

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: 139 Arthur Highway, Dunalley

PROPOSED DEVELOPMENT:

FOOD SERVICES (OYSTER BAR AND RETAIL OUTLET)

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 21st July 2025**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 21st July 2025**.

APPLICANT: Cameron Of Tasmania Pty Ltd

APPLICATION NO: DA 2025 /151

DATE: 04 July 2025

Part B: Please note that Part B of this form is publicly exhibited.

Full description of Proposal:	<i>Use:</i> Retail outlet and oyster bar
	<i>Development:</i> Installation of a small shop front and oyster bar to sell freshly shucked oysters & shelf stable abalone and mussel products
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$ 500,000

Is all, or some the work already constructed:	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address: 145 Arthur Highway
	Suburb: Dunalley Postcode: 7177
	Certificate of Title(s) Volume: 156091 Folio: 2

Current Use of Site	Oyster Hatchery
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Current Owner/s:	Name(s) Cameron of Tasmania
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Is the Property on the Tasmanian Heritage Register?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please provide written advice from Heritage Tasmania
Is the proposal to be carried out in more than one stage?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please clearly describe in plans
Have any potentially contaminating uses been undertaken on the site?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please complete the Additional Information for Non-Residential Use
Is any vegetation proposed to be removed?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please ensure plans clearly show area to be impacted
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>	If yes, please complete the Council or Crown land section on page 3
<p>If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form</p> <p>https://www.sorell.tas.gov.au/services/engineering/</p>		



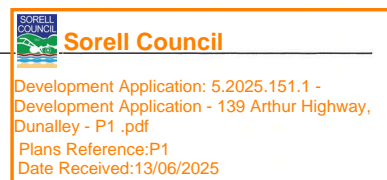
Sorell Council

Development Application: 5.2025.151.1 -
Development Application - 139 Arthur Highway,
Dunalley - P1 .pdf
Plans Reference: P1
Date Received: 13/06/2025

Part B continued: Please note that Part B of this form is publicly exhibited

Declarations and acknowledgements	
<ul style="list-style-type: none">• I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land.• I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours.• I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies.• I/we declare that, in accordance with s52(1) of the <i>Land Use Planning and Approvals Act 1993</i>, that I have notified the owner(s) of the intention to make this application.• I/we declare that the information in this application is true and correct. <p><i>Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.</i></p> <ul style="list-style-type: none">• I/we 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 exhibition, 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. <ul style="list-style-type: none">• Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent.	
Applicant Signature:	Signature:  Date: <u>02 JUN 25</u>

Crown or General Manager Land Owner Consent	
<p>If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the <i>Land Use Planning and Approvals Act 1993</i>).</p> <p>Please note:</p> <ul style="list-style-type: none">• If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au• If the application involves Crown land you will also need a letter of consent.• Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.	
<p>I _____ being responsible for the administration of land at _____</p> <p>declare that I have given permission for the making of this application for _____</p>	
Signature of General Manager, Minister or Delegate:	Signature: _____ Date: _____



12 June 2025

To whom it may concern,

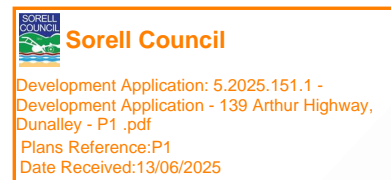
Cameron of Tasmania is part of the Yumbah Aquaculture Group and has operated in Dunalley since the 1980s. Cameron's produce Pacific Oysters across Tasmania in St Helens, Dunalley and Eaglehawk Neck supplying juvenile oysters to other farms and whole live oysters to the mainland wholesale market. Yumbah's broader business includes mussels and abalone, with abalone farms also located in Tasmania.

Cameron's currently operate their Office and Hatchery at 137-145 Arthur Highway, Dunalley and are proposing an extension of these operations to include a retail shop front and oyster bar.

The proposed development would utilise a modified 40ft shipping container, which has been professionally converted to a shop and oyster bar. The shop is being designed to minimise the 'shipping container' look and ensure the visual impact is minimised and the style of the operation is suited to the area. Our design includes timber cladding around the building, low-line fences to provide a distinct boundary for the area, picnic tables, and potted outdoor plants.

