



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/064037

PROPOSAL: Partial Change of Use to Distillery and Tasting Rooms
(Resource Processing) and Signage

LOCATION: 4 Lamb Place, Cambridge

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 11/11/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 11/11/2026. 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 11/11/2026.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Application for Development / Use or Subdivision

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

Proposal: CHANGE OF USE (Relocating Distillery into workshop building)

Location:

4 Lamb Place Cambridge

Personal Information Removed



Is the property on the Tasmanian Heritage Register? Yes ☐ No ☒

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site: Distillery & associated buildings

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

Declaration

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

Acknowledgement

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

Personal Information Removed

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



SEARCH OF TORRENS TITLE

VOLUME 107756	FOLIO 1
EDITION 7	DATE OF ISSUE 18-May-2021

SEARCH DATE : 10-Sept-2026

SEARCH TIME : 09.29 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Diagram [107756](#)

Derivation : PART OF LOT 26903 GTD TO J.DODDRIDGE & PART OF LOT 38278 GTD. TO THE DIR.GEN. OF HOUSING & CONS.

Prior CT [4382/35](#)SCHEDULE 1

[M707347](#) TRANSFER to PATTEN PARRY PTY LTD Registered
13-Aug-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP [31128](#) COVENANTS in Schedule of Easements
SP [31128](#) FENCING PROVISION in Schedule of Easements
[C30987](#) PROCLAMATION under Section 52A of the Roads and
Jetties Act 1935 Registered 24-June-1997 at noon
[M710204](#) MORTGAGE to Vincent Family Securities Pty Ltd
Registered 13-Aug-2018 at 12.01 pm
[E261654](#) MORTGAGE to Commonwealth Bank of Australia
Registered 18-May-2021 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

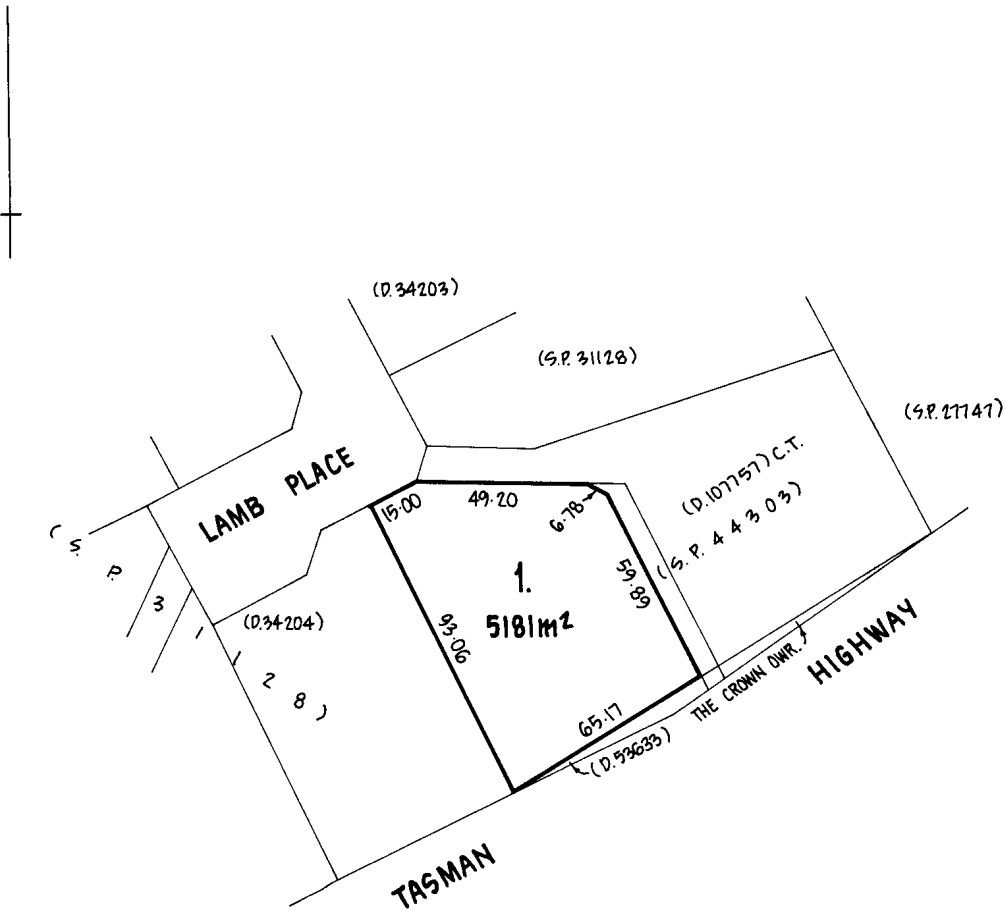
Owner:	PLAN OF TITLE of land situated in the CITY OF CLARENCE COMPILED FROM <u>S.P. 31128</u> COMPILED BY <u>L.T.O.</u> SCALE 1:1500 MEASUREMENTS IN METRES	REGISTERED NUMBER D107756
Title Reference: C.T. 4382 35		Approved <u>15 SEP 1993</u>  Recorder of Titles
Grantee:		

