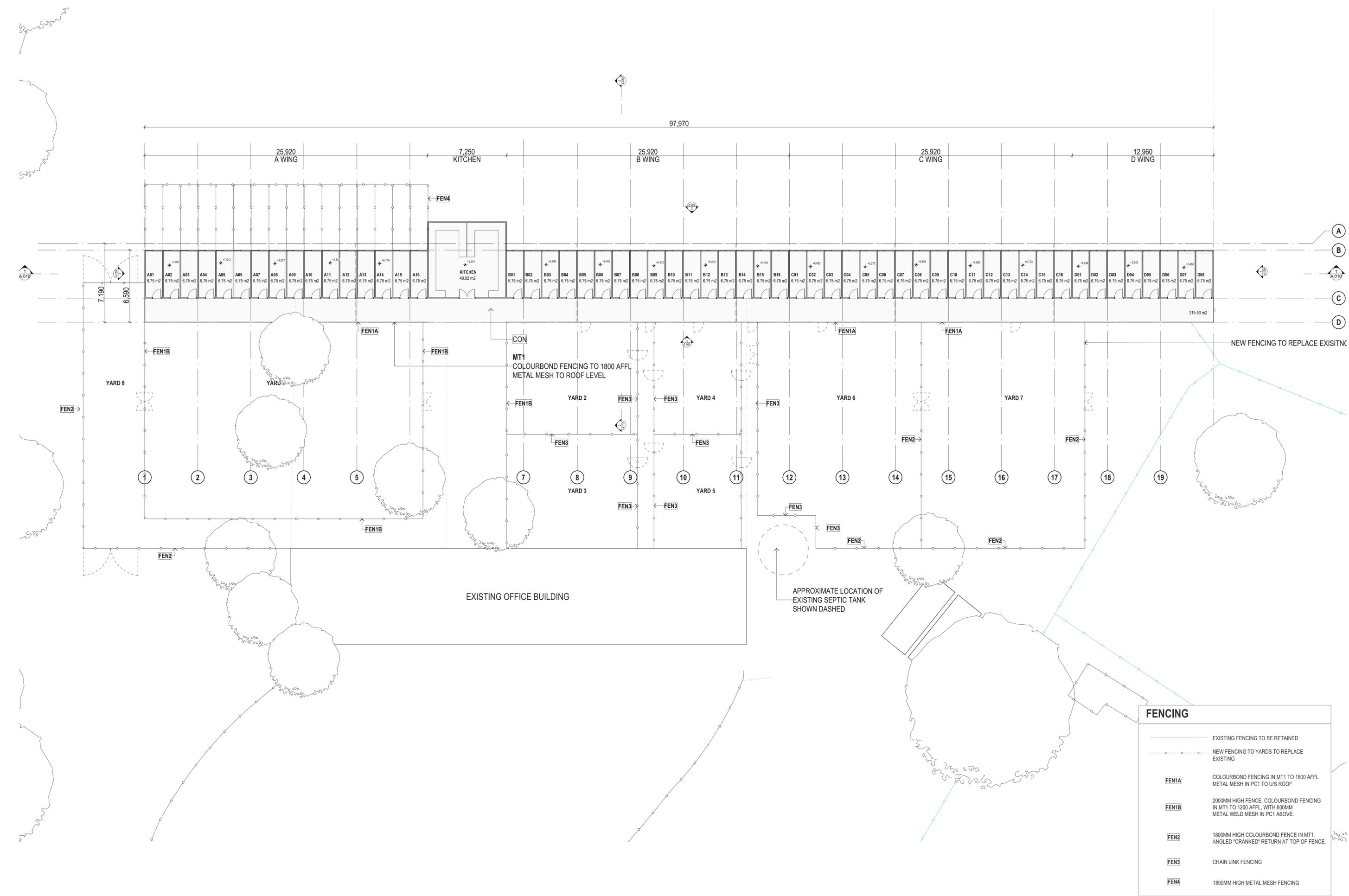
This plan has been prepared to accompany a planning application to council and should not be used for any other purpose.  
 COPYRIGHT This document is confidential and remains the property of DLC Spatial. This document may only be used for the purpose for which it was commissioned in accordance with the terms and conditions of engagement. Use of this document for any other project or purpose is prohibited.



TITLE REFERENCE 150859/27	Datum MGA2020	EPU 0.05m ±	CLIENT Marcus Nicholls	PROJECT NUMBER DLC-509
OWNER See Plan Above	Height Datum AHD83 (TAS)	EPU 0.05m ±	PROJECT Detail Survey	REVISION NO: 1
SURVEYED NSC	Date 08/10/2024	Coordinate Origin PER RTK GNSS (SMARTNET)	LOCATION 97 Shelomith Dr, Acton Park TAS 7170	
Approved DWC	Date 11/10/2024	Scale 1: 1000	DRAWING NO. DLC-509-001	
		when plotted at A3		

