



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/062062

PROPOSAL: Change of Use to Community Meeting & Entertainment (Flight Simulator Business)

LOCATION: 7/6 Kyeema Place, Cambridge

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 15/07/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 15/07/2026 00:00:00. 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 15/07/2026 00:00:00.

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.

Planning Application

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

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

Proposal: **Warehouse Conversion**

Location: **Unit 7, 6 Kyeema Place, Cambridge**

Personal Information Removed



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:

Natalie Waters

Current use of site: **Storage**

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

Declaration

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

Acknowledgement

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

Personal Information Removed



Planning Application 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.

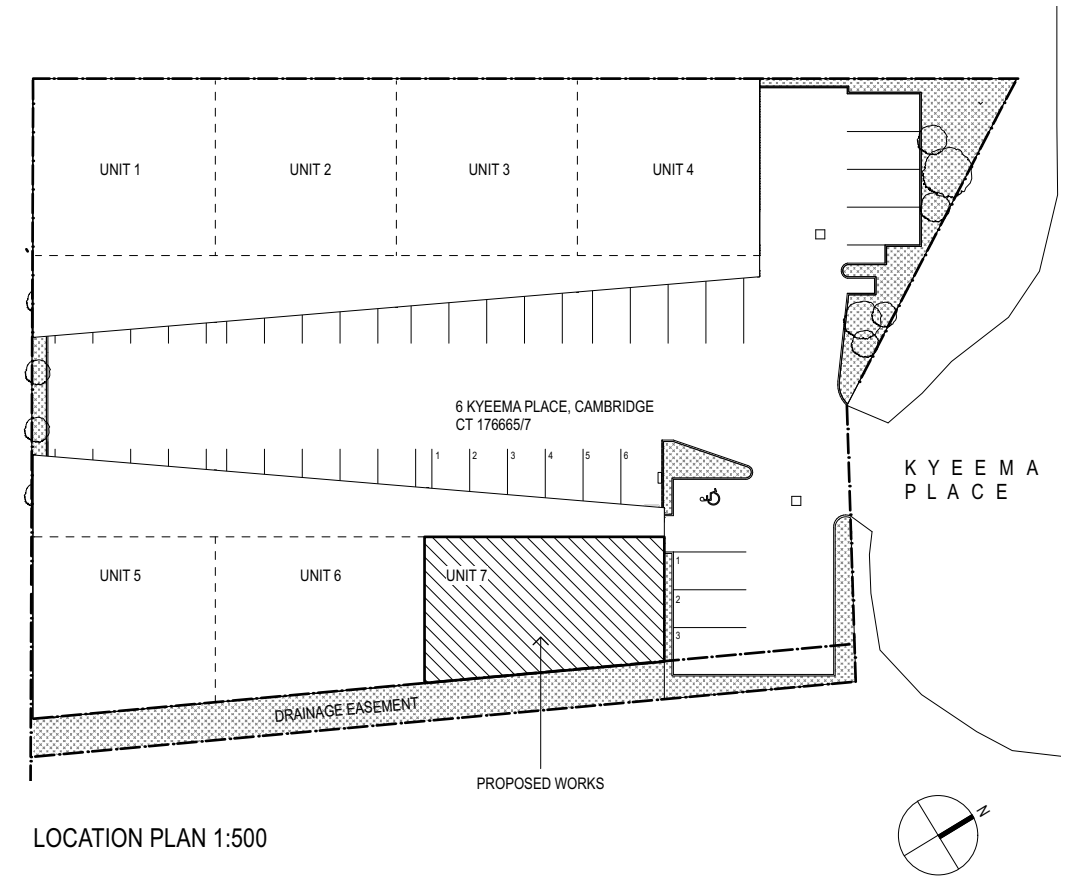


WAREHOUSE CONVERSION
7/6 KYEEMA PLACE, CAMBRIDGE

DRAWING INDEX

DWG No. DRAWING TITLE

203.A000 COVER PAGE + LOCATION PLAN
 203.A101 EXISTING FLOOR PLANS
 203.A102 PROPOSED FLOOR PLANS



LOCATION PLAN 1:500

AREAS

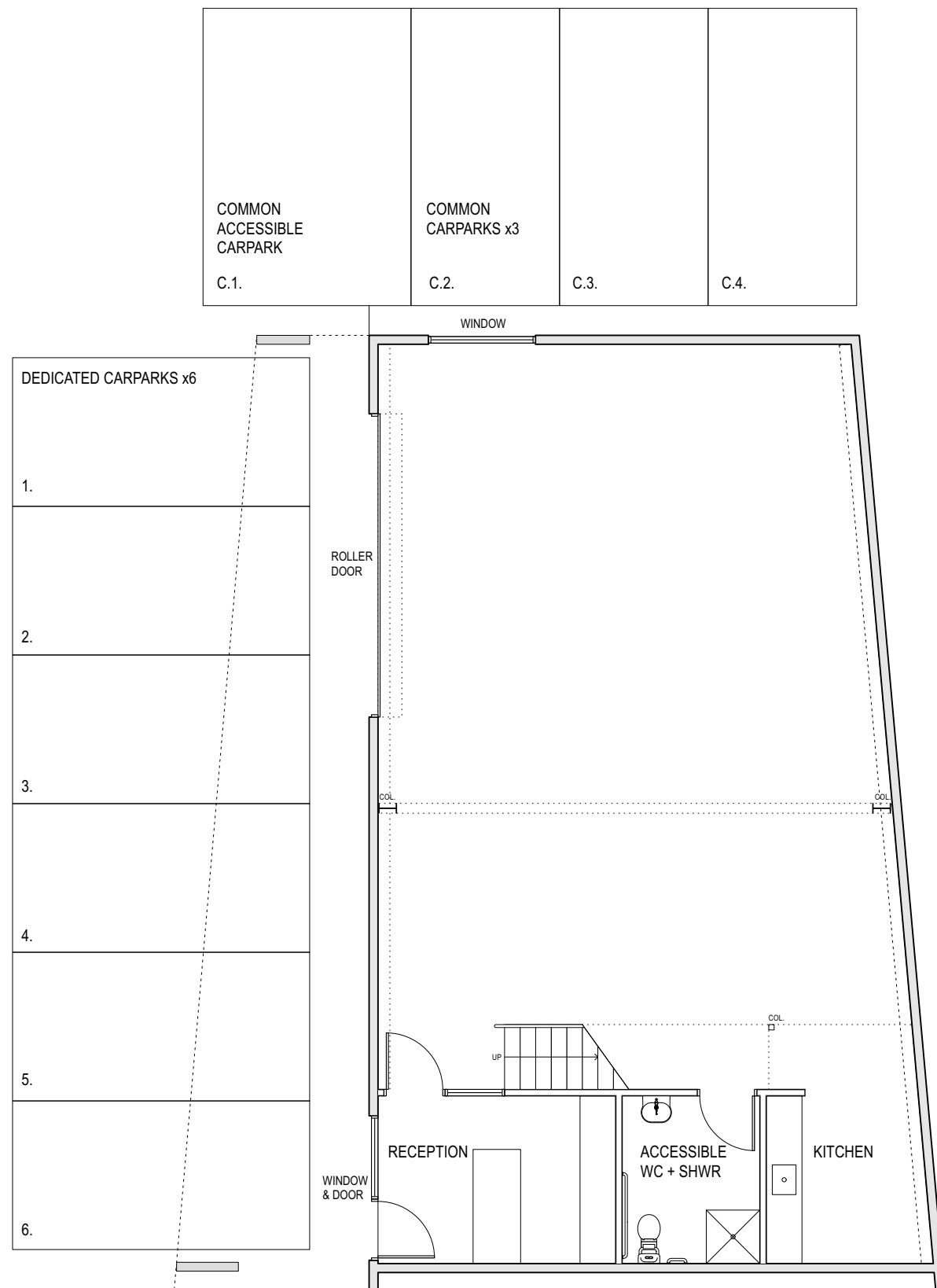
EXISTING FLOOR TOTAL AREA 164m²
 PROPOSED ADDITIONAL FLOOR AREA 52.5m²
 NOTE: AREAS PROVIDED FOR BUILDING SURVEYOR REFERENCE ONLY.
 BUILDER TO RELY ON FIGURED DIMENSIONS ONLY