BALANCE PLAN

TASMAP CODE NO. <u>14</u>	LAST TASMAP UPT NO. <u>9233</u>	LAST SURVEY PLAN NO. <u>D.44778</u>
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ALL EXISTING SURVEY NUMBERS TO BE CROSS-REFERENCED TO THIS PLAN

CAUTION — COUNCIL APPROVAL
REQUIRED FOR FURTHER SUBDIVISION



DRAWING LIST
SO1 COVER SHEET
SO2 SITE PLAN
SO3 FLOOR PLAN / ELEVATIONS
SO4 TASTING AREA

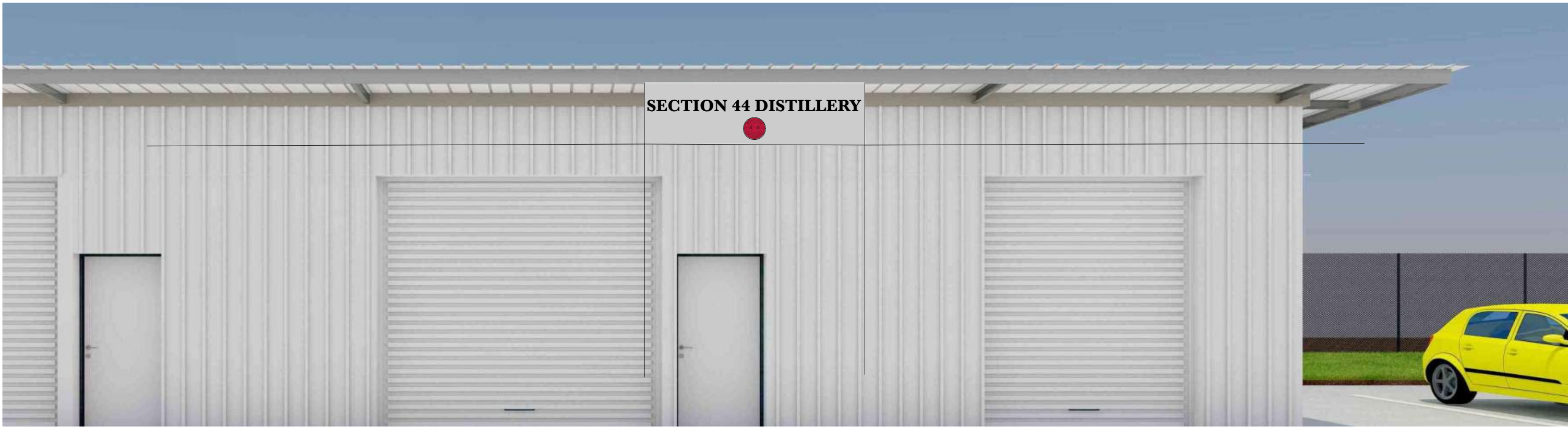


IMAGE OF DISTILLERY RELOCATED BUILDING B



ELEVATED IMAGE OF SITE PLAN

CHANGE OF USE

Client:

SECTION 44 DISTILLERY



Site Address:

4 LAMB PLACE
CAMBRIDGE 7170

Drawn by:

LJ

GENERAL NOTES:

CHECK ALL DIMENSIONS AND MEASUREMENTS ON SITE PRIOR TO FABRICATION AND OR CONSTRUCTION. DIMENSIONS ARE IN MILLIMETERS "FRAME TO FRAME" AND DO NOT ALLOW FOR INTERIOR LININGS.

DO NOT SCALE DRAWINGS. IF IN DOUBT ASK.

ALL WORK IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA) AS AMENDED, RELEVANT AUSTRALIAN STANDARDS (AS) CODES AND GOOD BUILDING PRACTICES. DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND SCHEDULES.