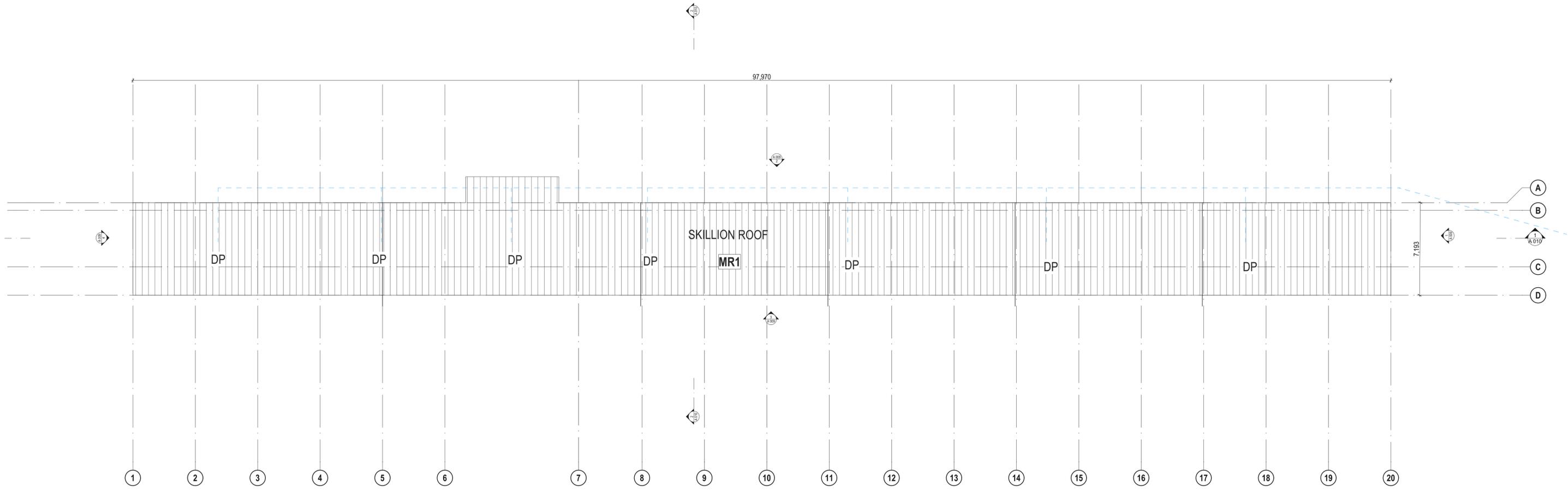


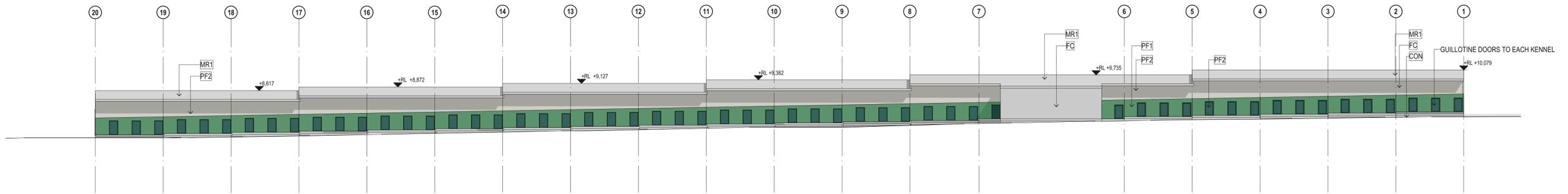
SITE LEGEND	
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	FLOOD PRONE HAZARD AREA
	EXISTING DAM, WATER DETENTION
	EXISTING BELOW GROUND POWER
	EXISTING DATA CONNECTION
	EXISTING WATER CONNECTION
	EXISTING FENCING TO BE RETAINED
	NEW FENCING TO YARDS TO REPLACE EXISTING



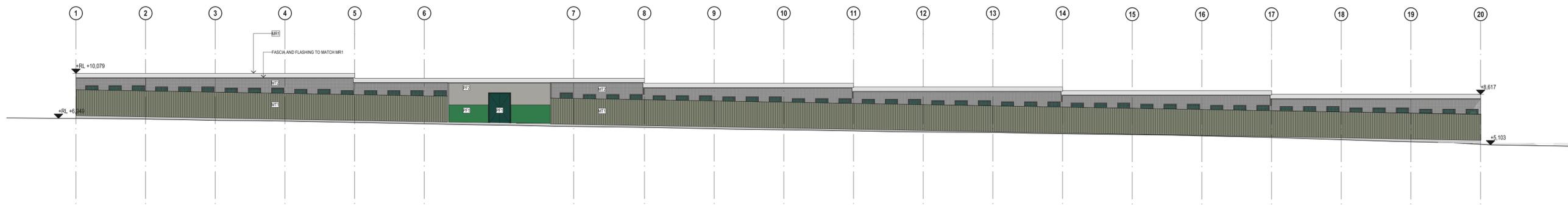
**A 007** PLAN - GROUND FLOOR

FENCING	
	EXISTING FENCING TO BE RETAINED
	NEW FENCING TO YARDS TO REPLACE EXISTING
<b>FEN1A</b>	COLOURBOND FENCING IN MT1 TO 1800 AFFL METAL MESH IN PC1 TO U/S ROOF
<b>FEN1B</b>	2000MM HIGH FENCE. COLOURBOND FENCING IN MT1 TO 1200 AFFL, WITH 600MM METAL WELD MESH IN PC1 ABOVE.
<b>FEN2</b>	1800MM HIGH COLOURBOND FENCE IN MT1. ANGLED "CRANKED" RETURN AT TOP OF FENCE.
<b>FEN3</b>	CHAIN LINK FENCING
<b>FEN4</b>	1800MM HIGH METAL MESH FENCING