SITE INFORMATION

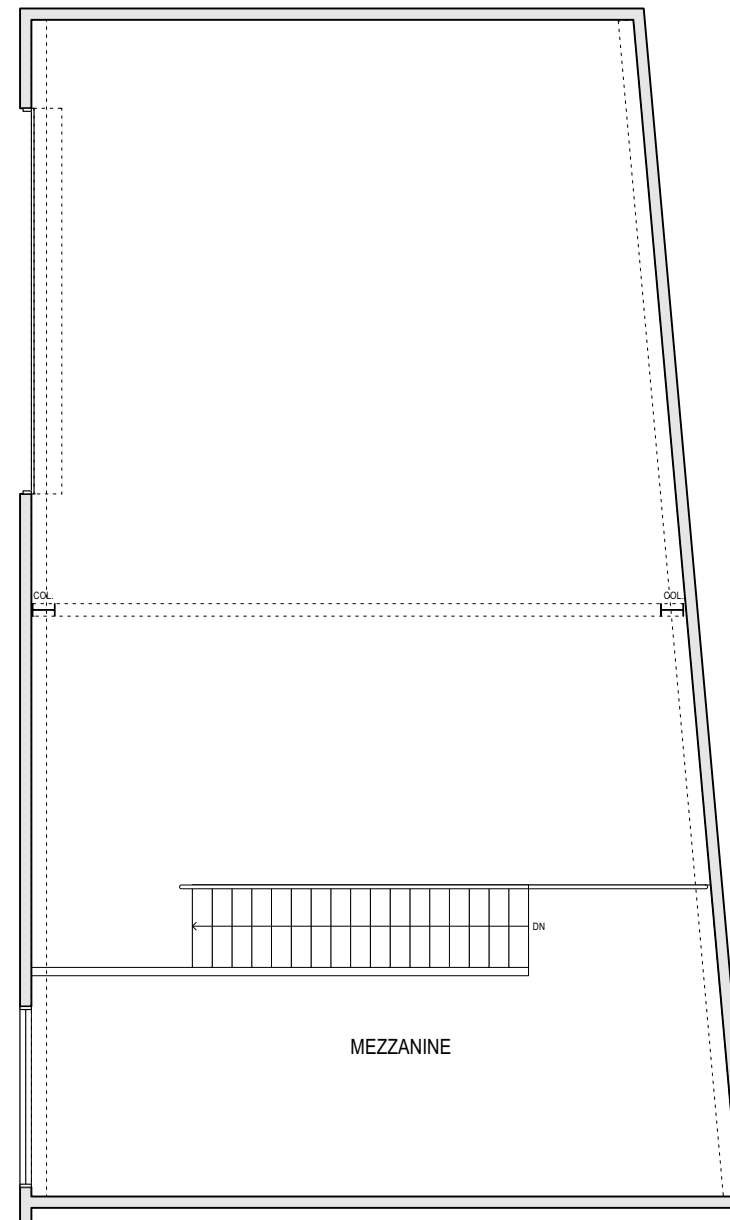
TITLE CT 176665/7
 PROPERTY ID 9047308
 NCC: CLASS 9B / 5
 ZONE PARTICULAR PURPOSE, CLA-P3.0 CAMBRIDGE PARK

