



DEVELOPMENT APPLICATION

PDPLANPMTD-2023/040363

PROPOSAL: Signage

LOCATION: 6/14 Cessna Way, Cambridge

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 30 January 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 30 January 2024. 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 30 January 2024.

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.

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

Signage for Safe Drive Car Rentals

Location:

Address 6/14 Cessna Way, Cambridge, Tasmania 7170

Suburb/Town Cambridge Postcode 7170

Current
Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for
application fees to
be in the name of:
(if different from
applicant)

Estimated cost of development

\$ 2376

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 a Council Officer, please give their name

Current Use of Site:

Car rentals and IT support

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. Where the application is submitted under Section 43A, the owner's 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:


Signature..... Date 17/11/2023

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST
BE SUBMITTED WITH YOUR APPLICATION.**

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- ☐ 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 Council.

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

2. **ADDITIONAL DOCUMENTATION**

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 plan 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.*

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- ☐ 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 Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
184135		6
EDITION	DATE OF ISSUE	
2	22-Mar-2023	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles



DESCRIPTION OF LAND

City of CLARENCE

Lot 6 on Strata Plan 184135 and a general unit entitlement operating for all purposes of the Strata Scheme being a 10 undivided 1/120 interest

Derived from Strata Plan 184135

Derivation : Part of 1654 Acres Granted to Robert Pitcairn and Thomas Young

SCHEDULE 1

N118858 TRANSFER to DOWNIE CORPORATE PTY LTD Registered
22-Mar-2023 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
The registered proprietor holds the lot and unit entitlement
subject to any interest noted on common property
Folio of the Register volume 184135 folio 0