ISSUE	DESCRIPTION	DATE

File Number:
JENARC/02/05/25

Title:
Specifications & detailing for certification & permit issue of residential construction

Sheet Original:
A - 2

Scale:
As Shown

map modern architecture practice

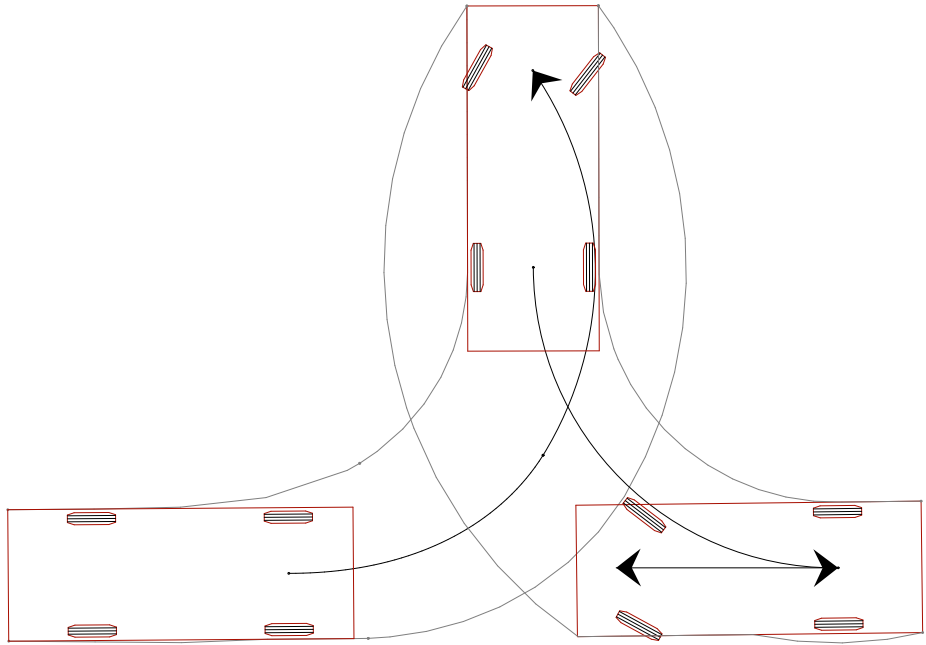
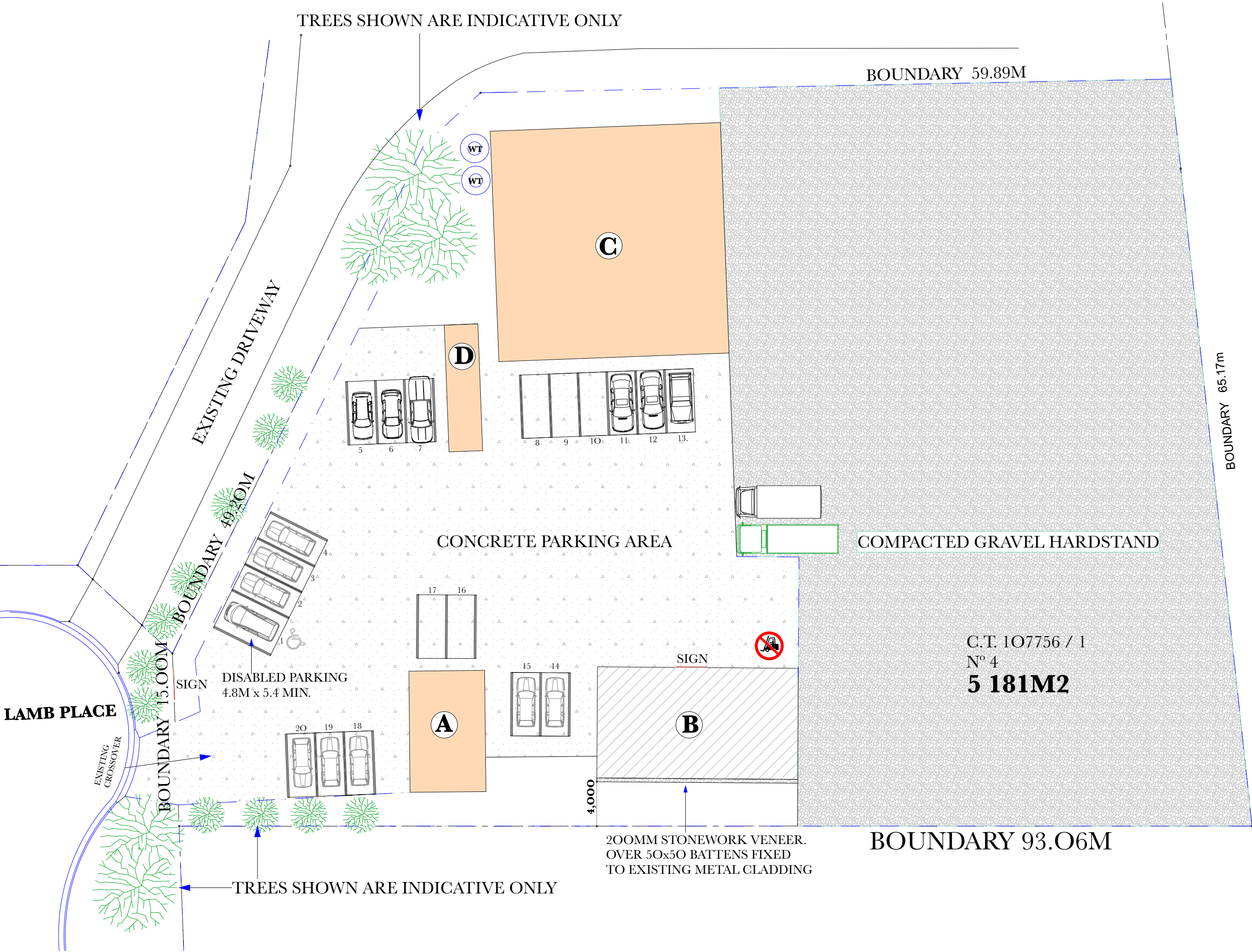
Registered Architects
Leon Jenkins
34 Silwood Avenue
Howrah Tas 7018
Mobile 0419 894 623
Email: maparch@netspace.net.au