ASSOCIATED REPORTS

TRAFFIC REPORT BY ML TRAFFIC ENGINEERS

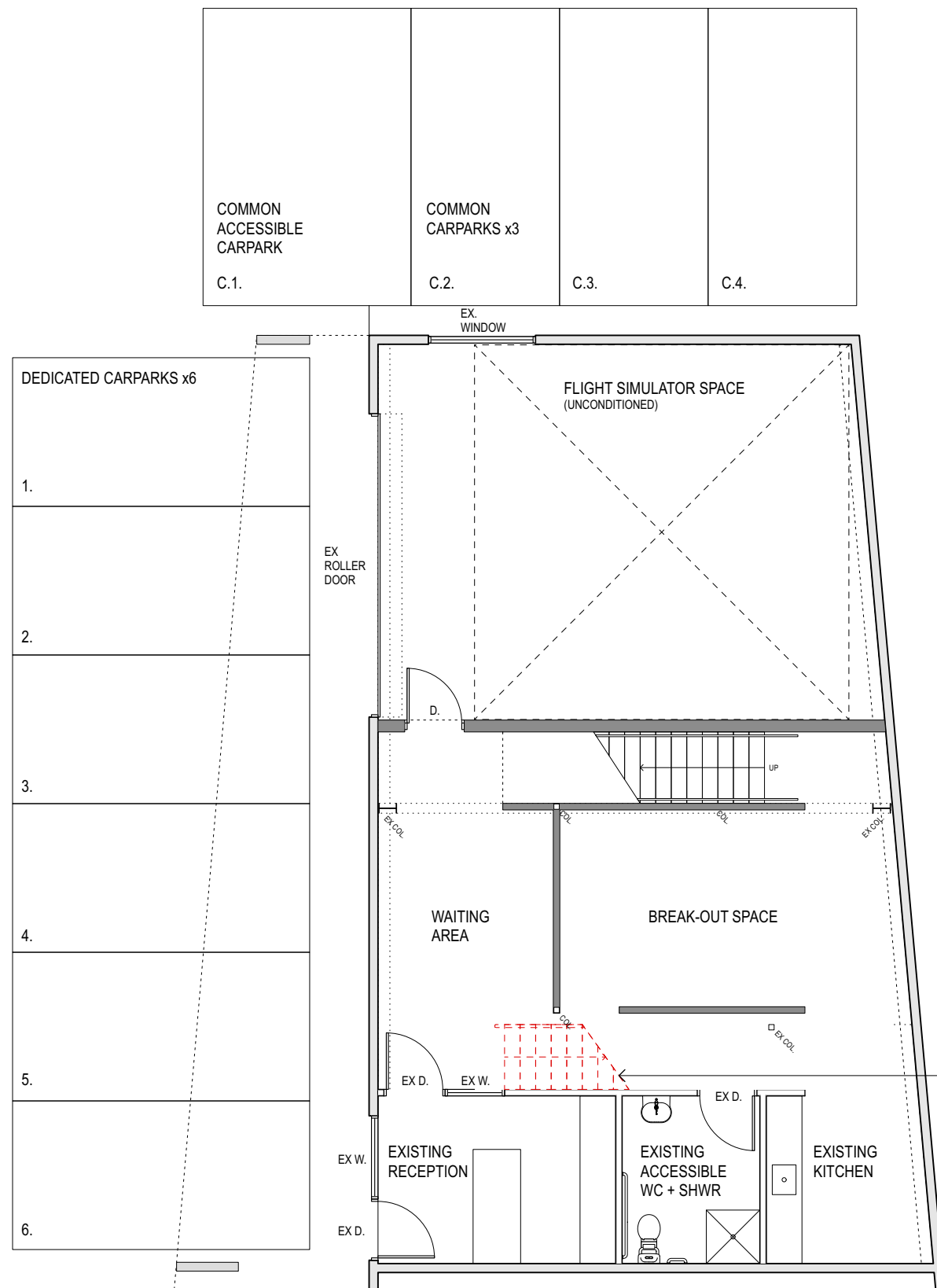


EXISTING LOWER FLOOR

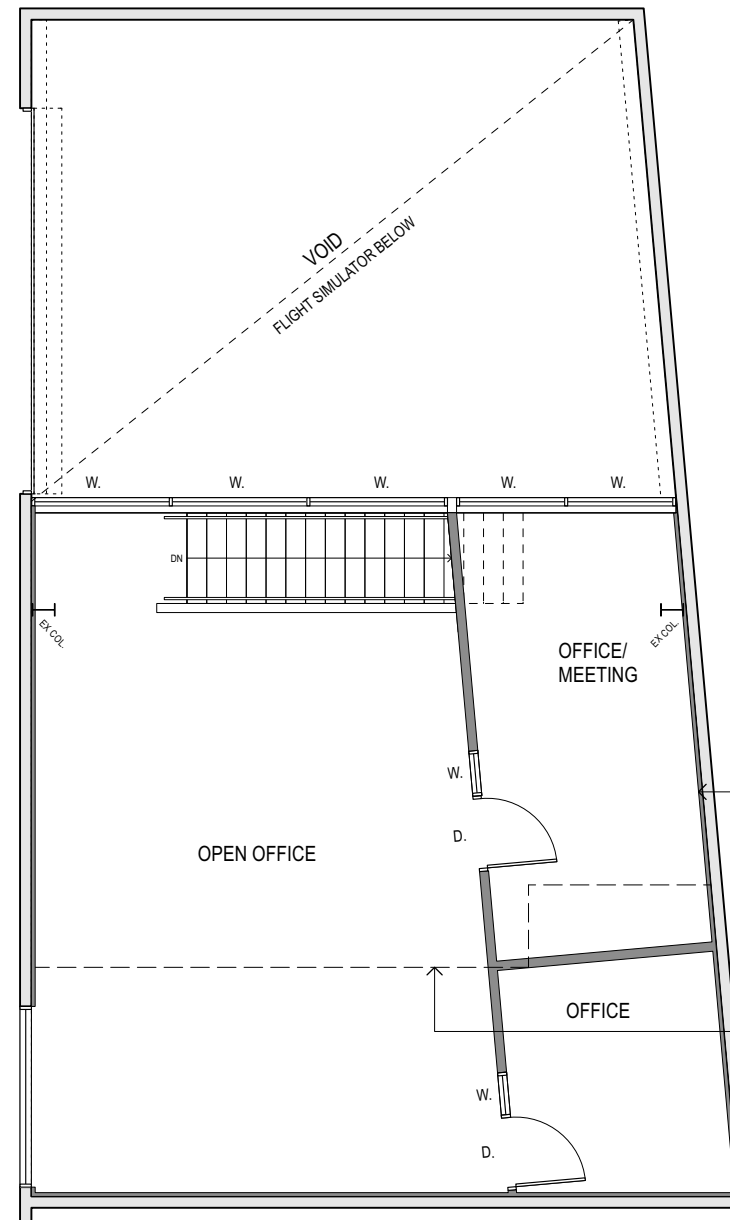


EXISTING UPPER FLOOR





PROPOSED LOWER FLOOR



PROPOSED UPPER FLOOR

LEGEND:

- EXISTING PRE-CAST CONCRETE WALL
- EXISTING LIGHT FRAMED WALL
- NEW WALL

AREAS

LOWER FLOOR:
 CONDITIONED AREA - 81m²
 UNCONDITIONED AREA - 53m²
 TOTAL LOWER FLOOR AREA - 134m²

UPPER FLOOR:
 CONDITIONED AREA - 81m²
 TOTAL CONDITIONED AREA - 162m²
 TOTAL UNCONDITIONED AREA - 53m²





A2617163T Community Meeting and Entertainment at Unit 7, 6 Kyeema Place, Cambridge_V1.1

12th June 2026

City of Clarence
PO Box 96
Rosny Park TAS 7018

Dear Sir / Madam,

Proposed Community Meeting and Entertainment (Flight Simulation), Unit 7, 6 Kyeema Place, Cambridge

1. Introduction

We have been commissioned by 3 Tier Technology Pty Ltd to prepare a Traffic Impact Assessment (TIA) for a change of use of a warehouse to community meeting and entertainment (flight simulation) use, with an increase in leasable area within the mezzanine level. The site at Unit 7, 6 Kyeema Place, Cambridge, has 164m² of leasable floor area and 6 on-site car parking spaces. Tenants within 6 Kyeema Place have access to 4 common spaces (3 standard and 1 disabled) within the body corporate's hard stand.

2. Site Location and Existing Conditions

2.1 Site Location

The subject site is Unit 7 within the multi-unit industrial/commercial complex at 6 Kyeema Place, Cambridge. The estate is characterised by modern warehouse and light industrial buildings with associated hardstand parking and manoeuvring areas. The surrounding area is predominantly industrial/commercial with some airport-related uses. Kyeema Place is a local access road serving the estate, connecting to larger distributor roads in the Cambridge industrial precinct.

Level 3, 85 Macquarie Street, Hobart TAS 7000

Telephone: 03 6237 0012
hobart@mltraffic.com.au

Facsimile: 1300 739 523
www.mltraffic.com.au

ML Traffic Engineers Pty Ltd
ABN 69 148 048 257



Figure 1: Subject Site

2.2 Existing Development and Use

The unit is an existing two-level warehouse building (lower floor with partial mezzanine/upper level). The building has a concrete panel and light frame construction with roller door access. Existing floor plans (Drawing 203.A101) show open warehouse space on the lower level with a stair to the upper level. The unit forms part of a strata or leased complex with shared common parking and access arrangements within the estate.

2.3 Existing Parking and Access

The unit currently benefits from a combination of dedicated parking spaces allocated to the tenancy and shared/common parking within the estate (including accessible spaces). Vehicle access is via the existing estate road network and crossovers to Kyeema Place. No significant traffic or parking issues are known to exist in the immediate vicinity; the estate operates with typical industrial traffic patterns (staff arrivals, deliveries, customer visits to other tenancies).

2.4 Surrounding Road Network

Kyeema Place is a low-speed, low-volume local road within a planned industrial estate. It carries primarily light vehicle traffic associated with the various tenancies, with occasional heavy vehicle movements for deliveries and servicing.

The road environment is low-risk with good visibility and standard industrial estate design standards. No capacity constraints or safety concerns have been identified that would be exacerbated by the modest traffic increases associated with the proposed use.

3. Proposal

3.1 Development Description

The proposal involves internal fit-out and change of use of the existing warehouse to a flight simulator facility. The use is classified as Community Meeting and Entertainment under the Tasmanian Planning Scheme and is a discretionary use in the applicable zone.

3.2 Floor Layout and Areas

The proposal involves internal fit-out and change of use of the existing warehouse to a flight simulator. The proposed layout is shown on Rosevear Stephenson Drawing 203.A102 (Proposed Floor Plans), Revision 1 – Planning Application dated 11.05.26. Key elements include:

Lower Floor (134m²) comprises:

- Flight Simulator Space (6.3m × 6.3m unconditioned, with sound-insulated walls/door and batten linings to pre-cast walls)
- Waiting area and break-out space
- Existing reception
- Existing accessible water closet and shower (retained, AS1428 compliant)
- Existing kitchen (extended)
- New stair (AS1428 compliant); existing stair removed.

Upper Floor (84m²) comprises:

- Staff's office / meeting space
- Line of existing mezzanine retained in part; void over flight simulator below

3.3 Operational Characteristics

Based on information provided by the client and architect:

- Maximum simultaneous occupancy: 9-10 people on site at any one time (including staff and customers).
- Flight simulator usage: Only 1 to 2 customers using the simulator(s) at any one time. Sessions typically last approximately 1 hour.
- Session scheduling: Staggered/appointment-based model. Number of sessions per day to be determined by operator demand but expected to be moderate (estimated 6-12 sessions/day for assessment purposes). 1-hour duration staggered throughout the day.
- Staffing: Likely 4-6 staff on site during peak periods (reception/admin, simulator instructors, technical support, management).
- Hours of operation: Expected to align with standard business hours (e.g. 8am to 6pm or similar), with possible evening/weekend sessions by arrangement. This is not a high-turnover retail/entertainment venue.
- Other activities: Occasional small group training or corporate sessions in break-out/meeting spaces, but these would be managed within the overall occupancy cap of 9 to 10 people.

3.4 Parking and Access Arrangements

The concept plans indicate the following parking provision for the unit:

- Dedicated car parking spaces: 6 spaces (located along the side of the unit).
- Common / shared parking: Access to 3 common carparks + 1 common accessible carpark within the business park which are available for use by this and other tenancies as per strata/lease arrangements.
- Accessible parking: Provision of accessible spaces in the common area.
- Vehicle access: Retained existing roller door / access point. No new external crossovers proposed.
- Internal pedestrian circulation: Clear paths from parking to reception entrance. New stair provides accessible vertical circulation between levels.