Key elements of the operation include:

- Oyster shucking demonstrations and tastings
- Displays featuring information on local history and other local attractions
- Casual dining area
- Retail outlet for abalone, oysters, mussels and other local seafood
- Coffee and other non-alcoholic drinks
- Local alcoholic beverages (licencing permitting)
- Accessible toilet facilities
- Accessible parking



This proposal supports the following objectives as outlined in Sorell Council's Strategic Plan 2019-2029:

Objective 1: To facilitate regional growth

Dunalley is a prominent region for oyster farming thanks to its pristine waters and ideal growing conditions. The area is renowned for producing high quality Pacific Oysters and Cameron of Tasmania have identified the opportunity to increase tourism to the area by offering live shucking demonstrations at an Oyster Bar and Shop Front, and in future, offering farm tours with both non-maritime and maritime options to ensure options are available for all seafood enthusiasts. We have identified that this project will both complement existing offerings to the visitor economy and attract additional visitors to the area.

This project brings a new visitor experience to the area and the addition of a new aquatourism operation will support the visitor economy in the area, creating another point of interest on the way to Port Arthur, encouraging visitors to spend additional time in the Dunalley area before continuing to the Tasman Region.

Cameron's currently employ 65 staff in regional areas of Tasmania, and this proposal would, at a minimum, result in three immediate job opportunities for the shop, with three additional employees required when the farm tours commence, with potential for additional opportunities as operations organically increase. In addition to this we expect the development to support several in-direct job opportunities in areas such as hospitality, accommodation, farming and transport.

Objective 3: Ensure a liveable and inclusive community

The development will provide a new recreational opportunity for visitors and locals. This development is also a critical part in the future establishment of farm tours which will provide access to our local environment whilst showcasing our area and our local culture and history.

The proposal also strongly supports appropriate public access to the coast and natural environment, particularly once farm tours are operational.

The proposal is inclusive, including accessible parking and accessible toilet for the shop and oyster bar and options to suit a wide variety of ability levels included in the planned farm tours.

In addition to being aligned with the Sorell Council's Strategic Plan 2019-2029, the proposed area for this development is in the Village Planning Zone and, as an extension of existing operations, we believe this proposal is suitable for this zoning.

We have designed the proposed site to consider traffic impact and effective management, with six designated car parks provided. The design of these spaces aligns with parking provided further up the main road, opposite the Dunalley bakery, so visitors can easily pull into angled car spaces, with plenty of room to manoeuvre before merging back onto the main road when departing.

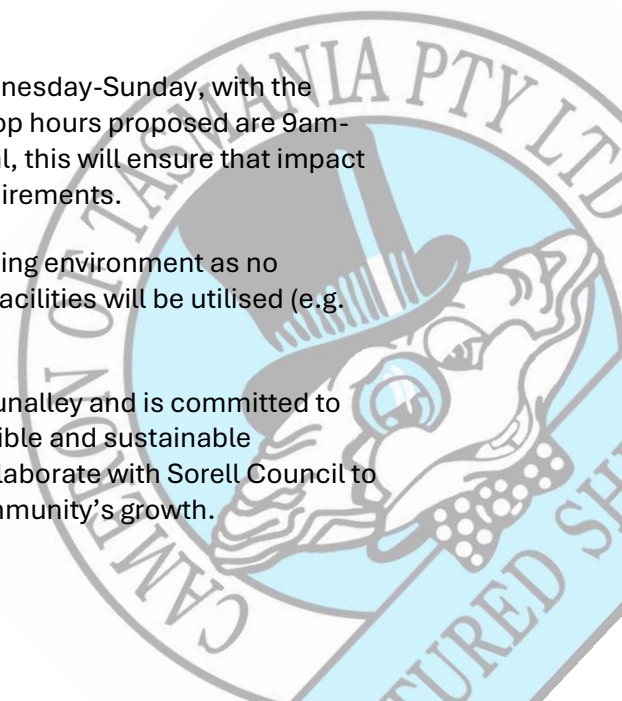
We have considered the potential impact of this development on our neighbours and have designed the location and layout to provide distance between the shop and our closest neighbour. The layout also creates a distinct dining area which is sheltered from view by the shop itself, to minimise impact on the neighbour. Additionally, designated car parking is situated well away from the property to minimise any potential impacts from cars stopping near the neighbouring property.