TCC No: 1003
QCC No: 4833
ARBV N°: 20048

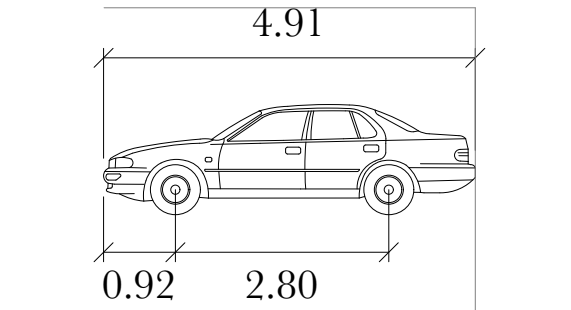
Drawing Number:

SO1

FLOOR AREAS	
A	= TASTING BUILDING (69.10M2)
B	= DISTILLERY RELOCATED (173.65M2)
C	= EXISTING DISTILLERY (399.70M2)
D	= STORAGE SHED (32.10M2)

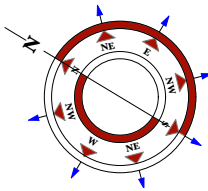


VEHICLE TURNING
SCALE 1: 100



B85 meters
Width : 1.87
Track : 1.77
Lock to Lock Time : 6.0
Steering Angle : 34.0

SITE PLAN
SCALE 1:300



CHANGE OF USE

Client:

SECTION 44
DISTILLERY

Site Address:

4 LAMB PLACE
CAMBRIDGE 7170

Drawn by:

LJ

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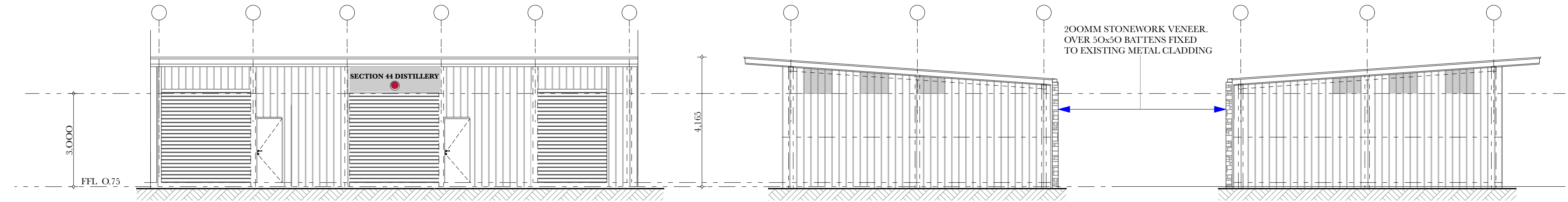
As Shown

Registered Architects
Leon Jenkins
34 Silwood Avenue
Howrah Tas 7018
Mobile 0419 894 623
Email: maparch@netspace.net.au