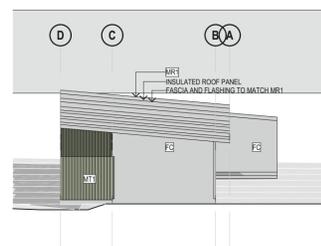




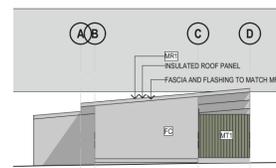
NORTH ELEVATION



SOUTH ELEVATION

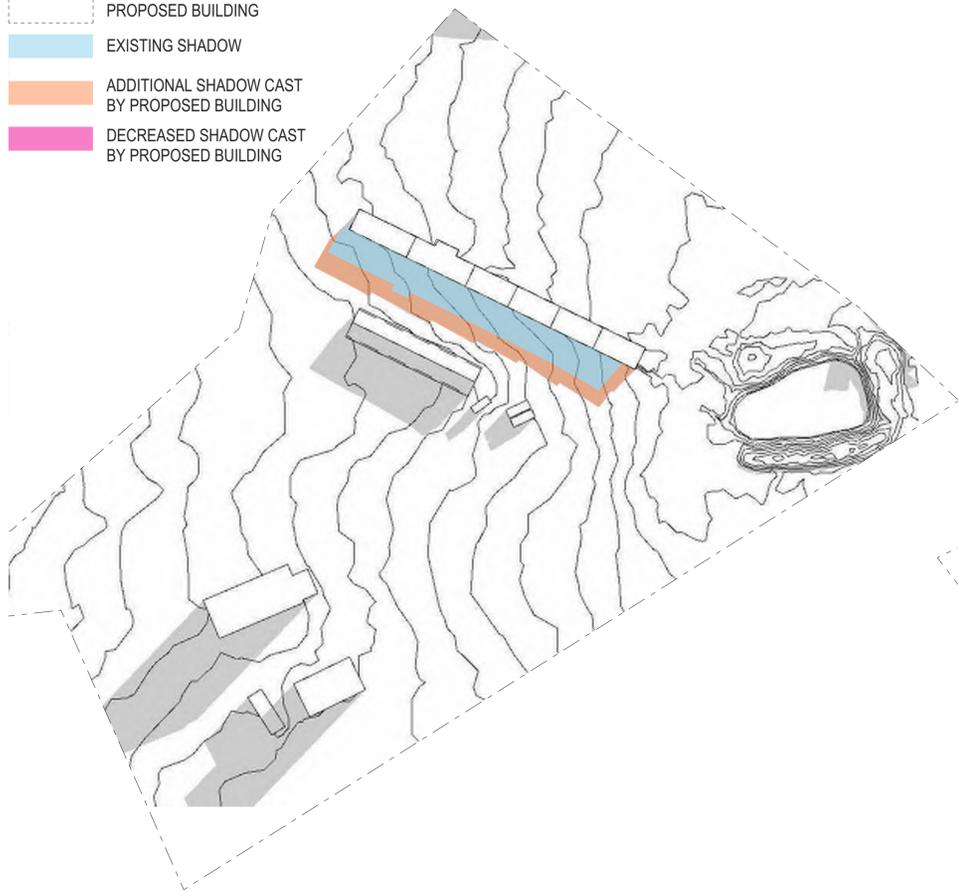


EAST ELEVATION

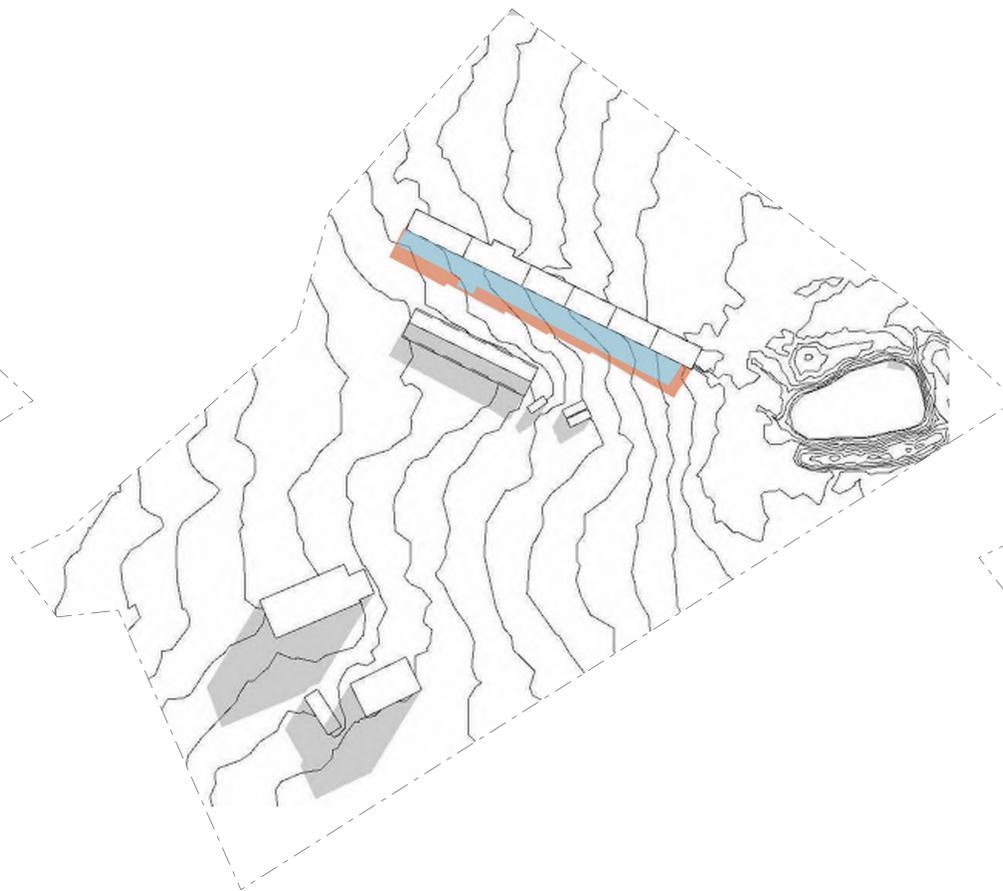


WEST ELEVATION

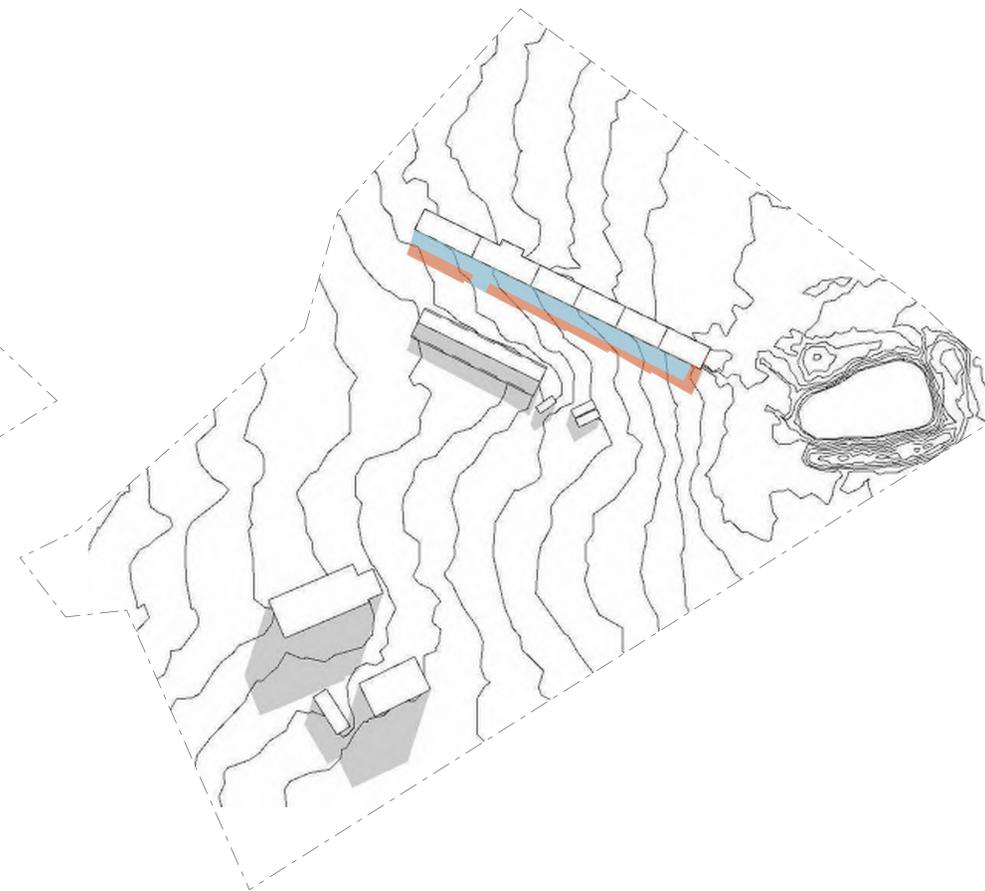
-  PROPOSED BUILDING
-  EXISTING SHADOW
-  ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
-  DECREASED SHADOW CAST BY PROPOSED BUILDING