4. Car Parking Demand Assessment

4.1 Statutory Car Parking Requirement

Under the Tasmanian Planning Scheme – State Planning Provisions, Table C2.1 (Parking Space Requirements) for the use class Community Meeting and Entertainment (excluding as otherwise specified):

- Car parking: 1 space per 15m² of floor area or 1 space per 4 seats, whichever is greater.
- Bicycle parking: 1 space per 50m² of floor area or 1 space per 40 seats, whichever is greater.

The statutory rate under SPP Table C2.1 for Community Meeting and Entertainment is 1 space per 15m² of floor area (or 1 per 4 seats, whichever greater), equating to approximately 14 spaces (14.33 rounded down) for 216.5m² of leasable floor area.

4.2 Empirical Car Parking Demand Assessment

The statutory rate assumes a generic intensity of use for the broad "Community Meeting and Entertainment" class. For this specific proposal, a more accurate demand estimate is obtained by analysing the actual operational characteristics and maximum simultaneous occupancy.

- Maximum simultaneous on-site population: 9-10 people (staff, customers and any visitors in break-out/meeting spaces).
- Mode share assumptions (conservative for industrial location):
 - 80% car driver (typical for Cambridge industrial area with limited public transport frequency and shift-style or appointment-based visits).
 - 10% car passenger / carpool.
 - 10% other (walk, cycle, taxi/ride-share, or already on-site from other activities).
- Peak parking demand calculation: 10 people × 80% driver mode share = 8 vehicles maximum at any one time.
- Adjustments for operational characteristics:
 - Simulator sessions are staggered (1-hour duration, appointment-based) which leads to high turnover for customer parking spaces.

A space occupied by a customer for around 1 hour becomes available again quickly.

- Staff parking is all-day but limited in number (5 staff = 5 spaces).
- Break-out and meeting room use is occasional and managed within the overall 9 to 10 people site occupancy cap. Its use does not incur a parking demand that is additive to simulator peak.
- Reception/waiting area is small; customers typically proceed directly to simulator or meeting.

Based on these considerations, the realistic peak parking demand is estimated to be between 6 and 8 spaces during busiest periods. There are 6 dedicated spaces and access to common estate parking for a total of 7 to 9 spaces available at any one time is adequate for the proposed low-intensity flight simulator use. First-principles assessment indicates peak demand of 6 to 8 spaces for a maximum simultaneous occupancy of 9 to 10 people. The proposed provision of 6 dedicated spaces plus shared access to common estate parking is considered to be adequate and meets the Performance Criteria of C2.5.1 of the Parking and Sustainable Transport Code.

4.3 Comparison of Car Parking Supply and Car Parking Demand

Parking Type	Number	Daily Two-Way Trips
Dedicated On-site Spaces	6	Allocated to Unit 7
Common Parking within Body Corporate Hardstand	3 to 4	Shared within the business park, available for visitors or staff
Total Available	9 to 10	
Estimated Peak Demand	6 to 8	Empirical assessment
Surplus / (Shortfall)	+1 to +4	Adequate with minor shared use of common spaces

Table 1: Parking Supply and Demand Comparison

4.4 Compliance with Performance Criteria

Clause C2.5.1 of the Parking and Sustainable Transport Code provides Performance Criteria for situations where the number of parking spaces does not meet the Acceptable Solution. The criteria require that parking provision is sufficient for the use, having regard to:

- The nature and scale of the use and development
- The intensity of the use and development
- The size and location of the site
- The availability of on-street parking or shared parking arrangements
- The proximity of the site to public transport services and pedestrian/cycle networks
- Any traffic impact assessment.

The applicant's response is as follows:

- The nature of the use is low-intensity and appointment-based with strict limits on simultaneous simulator users (1 to 2 patrons).
- Intensity is significantly lower than a typical community hall, cinema, place of worship or function centre that the statutory rate contemplates.
- The site is within an established industrial estate with shared parking resources.
- The traffic impact assessment (this report) demonstrates that car parking demand is met.

Given so, the Performance Criteria are satisfied.

4.5 Bicycle Parking

Under the Tasmanian Planning Scheme – Clarence, a Community Meeting and Entertainment use on a 216.5m² footprint is subject to the C2.0 Parking and Sustainable Transport Code. In view that the calculated requirement mathematically results in a fractional number of spaces, the exact bicycle compliance details round down to 0 spaces, meaning no dedicated on-site bicycle spaces are required under the Acceptable Solutions. 216.5m² of community meeting and entertainment use works out to have a 0.43 bicycle parking space requirement, which is rounded down to zero. Furthermore, given the industrial location and nature of visits (often carrying equipment or for scheduled sessions),

bicycle demand is expected to be minimal. The operator can provide a small secure rack if required by condition. No specific provision is shown on the concept plans, but space is available within the tenancy if needed.

5. Trip Generation

5.1 Existing Warehouse

Existing 164m² warehouse generates 7 trips per day and 1 trip per hour, based on a warehouse traffic generation rate of 4 trips per day and 0.5 trips per hour – as per NSW RTA Guide to Traffic Generating Developments V2.2.

5.2 Proposed Flight Simulator Centre

Given the unique nature of the proposed use, a first-principles approach has been adopted rather than applying generic trip generation rates from sources such as the RTA Guide to Traffic Generating Developments (which does not have a specific category for flight simulator facilities). The assessment is based on the operational parameters provided by the client.

Item	Assumptions	Daily Two-Way Trips	Peak Hour Trips
Staff	6 staff (average). AM arrival and PM departure. Some flexibility in hours.	12	6 (AM and PM Peak)
Simulator Customers	Conservative 8 to 12 sessions per day. 1 to 2 users per session. Each session comprises arrival and departure trip. There will be some overlap between sessions.	16 to 24	2 to 4 spread throughout the day
Service / Deliveries	Occasional courier, consumables, equipment servicing. This is a low frequency evening.	2 to 4	0 to 1
Total		30 to 40	6 to 10

Table 2: Estimated Daily and Peak Hour Trip Generation for the Proposed Flight Simulation Facility

Notes on estimation:

- Peak hour trips are distributed across the morning arrival period, lunch, and evening departure. The facility is not expected to have a single sharp peak like a school or retail premises.
- Patron trips assume some staggering; not all 8-12 sessions start/end at the same time.
- Existing warehouse use would also have generated staff and delivery trips. As such, the net increase attributable to the change of use is therefore modest.

5.3 Traffic Generation, Distribution and Impact

The proposed change of use of a warehouse to Community Meeting and Entertainment (Flight Simulation) use, with an increase in leasable area within the mezzanine level will generate between 23 and 33 additional vehicles per day, 7 vehicles per hour during AM and PM peak periods (staff arrival and departure times).

Trips will be distributed across the Cambridge industrial precinct and broader Hobart metropolitan area, with some airport-related traffic possible given the nature of the business (flight simulation training). The additional traffic volumes (less than 10 vehicles per hour in the peak periods) represent a very small percentage increase on Kyeema Place and will have no material impact on road capacity, intersection performance, or safety.

The proposal therefore satisfies the objectives and Acceptable Solutions / Performance Criteria of C3.0 Road and Railway Assets Code of the State Planning Provisions. No upgrades to external road infrastructure, access points or traffic management measures are required or recommended. will have no material impact on road capacity, intersection performance, or safety.

6. Vehicle Access and On-Site Circulation

Existing vehicle access to Kyeema Place is retained. No changes to the on-site and common car parking spaces are proposed. These were approved at an earlier point in time, and is not the subject of this planning application.

The proposed internal layout (including new AS1428-compliant stair) provides safe and convenient pedestrian access from parking areas to the reception. Parking spaces and aisle widths are consistent with AS2890.1 requirements for the expected user class. No heavy vehicle or large service vehicle activity is anticipated beyond occasional deliveries.

7. Traffic Impact Analyses

7.1 Compliance with Road and Railway Assets Code (C3.5.1)

The code requires that additional vehicular traffic at the existing crossing not exceed the thresholds in Table C3.1 for the road category. For vehicle crossings on other roads (i.e. not major roads and not private level crossings), the acceptable increase thresholds are:

- The greater of 20% of existing AADT or 40 vehicles per day for daily movements for vehicles up to 5.5m long. This covers cars and vans.
- The greater of 20% or 5 vehicles per day for daily movements for vehicles longer than 5.5m. This covers minibuses (7m), and service vehicles (10m rubbish truck, 12.5m occasional delivery vehicle and 8.8m regular delivery vehicle).