We do acknowledge that the current site layout has the shop close to the front of our existing building (>5m) however this has been done to maximise space between the shop and the road, and creates a defined boundary for the area, sheltering the operations from the neighbours view, and reducing the likelihood of patrons straying too close to the neighbouring property.

It is anticipated the shop and bar will initially operate Wednesday-Sunday, with the potential to increase to 7 days if demand is sufficient. Shop hours proposed are 9am-3:30pm. Whilst noise generated is expected to be minimal, this will ensure that impact on neighbours is minimised in line with council noise requirements.

We do not anticipate any negative impact on the surrounding environment as no significant changes to the area are required, and existing facilities will be utilised (e.g. additional connection to existing sewage).

Cameron of Tasmania has a long history of operating in Dunalley and is committed to ensuring any developments undertaken focus on responsible and sustainable development practices. Cameron's hope to work and collaborate with Sorell Council to achieve a successful outcome which will support our community's growth.



Cameron's would like to take this opportunity to thank Sorell Council for their engagement to date and for your time and consideration of this development throughout the review process.

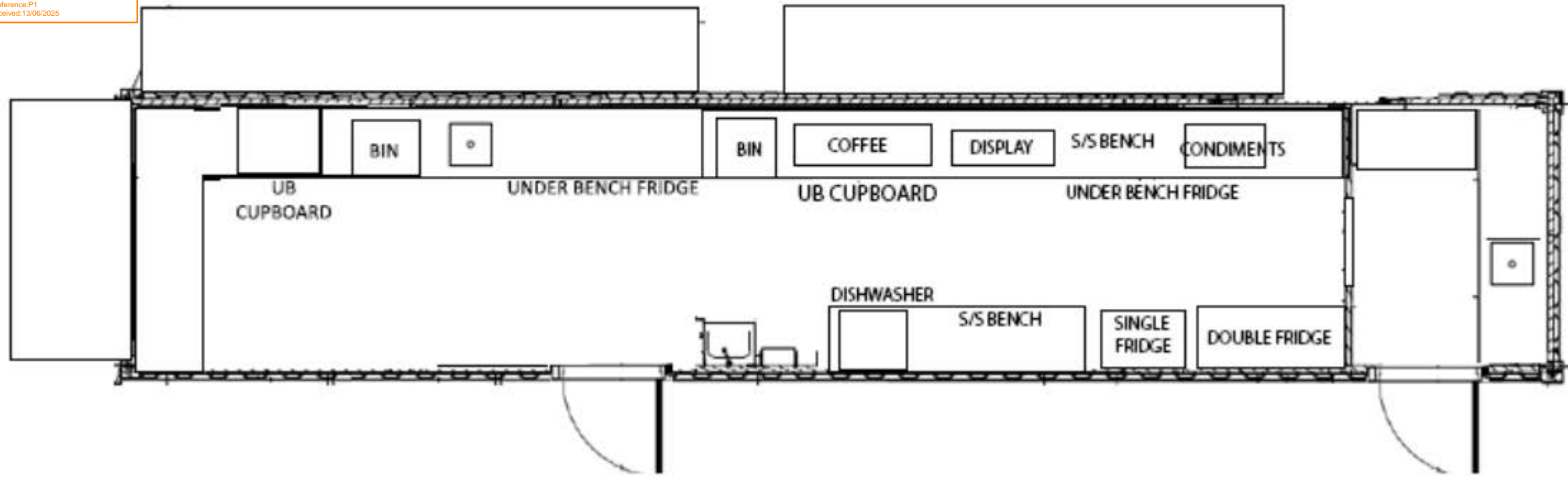
Please do not hesitate to contact me if you have any questions regarding this proposal.

Kind Regards,

A handwritten signature in blue ink, appearing to read 'EDuke', with a stylized flourish at the end.