TCC No: 1003
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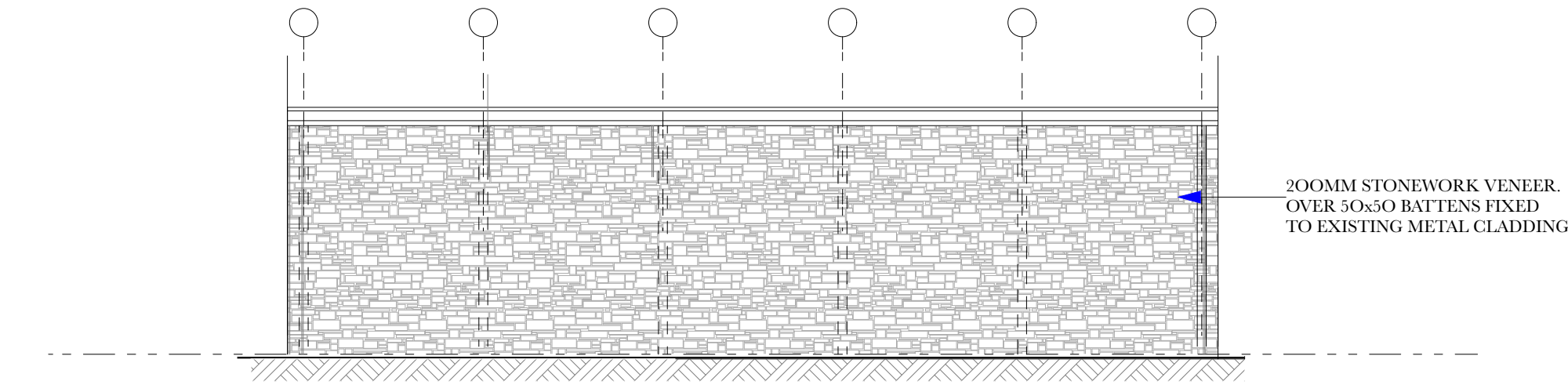
SO2