The proposal's traffic impact is 33 vehicles per day, based on the difference between the maximum of 30 to 40 vehicles per day estimate of proposed traffic generation and 7 vehicles per day of existing traffic generation.

The total leasable floor area of properties using the common access crossing at 6 Kyeema Place is in the order of 1,300m² across the 7 units in the complex. 1,300m² of warehouse generates 52 trips per day and 7 trips per hour, based on a warehouse traffic generation rate of 4 trips per day and 0.5 trips per hour – as per NSW RTA Guide to Traffic Generating Developments V2.2. In percentage terms

relative to existing 52 vehicles per day, the proposal's impact of 33 vehicles per day is 63% of existing AADT. The proposal's traffic impact exceeds the vehicle crossing threshold of the greater of 20% of existing AADT for daily movements for vehicles up to 5.5m long (covers cars and vans).

Response to Performance Criteria C3.5.1P1 are presented in Table 1. Vehicular traffic to and from the site must minimise any adverse effects on the safety of a vehicle crossing, having regard to:

No	Item	Response
A	any increase in traffic caused by the use	Acceptable impact given that turnover associated with flight simulator patrons are of very low order (1 to 2 cars) and are spread throughout the day.
B	the nature of the traffic generated by the use	Acceptable. At a granular level (e.g. a 60-minute time window), additional traffic generation is small, with scheduled arrivals and departures
C	the nature of the road	Acceptable. The traffic impact occurs on the quietest end of a cul-de-sac frontage road, with almost no interaction with non-site traffic. One other vehicle crossing is located within proximity to the vehicle crossing of the subject site.
D	the speed limit and traffic flow of the road	50kmh and almost zero conflicting traffic from non-site road users at the site's access point.
E	any alternative access to a road	None.
F	the need for the use	Not applicable
G	any traffic impact assessment	Completed
H	any advice received from the rail and road authority	Not applicable

Table 1: Response to Performance Criteria C3.5.1P1

7.2 Access and Safety

The existing access accommodates the increase without modification. Sight distances remain excellent – being greater than 100m, given that the site's access point is located at the end of a cul-de-sac. There are no safety concerns.

8. Conclusions and Recommendations

The proposed change of use of a warehouse to Community Meeting and Entertainment (Flight Simulation) use, with an increase in leasable area within the mezzanine level will generate between 23 and 33 additional vehicles per day and 7 vehicles per hour (AM and PM peak), a modest increase relative to the site's existing operations. Response to Performance Criteria C3.5.1P1 indicates no adverse impacts on safety, efficiency, or capacity are anticipated at the site's access point on Kyeema Place.

If you have any questions, please do not hesitate to contact me on 0413 295 325 and/or mlee@mltraffic.com.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M Lee'.

Michael Lee, BEng (Monash, 1989)
Principal

ROSEVEAR STEPHENSON

City of Clarence
38 Bligh Street, Rosny Park, TAS 7018

12.06.2026

Dear City of Clarence,

Please find enclosed a development application for a proposed warehouse conversion at address Unit 7 6 Kyeema Place, Cambridge. It is understood the application is discretionary due the the use.

Warehouse Conversion - Flight Simulator

Proposal Description:

An internal fit-out of an existing warehouse to accommodate an unconditioned flight simulator space and a conditioned admin, staff and customer area. The upper floor will accommodate office space for associated flight simulator staff to operate, maintain and service the flight simulator. The upper floor will also accommodate training and meeting spaces. The ground floor will comprise of a reception, waiting area, an accessible toilet, kitchenette and break-out space. No external works are proposed.

Discretionary use: Community Meeting and Entertainment

Relevant Planning Scheme Clause:

CLA-P3.5.2 Discretionary Use

Performance Criteria - P1

- (a) The nature and the scale of the use will not detract from the primary purpose of the zone. There is no external works as part of the proposal and the flight simulator will not generate excessive traffic due to the low numbers of users. Refer traffic report for details
- (b) The flight simulator will have no fixed hours of operation with appointments made during the week and weekends.
- (c) There will be no emissions emitted as a result of the proposal which will detract from the primary purpose of the zone.
- (d) refer to the traffic report
- (e) There are no external works as part of the proposal
- (f) The proposal will not effect the appearance or functions of nearby uses.

Accompanying Documents:

- Architectural Drawings by Rosevear Stephenson
- Traffic Impact Report by ML Traffic Engineers
- Property Title

Thank you,
Rohan Pace
ROSEVEAR STEPHENSON

SEARCH OF TORRENS TITLE

VOLUME 176665	FOLIO 7
EDITION 3	DATE OF ISSUE 14-Oct-2025

SEARCH DATE : 11-June-2026

SEARCH TIME : 09.35 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 7 on Strata Plan 176665 and a general unit entitlement operating for all purposes of the Strata Scheme being a 100 undivided 1/700 interest

Derived from Strata Plan 176665

Derivation : Part of 1,654 Acres Gtd. to R. Pitcairn & T. Young and Part of 60 Acres Located to J.McCormac

SCHEDULE 1

N272267 TRANSFER to ROBSTONE INVESTMENTS PTY LTD Registered
14-Oct-2025 at noon

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 176665 folio 0

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-June-1997 at noon

E426307 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 14-Oct-2025 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 176665	FOLIO 0
EDITION 1	DATE OF ISSUE 13-Feb-2019

SEARCH DATE : 11-June-2026

SEARCH TIME : 09.35 am

DESCRIPTION OF LAND

City of CLARENCE

The Common Property for Strata Scheme 176665

Derivation : Part of 1,654 Acres Gtd. to R. Pitcairn & T.

Young and Part of 60 Acres Located to J.McCormac

Prior CT 167519/5

SCHEDULE 1

STRATA CORPORATION NUMBER 176665, 6 KYEEMA PLACE, CAMBRIDGE

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

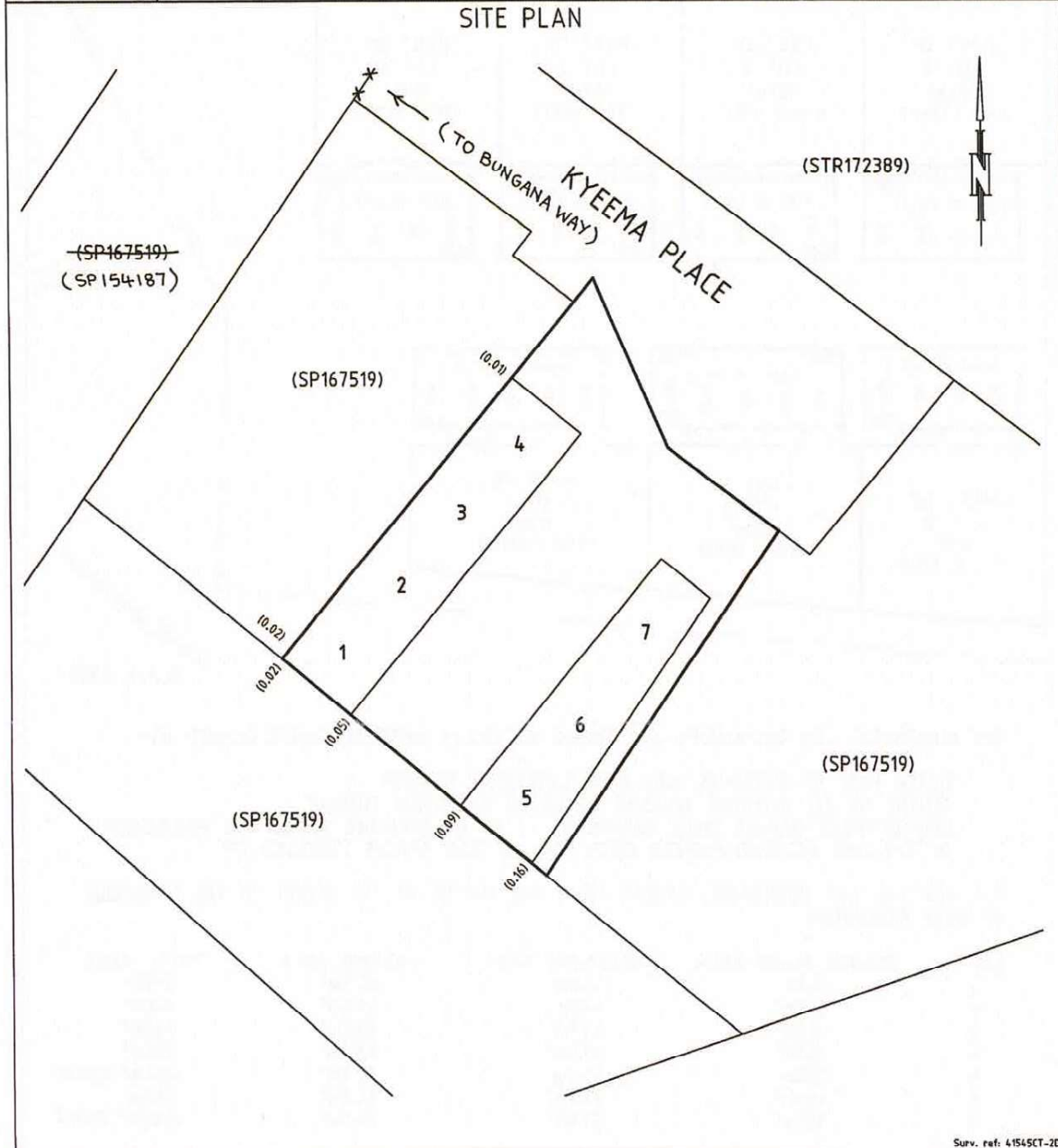
SP140647 SEWERAGE AND/OR DRAINAGE RESTRICTION