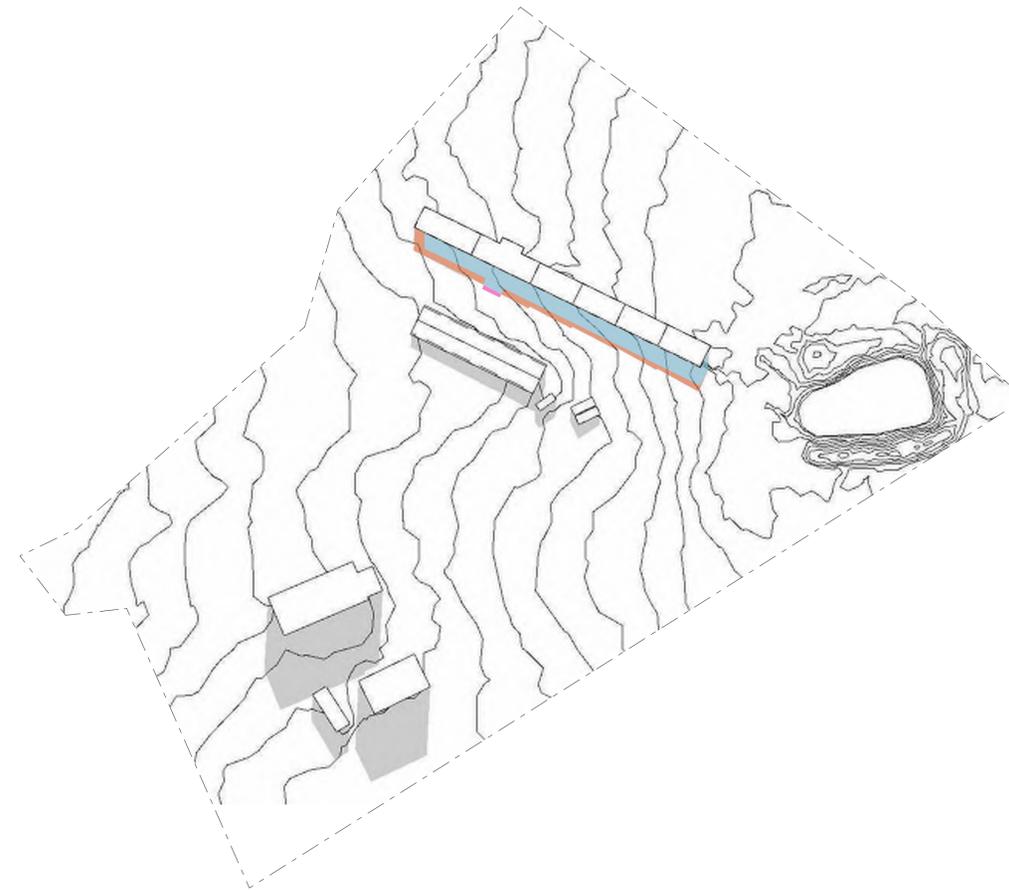
9AM - 21 JUNE



② 10AM - 21 JUNE

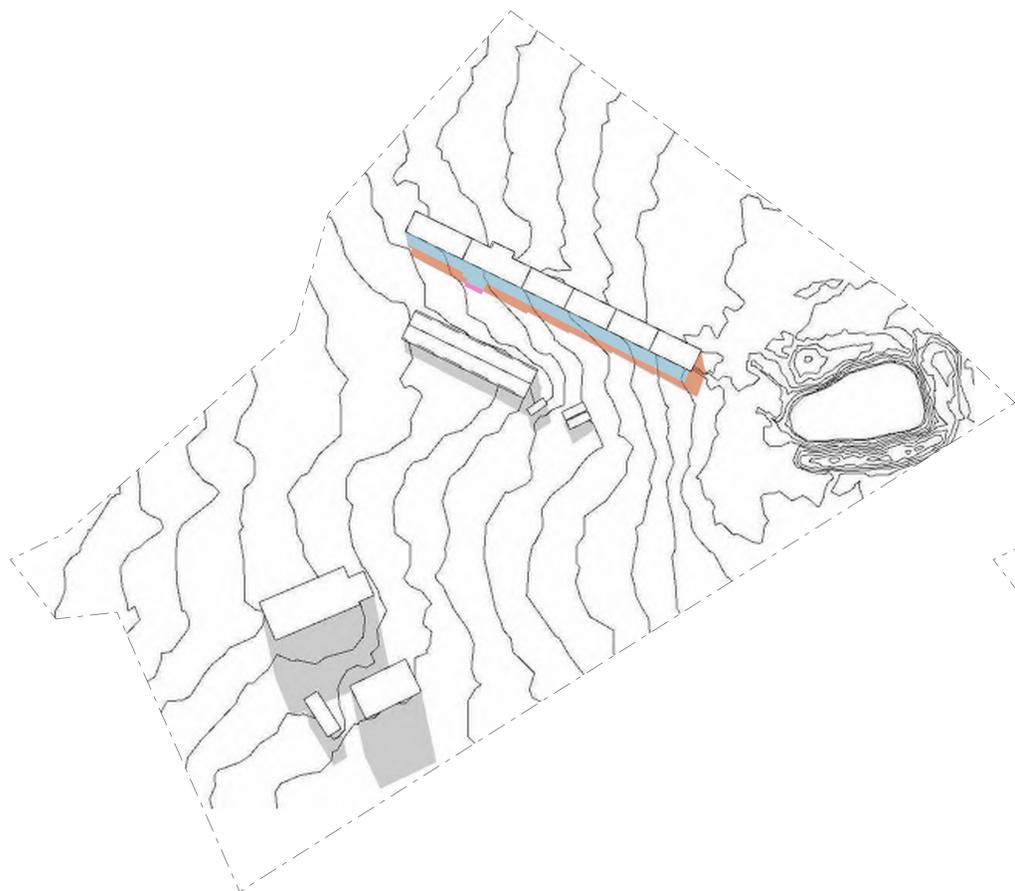


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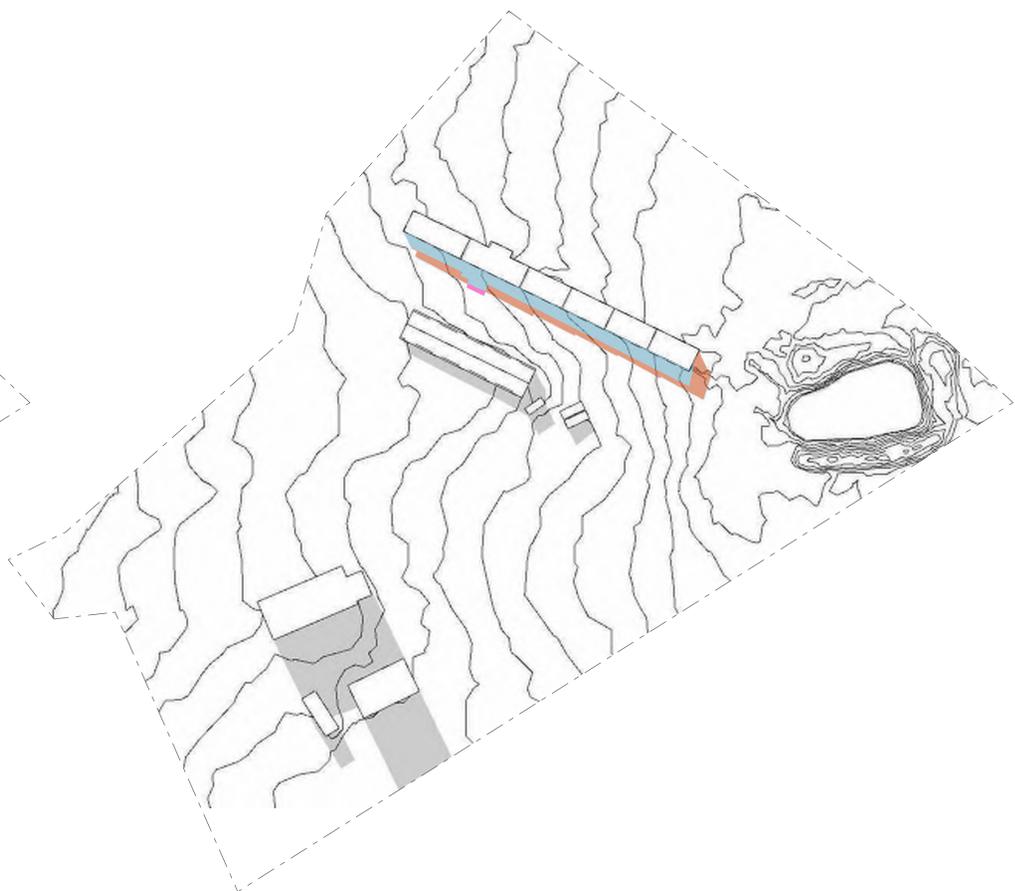