EAST ELEVATION
SCALE 1:100
BUILDING A

NORTH ELEVATION
SCALE 1:100
BUILDING A

SOUTH ELEVATION
SCALE 1:100
BUILDING A

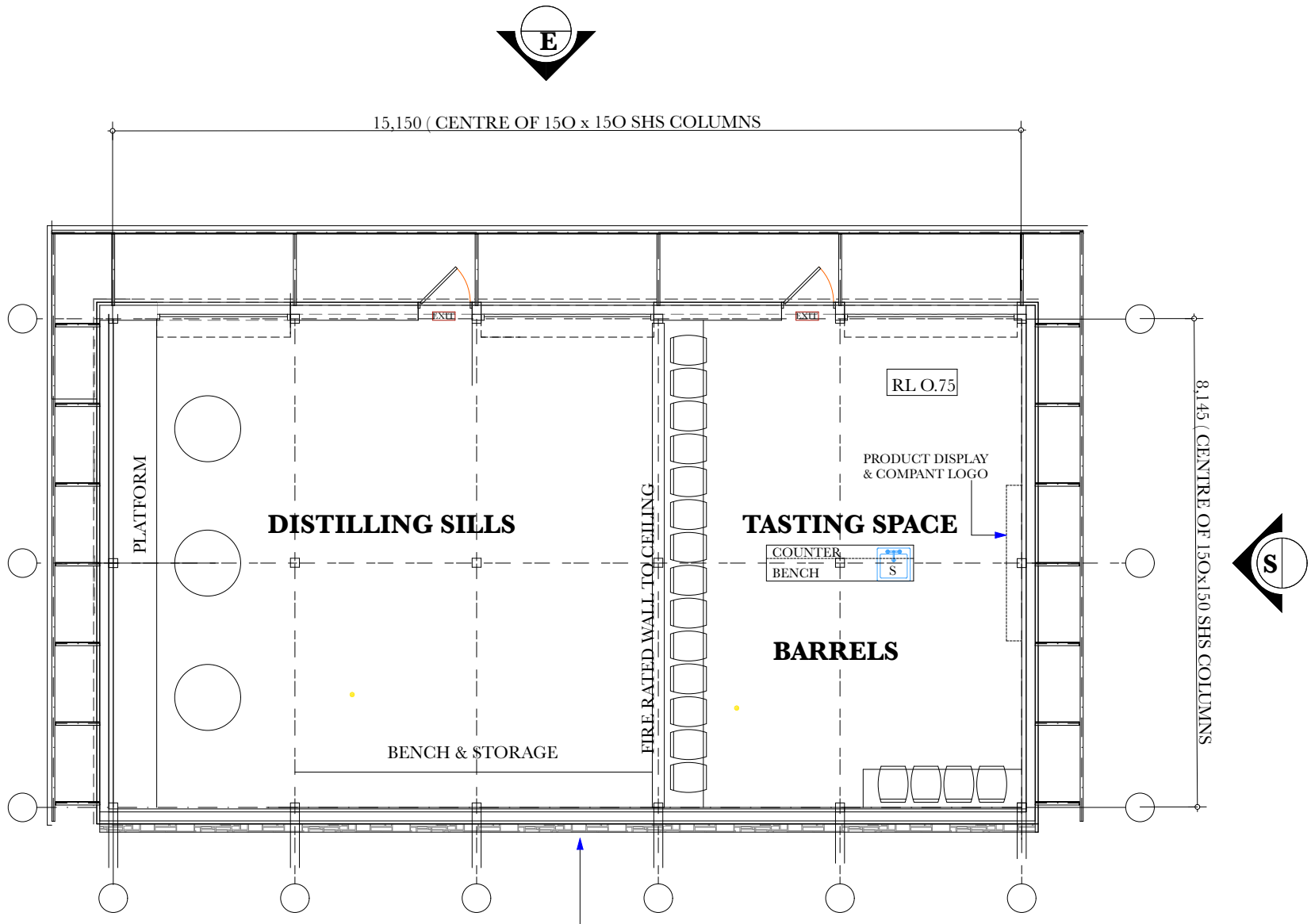


WEST ELEVATION
SCALE 1:100
BUILDING A



SIGN
SCALE 1:20

SIGN 2,500W x 900D PAINT ON 2.00MM GALV SHEET
PAINTED WHITE. REMOVE VERTICAL RIBS AND SETBACK
THE 50MM MIN. FROM BUILDING FACE, IN STRICT
ACCORDANCE WITH C1.4 STATE PLANNING PROVISIONS.



PROPOSED FLOOR PLAN BUILDING A
SCALE 1:100

CHANGE OF USE

Client:

SECTION
44
DISTILLERY

Site

Address:

4 LAMB PLACE
CAMBRIDGE 7170

Drawn by:

LJ

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map
modern architecture practice