C30987 PROCLAMATION under Section 9A and 52A of the Roads
and Jetties Act 1935 Registered 24-June-1997 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY OF CLARENCE SUBURB OF CAMBRIDGE FOLIO REFERENCE FR 167519/5 SITE COMPRISES THE WHOLE OF LOT 5 ON SEALED PLAN No. 167519		STRATA PLAN SHEET 1 OF 3 SHEETS		Registered Number 176665
MAPSHEET MUNICIPAL CODE No. 107 (5225-25) LAST UPI No.		NAME OF STRATA SCHEME 6 KYEEMA PLACE, CAMBRIDGE	STRATA TITLES ACT 1998 REGISTERED <u>13 FEB 2019</u>	
SCALE 1:500		LENGTHS IN METRES		<i>Alice Kawa</i> Recorder of Titles



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	13/2/2019 Date	<i>[Signature]</i> Registered Land Surveyor	<i>[Signature]</i> Date
	STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE) NA			
LODGED BY PDA SURVEYORS				

<p>STRATA PLAN</p> <p>SHEET 2 OF 3 SHEETS</p>	<p>STRATA TITLES ACT 1998</p> <div style="border: 1px solid black; padding: 2px;"> <p style="font-size: small;">Council Delegate</p> </div> <div style="border: 1px solid black; padding: 2px; display: inline-block;"> <p style="font-size: small;">Date</p> <p style="margin: 0;">12/2/2019</p> </div>	<p>Registered Number</p> <p style="font-size: 24px; font-weight: bold;">176665</p>
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SCALE 1:250

THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:-

- OUTER FACE OF EXTERNAL WALLS OR EXTENSION THEREOF.
- CENTRE OF ALL INTERNAL DIVIDING WALLS OR EXTENSION THEREOF.
- LINE BETWEEN MARKER DISCS (SHOWN AS •) OR BY DISTANCE ALONG THE PROJECTION OF THE LINE BETWEEN MARKER DISCS FOR ALL CAR SPACES LABELLED CP.

THE VERTICAL LOT BOUNDARIES EXTEND FROM THE CENTRE OF THE FLOOR TO THE UNDERSIDE OF ROOF STRUCTURE.

LOT No.	GROUND FLOOR AREA	MEZZANINE AREA	PARKING AREA	TOTAL AREA
1	14.1m ²	4.5m ²	54.6m ²	237m ²
2	14.0m ²	4.5m ²	53.6m ²	235m ²
3	14.0m ²	4.5m ²	53.6m ²	235m ²
4	14.1m ²	4.5m ²	53.8m ²	236m ²
5	138m ²	42.7m ²	54.8m ²	234m² 235m ²
6	14.4m ²	37.3m ²	66.8m ²	248m ²
7	14.0m ²	31.8m ²	65.5m ²	246m² 237m ²

CP DENOTES CAR SPACE

AREAS ARE APPROXIMATE ONLY.

Registered Land Surveyor

Date

12/11/18

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. 30/3225) 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 30-2009160 REF NO.  Council Delegate
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p align="center">ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p align="center">PAGE 2 OF 3 PAGES 3</p>	<p align="center">Registered Number</p> <p align="center">SP1675 19</p>
<p>SUBDIVIDER: Bass Corporation Pty Ltd <i>Samell (Tas) Pty Ltd</i> FOLIO REFERENCE: 161570/1 <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)

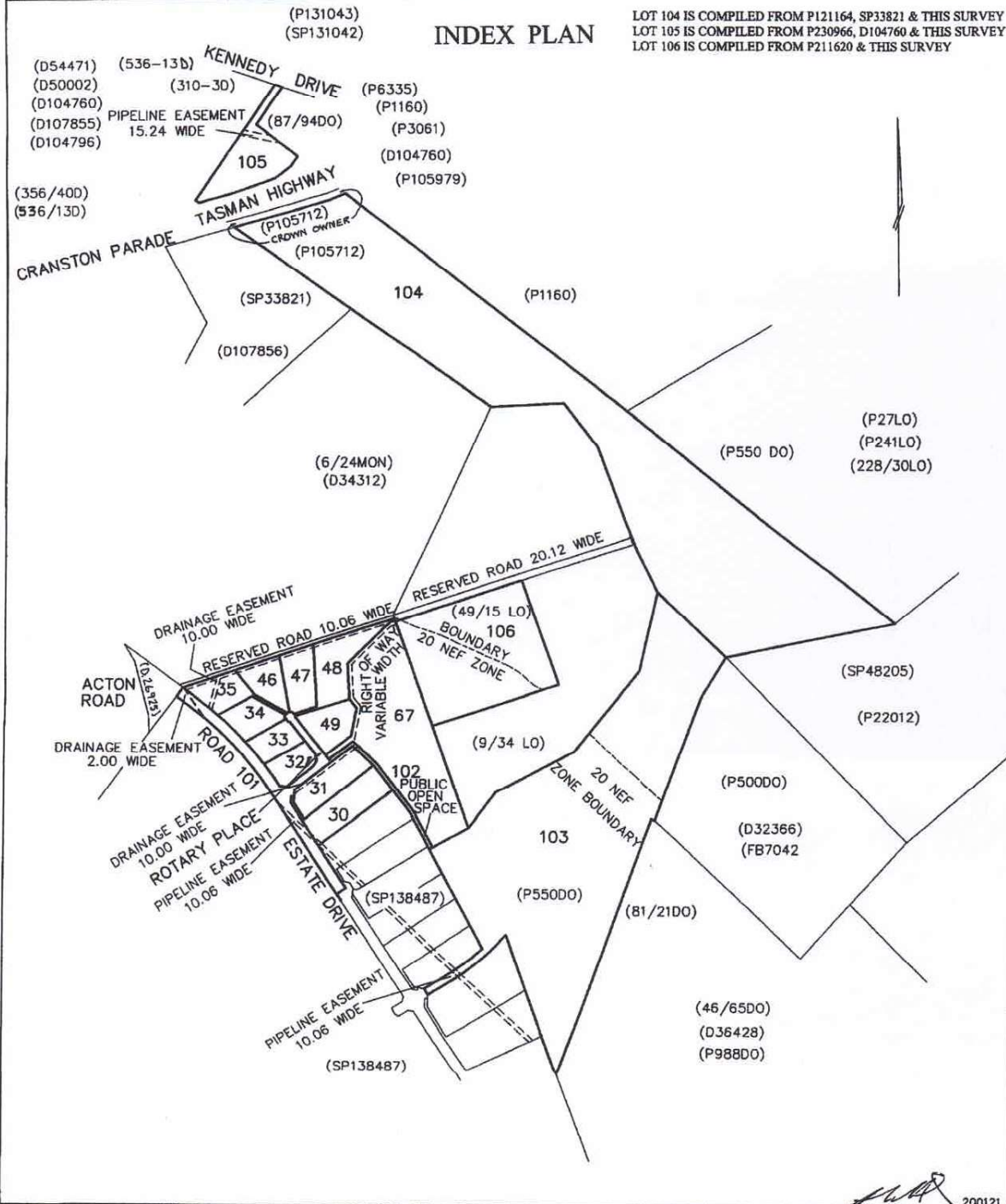
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<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>	