④ 12PM - 21 JUNE

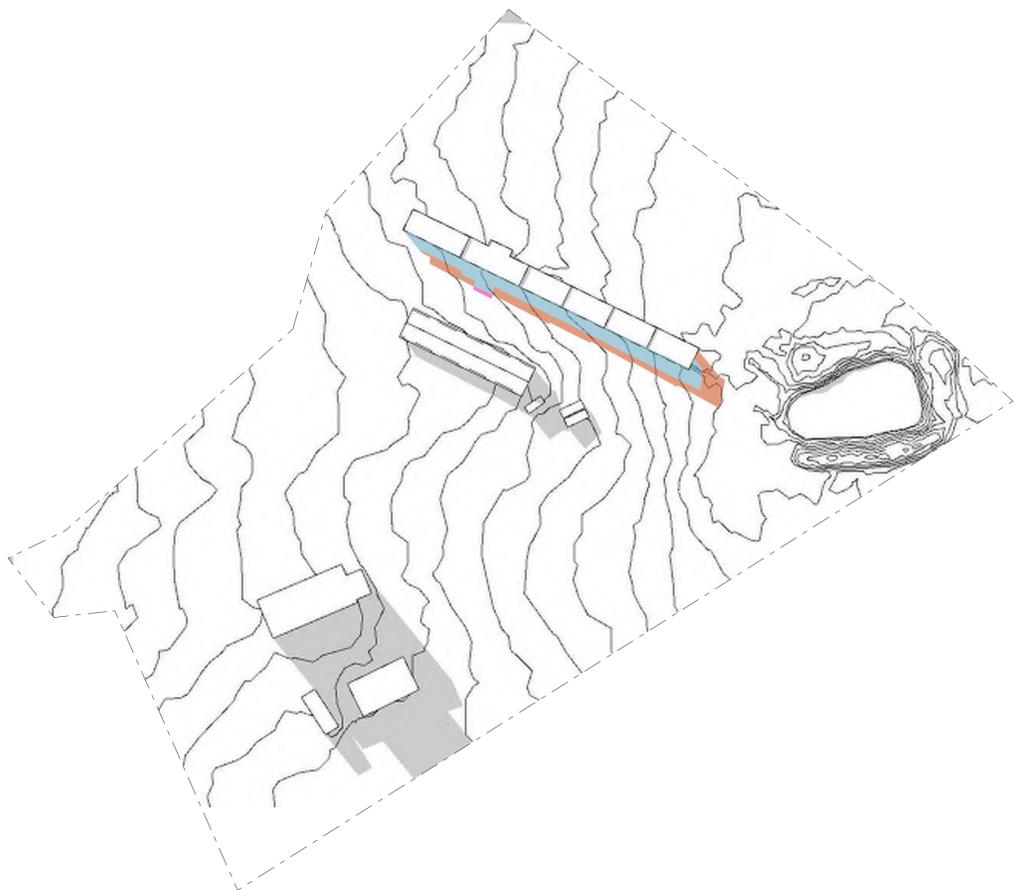
- PROPOSED BUILDING
- EXISTING SHADOW
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING
- DECREASED SHADOW CAST BY PROPOSED BUILDING