SP164757 & SP176911 COVENANTS in Schedule of Easements

SP164757 & SP176911 FENCING PROVISION in Schedule of Easements

SHEET 2 OF 3 SHEETS

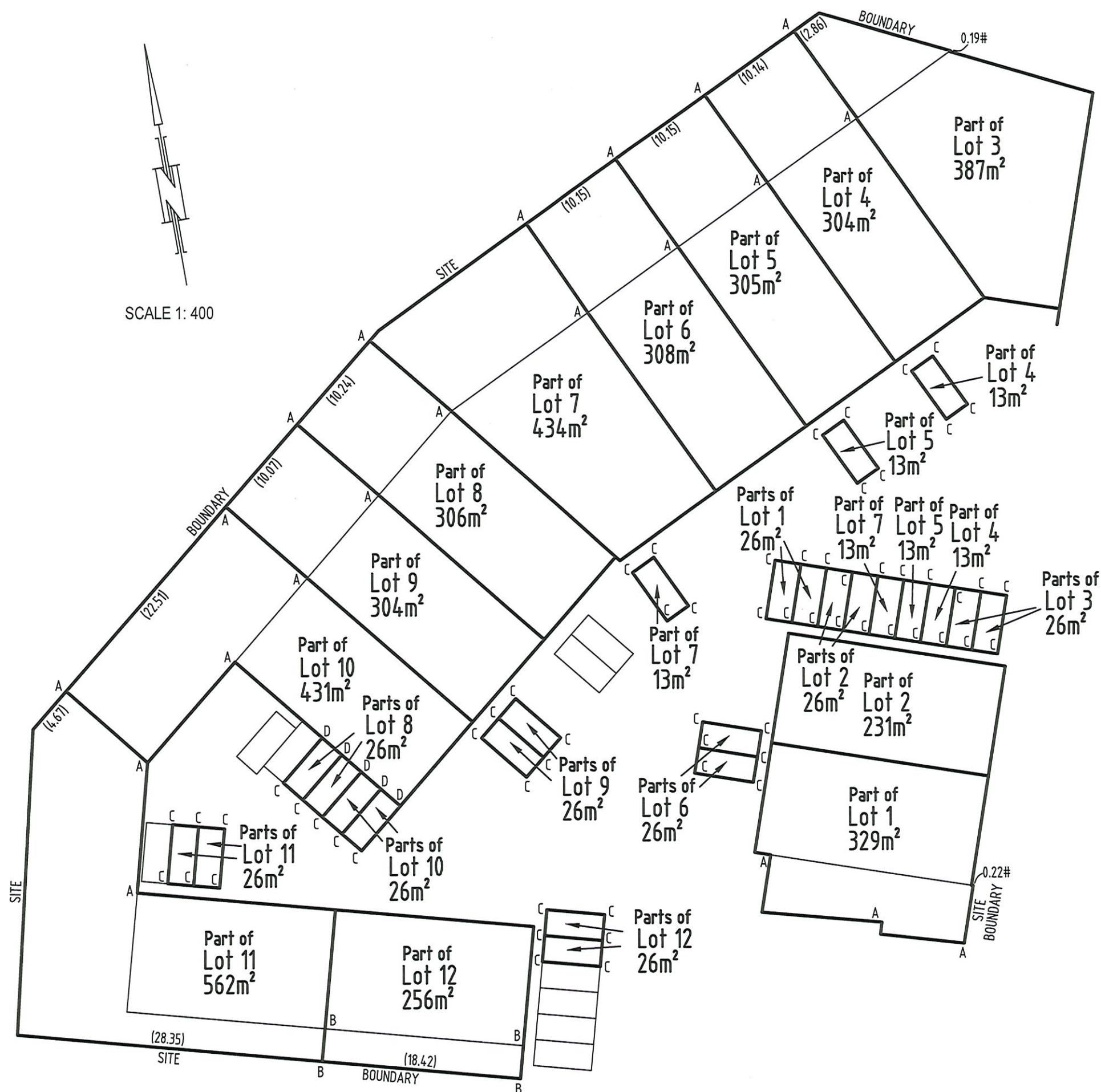
STRATA TITLES ACT 1998

Registered Number

Council Delegate

24/10/2022
Date

GROUND LEVEL



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

SITE BOUNDARIES

CENTRE OF CONCRETE PANEL WALLS

CENTRELINE OF CYCLONE WIRE FENCES LABELLED A - A

CENTRELINE OF STEEL PANEL FENCE LABELLED B - B

CENTRE OF PAINT LINES LABELLED C - C & C - D

FACE OF CONCRETE WALL LABELLED D - D

OPEN BOUNDARIES SHOWN # ARE THE PROLONGATION OF THE CENTRELINE
OF THE ADJACENT CONCRETE PANEL WALL TO THE SITE BOUNDARY
MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

THE VERTICAL LOT BOUNDARIES EXTEND FROM THE CENTRELINE
OF THE CONCRETE FLOOR BELOW TO THE UNDERSIDE OF THE
ROOFING STRUCTURE ABOVE

LOT No	OPEN SPACE AREA	FLOOR AREA	CARPARKING AREA	TOTAL AREA
1	98m ²	205m ²	26m ²	329m ²
2	N/A	205m ²	26m ²	231m ²
3	67m ²	320m ²	26m ²	413m ²
4	101m ²	203m ²	26m ²	330m ²
5	101m ²	204m ²	26m ²	331m ²
6	102m ²	206m ²	26m ²	334m ²
7	168m ²	266m ²	26m ²	460m ²
8	102m ²	204m ²	26m ²	332m ²
9	101m ²	203m ²	26m ²	330m ²
10	226m ²	205m ²	26m ²	457m ²
11	362m ²	200m ²	26m ²	588m ²
12	56m ²	200m ²	26m ²	282m ²

Registered Land Surveyor

13-10-22
Date

SHEET 3 OF 3 SHEETS

STRATA TITLES ACT 1998

ADDRESS FOR THE SERVICE OF NOTICES: 14 CESSNA WAY CAMBRIDGE, TAS 7170

I, Timothy Leigh Gowlland of Otago Bay in Tasmania
a surveyor registered under the Surveyors Act 2002 certify that
the building or buildings erected on the site and drawn on sheet 1 of
this plan are within the site boundaries of the folio stated on sheet 1
and any encroachment beyond those boundaries is properly authorised
according to law.

13-10-22
Date

I certify that the Clarence City Council has:

- (a) approved the lots shown in this plan and
- (b) issued this certificate of approval in accordance with section 31 of the Strata Titles Act 1998

Council Delegate

24/10/2022
Date

Ref No.

SA-2022/
031737

[illegible]



SAFE DRIVE

CAR RENTALS

1500mm

2500mm

6

2023/02/23