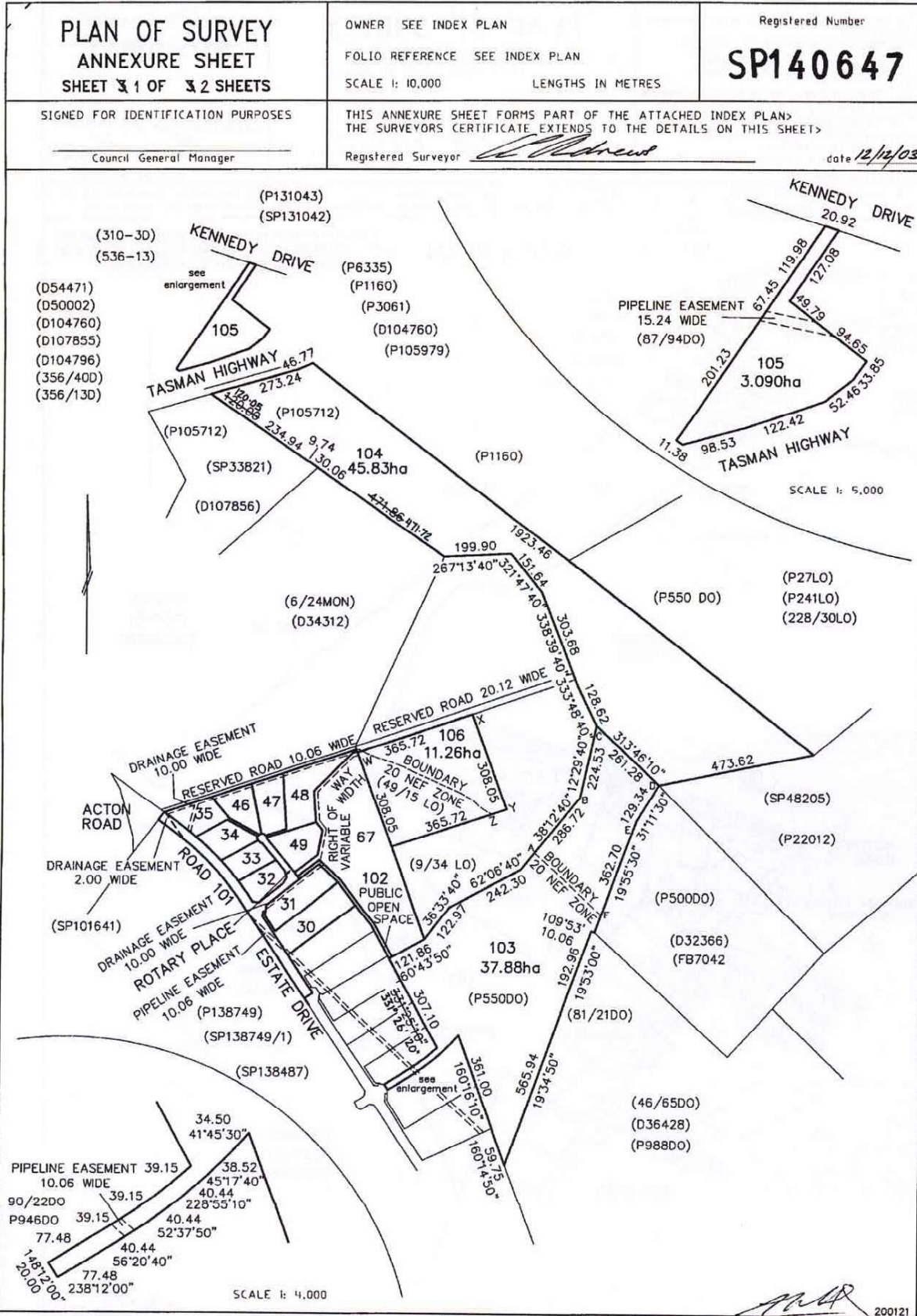
10/1

<p>OWNER T.G. & M. CASIMATY G-J & K-J. CASIMATY FOLIO REFERENCE 103855 C-T: 123527/1 C-T: 12164/1 C-T: 105712/5 C-T: 21620/1 C-T: 104760/5 C-T: 230966/1 C-T: 140345/1 GRANTEE WHOLE OF LOT 3017 (7.436Ha) GTD TO WILLIAM RUMNEY WHOLE OF LOT 31376 (27.3-9) GTD TO G. G. CASIMATY PART OF 1000 Ac LOC. TO WILLIAM RUMNEY PART OF 1200 Ac LOC. TO ANTHONY WILLIAMS PART OF 60 Ac LOC. TO J. McCORMAC PART OF 1654 Ac LOC. TO R. PITCAIRN & T. YOUNG PART OF LOC. TO R. STRACHAN</p>	<p>PLAN OF SURVEY BY SURVEYOR CHRISTOPHER LEWIS ANDREWS 57 MT. RUMNEY ROAD, MT RUMNEY LOCATION CITY OF CLARENCE C. L. ANDREWS & ASSOC. P/L 57 MT RUMNEY ROAD, MT RUMNEY SCALE 1: 10,000 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP 140647 APPROVED EFFECTIVE FROM 27 FEB 2004 <i>Alice Kawa</i> Recorder of Titles</p>
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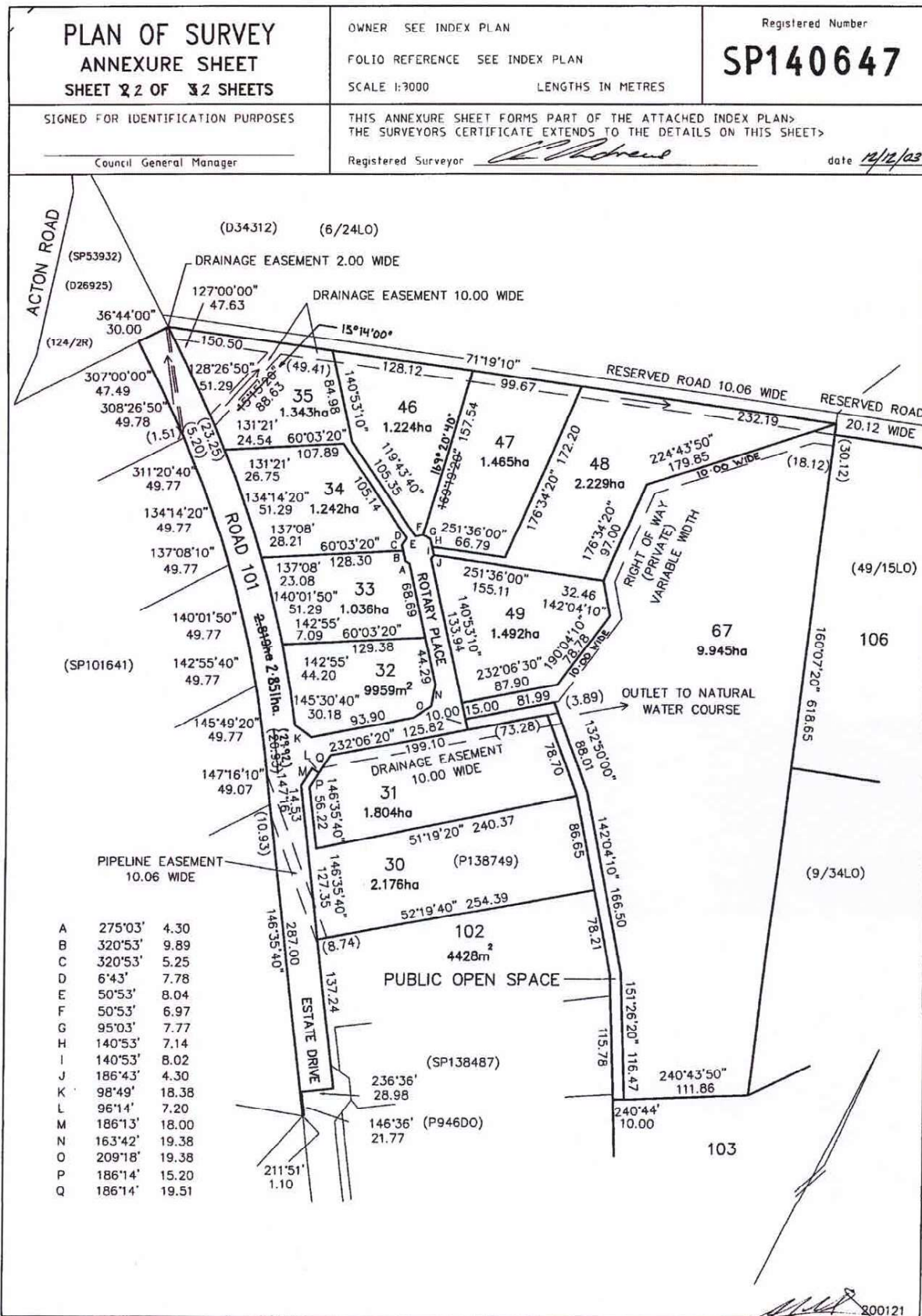
<p>MAPSHEET MUNICIPAL (5225-25,35) LAST UPI No 1407214 CODE No 107 (5425-21,31) 1403100 FHX64</p>	<p>LAST PLAN No P140345 P121164</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>
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[Signature] 200121
CORPORATE SECRETARY
CLARENCE CITY COUNCIL