1 1PM - 21 JUNE



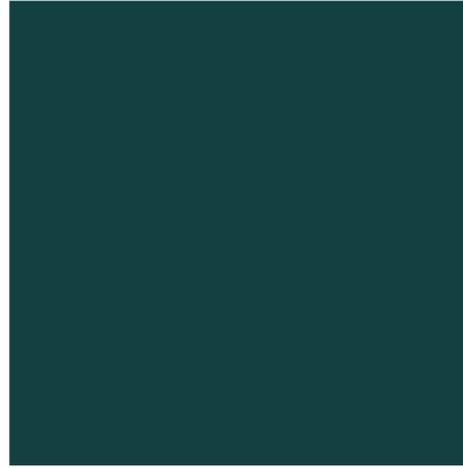
2 2PM - 21 JUNE



3 3PM - 21 JUNE



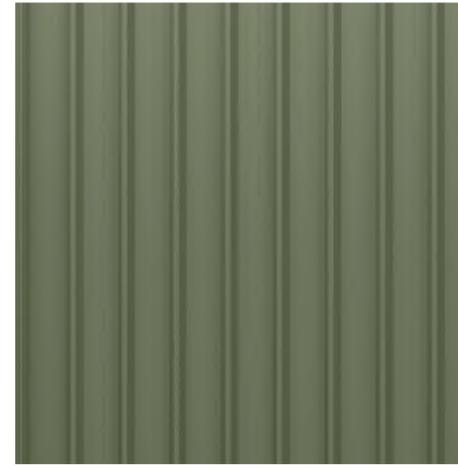
**FC**  
FIBRE CEMENT



**PF1**  
PAINT FINISH



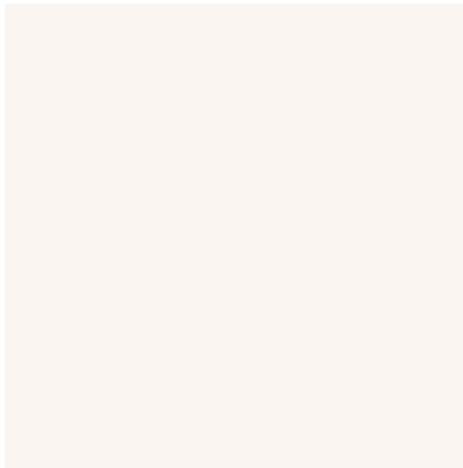
**MR1**  
COLOURBOND METAL ROOF SHEETING, SURFMIST



**MT1**  
COLOURBOND FENCING  
PALE EUCALYPT



**MT2**  
METAL MESH



**PF2**  
PAINT FINISH



**PAV**  
COMPACTED CRUSHED ROCK FOOTPATH  
LOW TRAFFIC PEDESTRIAN WALKWAYS



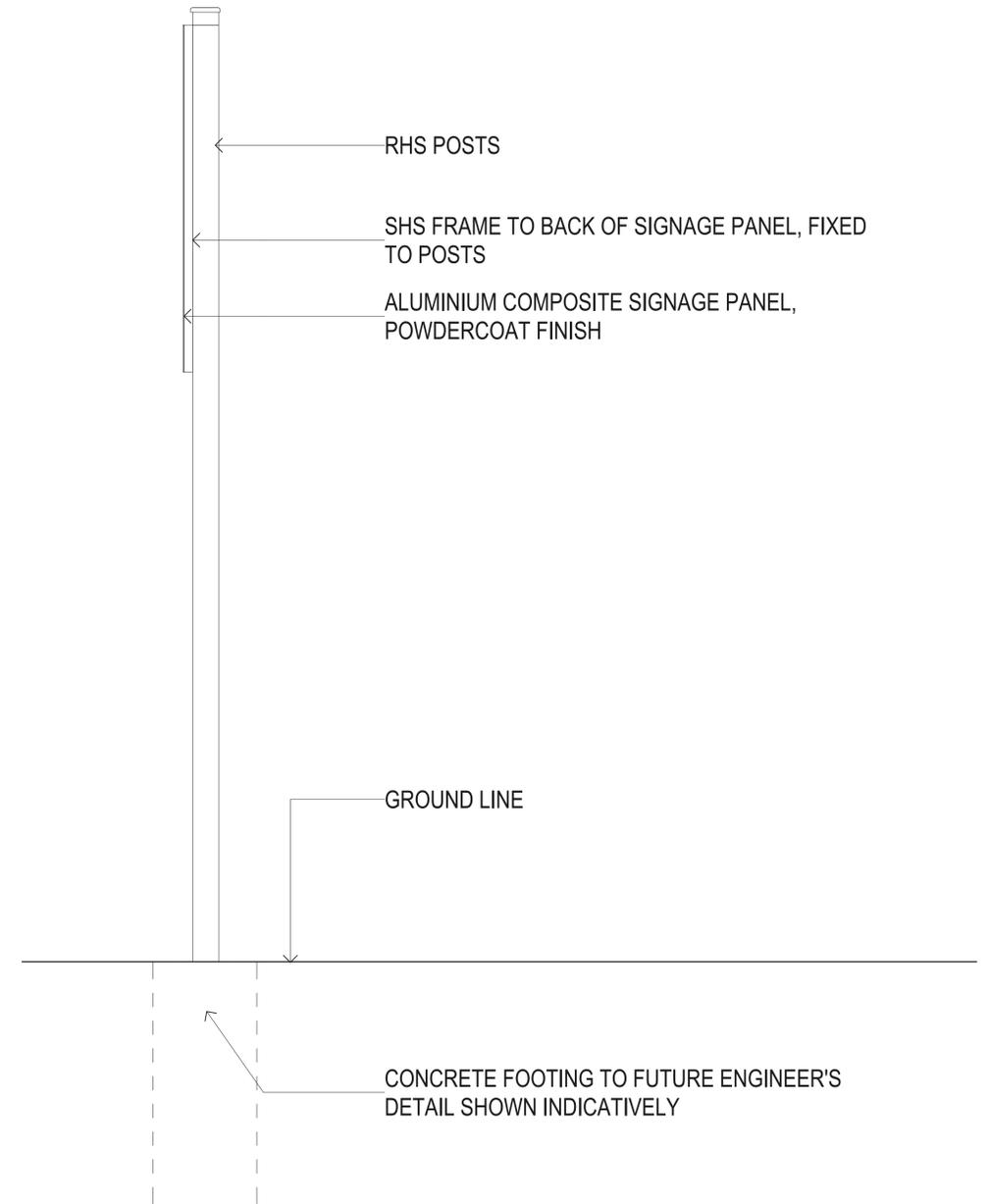
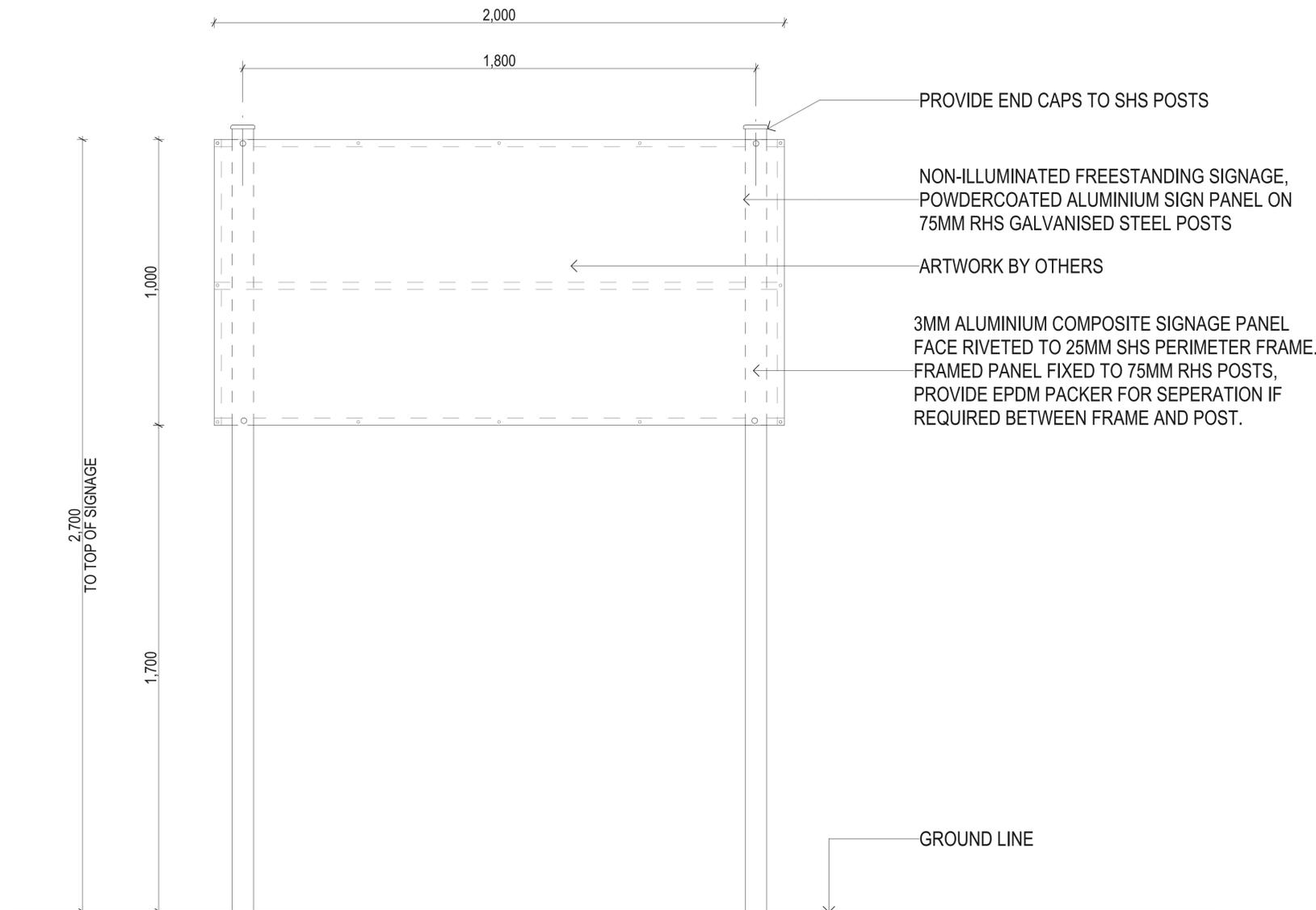
**CON**  
CONCRETE, BROOM FINISH  
HIGH TRAFFIC PEDESTRIAN WALKWAYS