Registered Architects

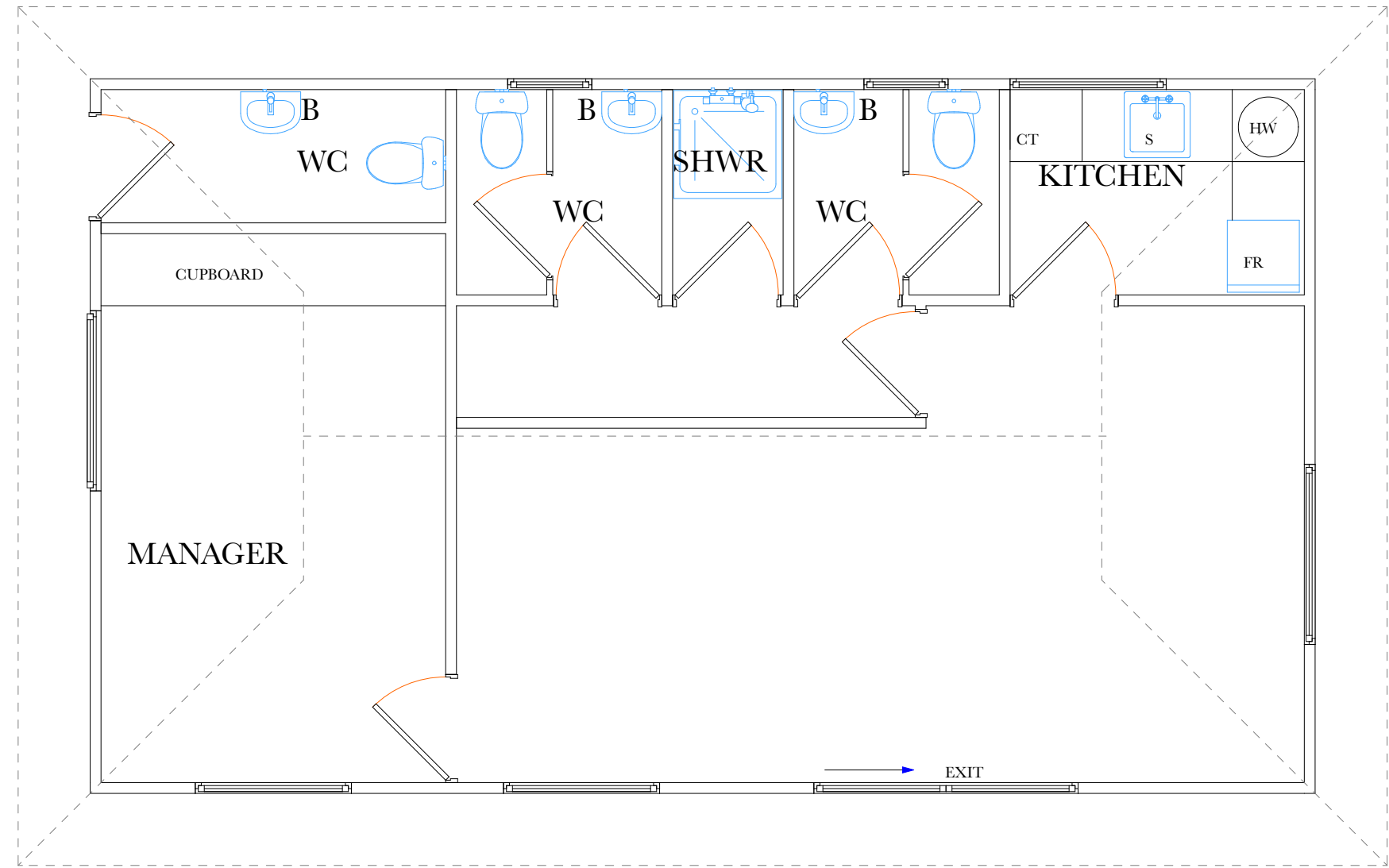
Leon Jenkins

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Mobile 0419 894 623
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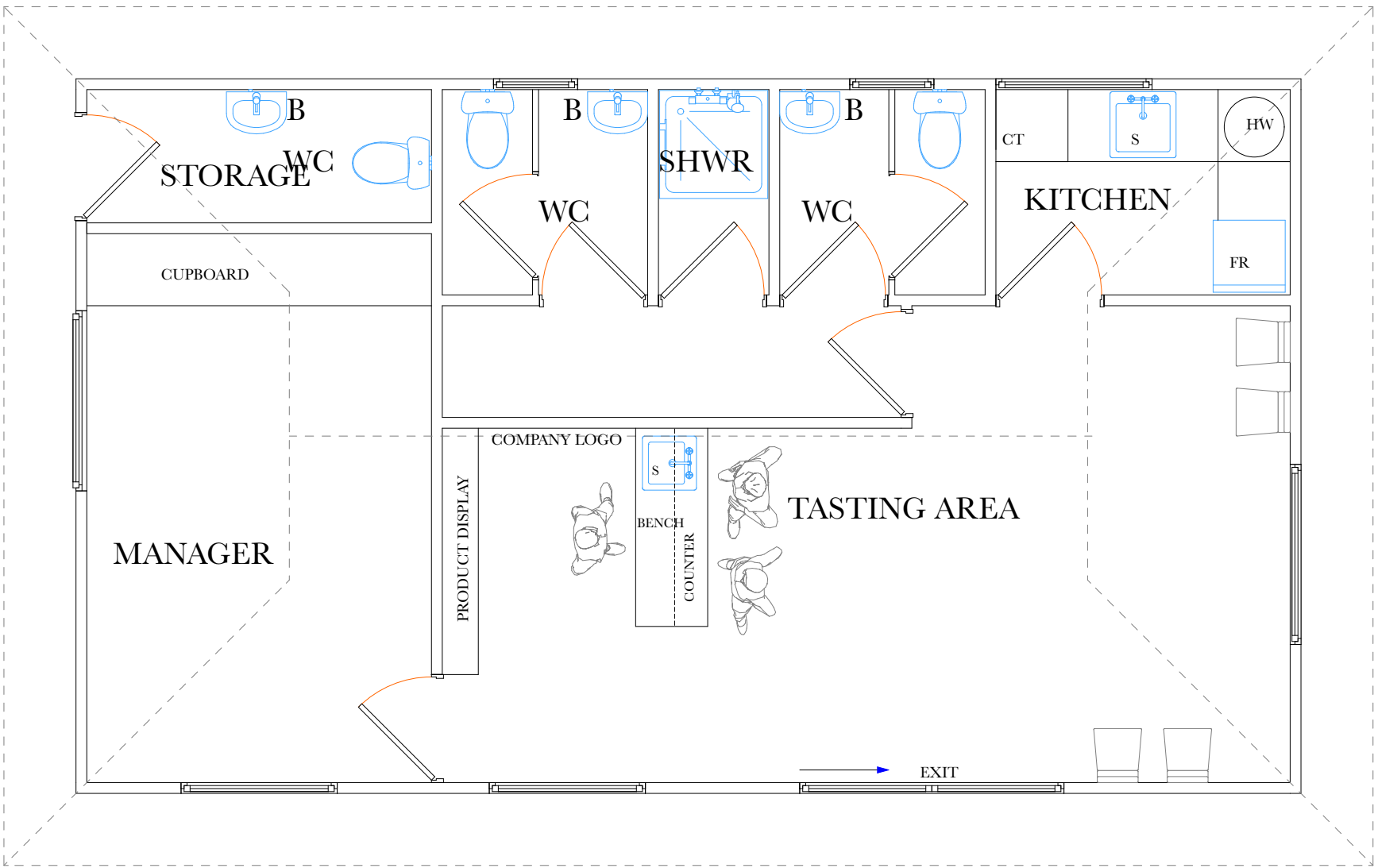
TCC No: 1003
QCC No: 4833
ARBV N°: 20048