[Signature]
200121
CORPORATE SECRETARY
CLARENCE CITY COUNCIL



A	275'03'	4.30
B	320'53'	9.89
C	320'53'	5.25
D	6'43'	7.78
E	50'53'	8.04
F	50'53'	6.97
G	95'03'	7.77
H	140'53'	7.14
I	140'53'	8.02
J	186'43'	4.30
K	98'49'	18.38
L	96'14'	7.20
M	186'13'	18.00
N	163'42'	19.38
O	209'18'	19.38
P	186'14'	15.20
Q	186'14'	19.51

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP140647

PAGE 1 OF 3 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

↳ 103
Lots 30 and 101 on the plan are each:-

Subject to Pipeline rights for the HOBART REGIONAL WATER BOARD (created by and more fully set forth in Sealed Plan No. 101641) over such part of the Pipeline Easement 10.06 wide shown on the plan as is within such lot.

Lot 101 on the plan is:-

Subject to a right of drainage for CLARENCE CITY COUNCIL (created by and more fully set forth in Sealed Plan No. 101641) over the drainage easement 2.00 wide shown on the plan within such lot.

Lot 67 on the plan is:-

Subject to a right of carriageway (appurtenant to lot 106 on the plan) over the Right of Way (Private) ^{VARIABLE WIDTH} shown on the plan within such lot.

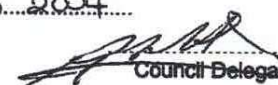
Lot 106 on the plan is:-

Together with a right of carriageway over the Right of Way (Private) ^{VARIABLE WIDTH} shown on the plan within lot 67.

Lot 105 on the plan is:-

Subject to a pipeline easement for the METROPOLITAN WATER BOARD (created by and more fully set forth in Surrender No. 39/3225) over the Pipeline Easement 15.24 wide shown on the plan within such lot.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: T G & M CASIMATY (AS PERSONAL REPRESENTATIVES OF G CASIMATY) FOLIO REF: Vol. 105712 Fol. 5 SOLICITOR & REFERENCE: PAGE SEAGER (AO: 00-1682)	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 12 Jan 2024 REF NO. <i>SS.0001/24</i>  Council Delegate CORPORATE SECRETARY CLARENCE CITY COUNCIL
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP140647
SUBDIVIDER: T G & M CASIMATY (AS PERSONAL REPRESENTATIVES OF G CASIMATY) FOLIO REFERENCE: Vol. 105712 Fol. 5	

COVENANTS:-

1. The owner of each of lots 103, 104 and 106 shown on the plan covenants with the Vendor (THEODORE GABRIEL CASIMATY and MARIAN CASIMATY as personal representatives of GEORGE CASIMATY) and with the owner 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:-
 1. Not – so far as relates to lots 103 and 106 respectively on the plan- to construct, erect or place on such lot any dwelling within the 20 NEF Noise Exposure Forecast within the Eastern Shore (Area 2) Planning Scheme 1986 as is marked ABCDEF within lot 103 and marked WXYZ within lot 106 on the plan.
 2. Not – so far as relates to lot 104 on the plan – to construct, erect or place on such lot any dwelling whatsoever.

2. The owner of each lot shown on the plan (except lot 104) covenants with the said Vendor (THEODORE GABRIEL CASIMATY and MARIAN CASIMATY as personal representatives of GEORGE CASIMATY) and with the owner 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 covenantors 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 :-
 1. Not to construct on such lot any dwelling or building with a minimum floor level below the 3.90 metre Australian Height Datum contour level. or in the case of Lot 103 below the 3.50 metre Australian Height Datum contour level.
 2. Not to establish or operate a waste disposal system below the 3.90 metre Australian Height Datum contour level.
 3. Not to erect or place on such lot any dwelling, house, building or structure using any exterior building material that contrasts with the rural environment.
 4. Not to remove any tree or trees from such lot without the prior written consent of the CLARENCE CITY COUNCIL.
 5. Not – so far as relates to lots 30, 31, 32, 33, 34, 35, 46, 47, 48 and 49 ^{AND 67} on the plan – to:-
 - (a) erect or place more than one residential building on such lot;
 - (b) to further subdivide such lot,
 without the prior written consent of the CLARENCE CITY COUNCIL.

Covenant 2(1) hereon amended by me pursuant to Request to Amend No. C746133 made under Section 103 of Local Government (Building & Miscellaneous Provisions) Act 1993
Alice Kawa
 Recorder of Titles
 29/11/ 2006

M.C. [Signature]

FENCING PROVISION:-

In respect of the lots shown on the plan the Vendor (THEODORE GABRIEL CASIMATY and MARIAN CASIMATY as personal representatives of GEORGE CASIMATY) shall not be required to fence.

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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP140647
SUBDIVIDER: T G & M CASIMATY (AS PERSONAL REPRESENTATIVES OF G CASIMATY) FOLIO REFERENCE: Vol. 105712 Fol. 5	

SIGNED by **THEODORE GABRIEL CASIMATY**)
 and **MARIAN CASIMATY** (as personal representatives)
 of **GEORGE CASIMATY** the registered proprietors of)
 the land in Folio of the Register Volume 105712 Folio 5,)
 Volume 121164 Folio 1, Volume 123527 Folio 1,)
 Volume ~~138749~~¹⁴⁰³⁶⁵ Folio 1 and Volume 211620 Folio 1)
 in the presence of:)

M. Casimaty
TG Casimaty

Witness: *J. Haile*
 Name: JOHN HAILE
 Address: 9 RYELAND CRT ROSEBAY 7015
 Occupation: Wool Classifier

SIGNED by **GREGORY JOHN CASIMATY**)
 and **KERRIE JANE CASIMATY** the registered)
 proprietors of the land in Folio of the Register Volume)
 104760 Folio 5 and Volume 230966 Folio 1)
 in the presence of:)

G Casimaty
K Casimaty

Witness: *G. Jones*
 Name: GAYE JONES
 Address: 12 ESPLANADE - MIDWAY PT
 Occupation: SALES ATTENDANT

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.