**PC1**  
POWDERCOAT FINISH



**TURF**  
ARTIFICIAL TURF ON DRAINAGE CELLS



Scale 1:10 @ A3  
 0 0.1 0.2 0.4m @ A1  
 0 0.2 0.4 0.8m @ A3

# Statement of Environmental Effects

97 Shelomith Drive, Acton Park

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Prepared for Kip  
August 2025

# Statement of Environmental Effects

97 Shelomith Drive, Acton Park TAS 7170

*Prepared in support of a Planning Permit Application under the Tasmanian Planning Scheme – Clarence.*

---

## 1. Introduction

This Statement of Environmental Effects (SEE) is submitted in support of a Planning Permit Application for the redevelopment of an existing pet boarding facility located at 97 Shelomith Drive, Acton Park (Lot 27 on Plan 150859). The site is zoned Rural Living Zone B under the Tasmanian Planning Scheme – Clarence and is affected by several codes, including the Flood-Prone Hazard Areas Code, the Safeguarding of Airports Code, and the Parking and Sustainable Transport Code.

The proposal involves the demolition of the existing kennel buildings and construction of a new structure to accommodate the continued operation of the pet boarding facility, which will retain its current operational scale and function. No increase in the number of kennels, staff, or animal capacity is proposed.

The use; ‘Domestic animal breeding, boarding or training’, is a discretionary use under the zone, but in this instance is considered permitted, pursuant to Clause 7.2.1 of the Scheme, as the development does not intensify the use and is capable of satisfying all applicable Acceptable Solutions.

---

## 2. Planning Framework

### 2.1 Zoning and Use Classification

The subject site is zoned Rural Living B, with a site area of approximately 47,230m<sup>2</sup>. Refer also A001 Site Plan and the existing site survey within the architectural drawing set. The ongoing use of the land as a pet boarding facility falls within the discretionary use class ‘Domestic animal breeding, boarding or training’. As the proposed development does not alter or intensify this use, and no additional impact is anticipated, the application is considered to fall within the scope of a permitted development, subject to compliance with all relevant Acceptable Solutions.

## 2.2 Applicable Codes

The following codes apply to the site and are addressed in this SEE:

- C2.0 Parking and Sustainable Transport Code
  - C12.0 Flood-Prone Hazard Areas Code
  - C16.0 Safeguarding of Airports Code
- 

## 3. Description of the Proposed Development

The existing pet boarding building is 94.41 metres in length, while the proposed facility will be 97.97 metres in length, resulting in an increase of 3.56 metres. This modest extension allows for slightly larger pet boarding rooms, which improve safety, usability, and overall operational functionality.

The existing building has been surveyed as having a width of 4.39 metres; however, this measurement reflects the footprint at ground level only and does not include the lightweight roof covering at the southern side of the building, which is clearly visible in aerial imagery. The proposed development has a total roof width of 7.19 metres, which includes eaves and a covered walkway on the southern elevation. The overall building width, including this walkway, is 6.59 metres. This increase reflects functional improvements and does not contribute to additional building bulk when considered in context with the rural site conditions. In the first instance, the operator plans to construct outdoor yards for northwestern most 16 pet boarding rooms as indicated on the plan. Subject to customer feedback and demand the operator may construct outdoor areas of the same size for the some, or all, of the balance pet boarding rooms.

This Planning Permit Application seeks approval for the demolition of the existing pet boarding structure and construction of a new single-storey building with improved operational efficiency and environmental performance. The new building will maintain the existing pet boarding capacity of 56 rooms and does not propose any increase in scale of operations, staff numbers, or site activity.

The revised building layout includes:

- A modest increase in building footprint to allow for improved internal circulation and climate response
- Addition of eaves to the north for passive solar shading
- Inclusion of a wider outdoor covered corridor to the south for sheltered movement of staff and animals
- Rationalised internal layout while retaining the separation between indoor kennel areas, outdoor runs, and service areas
- New insulated roof to entire building, to improve thermal performance and comfort

The design remains low in scale and utilises materials and colours consistent with the site's rural setting. Refer also to the Finishes Schedule submitted within the architectural documentation.