Ellen Duke
Project Office Manager
Yumbah Aquaculture
ellen.duke@yumbah.com
0419 910 389



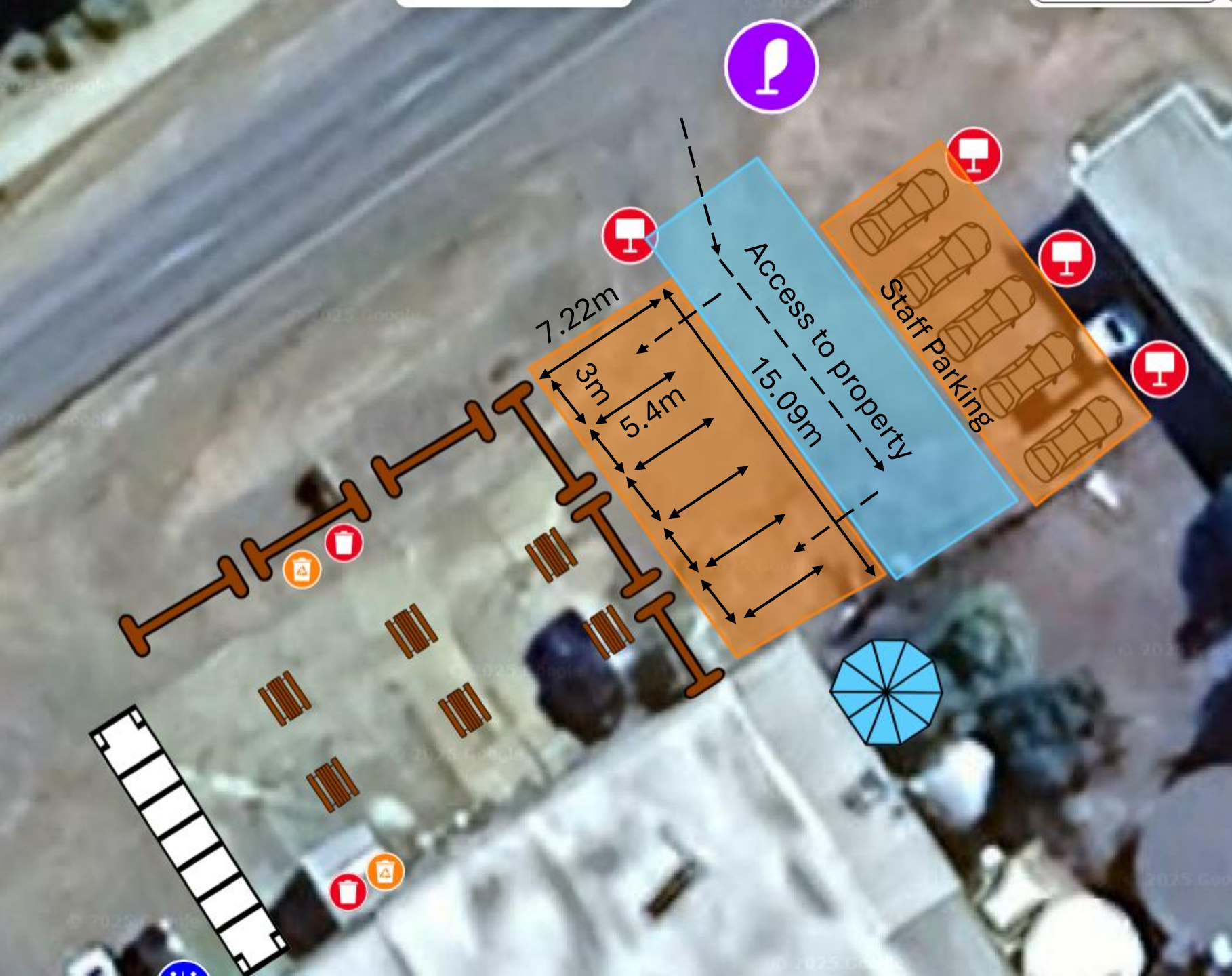




Sorell Council

Development Application: 5/2025/151.1 -
Development Application - 130 Arthur Highway,
Dunally - P1 - pdf
Plans Reference: P1
Date Received: 13/06/2025





Parking facilities – off-street parking

Orange area:
Car Parks at 90°
5 bays
3m wide
5.4m long

This leaves an additional
1.82m clearance behind the
vehicle before entering the
blue access way.

Carpark area material will be
compacted fine gravel, most
of which already exists.



Sorell Council

Development Application: 5.2025.151.1 -
Response to Request For Information - 139
Arthur Highway Dunalley - P2.pdf
Plans Reference: P2
Date received: 23/06/2025