Drawing Number:

SO3



EXISTING BUILDING A
SCALE 1:50

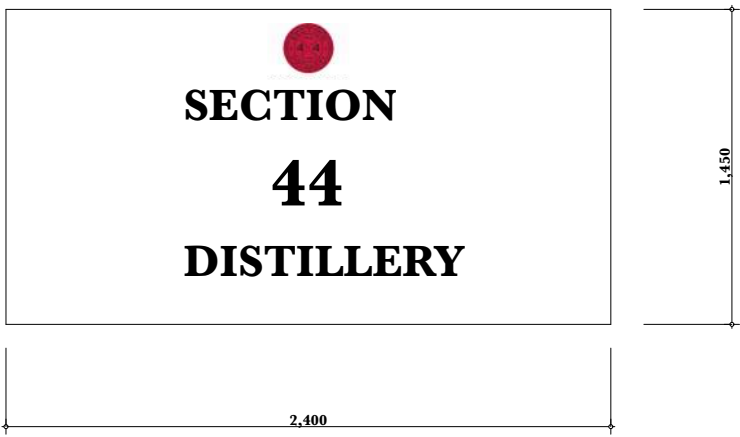


PROPOSED TASTING AREA BUILDING A
SCALE 1:50



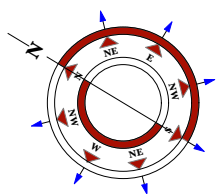
THIS SIGN 600D x 450W WILL BE RELOCATED ALONG
SIDE THE ENTRY INTO BUILDIND (A) OFFICE / TOILETS

EXISTING SIGN



PROPOSED SIGN
NEW SIGN TO BE PLACED OVER
EXISTING

PROPOSED DISTILLERY FLOOR PLAN
SCALE 1:50



CHANGE OF USE

Client:

SECTION
44
DISTILLERY

Site
Address:

4 LAMB PLACE
CAMBRIDGE 7170

Drawn by:

LJ

GENERAL NOTES:

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TCC No: 1003
QCC No: 4833
ARBV N°: 20048

Drawing Number:

SO4

PROJECT
CONSULTANTS:

Engineer:

Surveyor:



6 October, 2026

City of Clarence
38 Bligh st. Rosny Park
PO Box 96
Rosny Park, TAS 7018

Dominique Danel
SENIOR PLANNER

PLANNING APPLICATION - PDPLANPMTD - 2029 / O64O37 - LAMB PLACE, CAMBRIDGE

Response to your RFI, dated 1 October 2026

- Land owners - PATTEN PARRY TRUST)
- Existing Building C - Location of existing Distillery. When vacated, the building will be advertised to rent or lease as Warehouse storage.
If additional parking is required, it will be located at the southern end of the building.
- Existing Building B - Existing Workshop will be retrofitted for new Distillery.
- Staff numbers. - 2.5 staff are required for the Distillation process.
- Production. - Current production is 500l litres per day, with a maximum capacity of 1,000 litres. The company has no intension of expanding production on site.
- Outdoor Storage. - No additional outdoor storage is proposed
- Signage - Refer attached drawing SO2 for details



October 19, 2026

City of Clarence
38 Bligh st. Rosny Park
PO Box 96
Rosny Park, TAS 7018

Dominique Danel
SENIOR PLANNER

PLANNING APPLICATION - PDPLANPMTD - 2029 / O64O37 - LAMB PLACE, CAMBRIDGE

While waiting for the DA application to be processed, the owners utilised the time review their proposal. They have approval for building A & B. They seek approval for both Building A and the proposed Distillery Building B to be used for tastings and the sale of their products, including takeaway bottle sales. We have amended our drawings as requested by our client. We enclose a new set of drawings which include a floor plan of Building A. The owners confirmed no additional staff will be required to manage the distilling or tasting areas. At present the tastings are 2 to 3 a week by appointment only. Maximum groups of four, trading hours 9am to 5pm.