---

## 4. Description of Proposed Operation

The redevelopment will retain the existing operational model, including:

- Number of dogs on site:[100 (unchanged)
- Staffing: No increase in staffing levels
- Hours of operation: No change proposed
- Traffic generation: No increase in vehicle movements anticipated
- Waste generation and disposal: Existing arrangements remain adequate and unchanged
- Noise mitigation: As there is no increase in the number of animals or change to the operation, no additional acoustic treatment is proposed or required.

The proposal does not alter the use or increase its intensity and therefore is not expected to give rise to any additional environmental or amenity impacts.

---

## 5. Planning Scheme Compliance

### 5.1 Use Classification

The proposed works relate to an existing approved use for Domestic Animal Breeding, Boarding or Training (kennel), a use class listed in Table 6.2 of the State Planning Provisions (SPPs). As confirmed in preliminary advice from Council, the use is discretionary under the Rural Living Zone B but attains permitted status under General Provision 7.2.1, as the development does not involve any intensification of use.

### 5.2 Zone Standards – Rural Living Zone B

Under the Clarence Local Provisions Schedule (LPS), key development standards for Rural Living Zone B are substituted by Clause CLA-S21.7:

Front setback (CLA-S21.7.1 A1): Complies (building is set back more than 4.5m)

Side and rear setbacks (CLA-S21.7.1 A2(a)): Complies for buildings ≤3.5m high

Height (CLA-S21.7.1 A2(d)): Complies (building height is <5.5m)

Design (CLA-S21.7.2 A1): Complies (rural-compatible character with visible entries and materials)

### 5.3 C12.0 Flood-Prone Hazard Areas Code

The site is subject to the Flood-Prone Hazard Areas Code; however, no part of the existing or proposed building footprint, car parking area, or access route is located within the mapped flood-prone hazard area (shown hatched in blue on the site plan and on the site analysis plan within the architectural documentation).

The proposal complies with Acceptable Solution C12.5.1 A1, and the Code does not require further assessment under performance criteria.

### 5.4 C16.0 Safeguarding of Airports Code

The site is located within the mapped airport obstacle limitation surface; however, the proposal is single storey and well below the relevant AHD height limits. The development is therefore exempt under Acceptable Solution C16.4.1 A1.

### 5.5 C2.0 Parking and Sustainable Transport Code

No specific parking rate is listed for the use class in Table C2.1. Parking is assessed under Performance Criterion C2.5.1 P1.1, which requires provision in line with the reasonable needs of the use. As there is no intensification, existing parking is adequate.

### 5.7 Soils and Geology

The site is underlain by undifferentiated alluvial soils, mapped as Map Unit A in the LISTmap 1:100000 Reconnaissance Soil Mapping. These soils are developed on Quaternary alluvium. Under the Australian Soil Classification, the land system is predominantly: Sodosol (60%) and Vertosol (30%). (Source: Dominant Soil Orders of Tasmania using Land System Boundaries).

The site is mapped within an area identified as having potential for coastal acid sulfate soils (0–20m AHD). However, no excavation is proposed as part of this development. As such, no further investigation or management response is considered necessary in relation to acid sulfate soils.

No organic soils are mapped as present on the site.

### 5.7 Overshadowing and Amenity

Shadow diagrams submitted with the architectural documentation demonstrate that the proposed works will not result in overshadowing of adjoining properties. The development is low in scale and appropriately sited, consistent with the surrounding rural character.

### 5.8 Landscaping

The proposal includes an indicative landscaping scheme featuring native, hardy, and pet-safe plant species, selected for their suitability to local conditions and minimal maintenance requirements. Planting is proposed around the car park and adjacent to the building to assist with visual integration and screening.

Indicative species include: - Shrubs and groundcovers: *Correa alba*, *Olearia axillaris*, *Dodonaea viscosa* 'Purpurea', *Westringia fruticosa*, *Myoporum parvifolium* - Central earth mound and screening: *Acacia melanoxylon*, *Banksia marginata*, *Allocasuarina verticillata*, *Melaleuca ericifolia*, *Callistemon salignus*

Further detail will be provided in subsequent stages of the design process.

## 5.9 Services

The site plan, within the architectural documentation, identifies indicative existing locations for below-ground data and power connections. No changes are proposed to the use of existing services on the property, and the siting of the proposed building will not affect any existing service infrastructure. Also on or adjacent to the site are: A TasWater water main (which runs along Shelomith drive) , A TasWater water hydrant and an adjacent TasNetworks low voltage conductor.

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## 6. Conclusion

This Planning Permit Application seeks approval for the redevelopment of an existing pet boarding facility through the demolition and replacement of ageing infrastructure, with no change to the approved use or operational scale. The number of pets, staff, and hours of operation will remain unchanged.

The proposed works improve the building's environmental performance, access, and amenity, while maintaining compatibility with the Rural Living Zone and avoiding any new environmental, acoustic or overshadowing impacts. The proposal is capable of complying with all relevant Acceptable Solutions and applicable Codes under the Tasmanian Planning Scheme – Clarence and is therefore submitted as a permitted application.

Accordingly, approval of the application is respectfully requested.

20 August 2025

Clarence City Council

To Whom it May Concern,

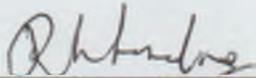
**RE: 97 Shelmith Drive, Acton Park, Tasmania 7170**

Mrs Elaine Frances Lincolne, Mr Ross William Lincolne, and Mrs Cynthia Lowther Nance, the registered owners of **97 Shelmith Drive, Acton Park, Tasmania 7170**, which is legally described as Lot 27 in Sealed Plan 150859, provide owners' consent to the lodgement of a development application for the renovation of boarding kennels at the aforementioned address.

**The registered owners** confirm authorisation for Abermain Holdings Pty Ltd to lodge the application *and authorise for related communication to continue through Abermain Holdings Pty Ltd and their representatives directly.*

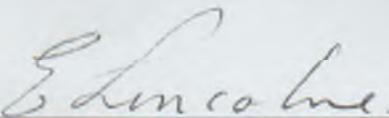
We also give consent for authorised Council Officers to enter the land with notice to carry such inspections as are necessary for the consideration of the application.

Yours sincerely



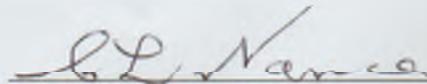
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Ross William Lincolne



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Elaine Frances Lincolne



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Cynthia Lowther Nance