



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/053341

PROPOSAL: Signage

LOCATION: 26 Bligh Street, Rosny Park

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 11 August 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 11 August 2025. 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 August 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 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: Installing a new lightbox sign at Eastlands SC

Location: Liquorland Eastlands, Eastlands Shopping Centre, 1 Bligh St, Rosny Park TAS 7018

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:

Kate Guinane

Current use of site:

Liquor store

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.



Development/use or subdivision 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.



SEARCH OF TORRENS TITLE

VOLUME 15594	FOLIO 10
EDITION 23	DATE OF ISSUE 18-Jul-2025

SEARCH DATE : 21-Jul-2025

SEARCH TIME : 06.12 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 10 on Sealed Plan 15594

Derivation : part of 181 acres gtd. to G.Mercer and part of
217 acres gtd. to A.Montagu

Prior CT 3988/88

SCHEDULE 1

E85077 PERPETUAL LIMITED Registered 08-Jun-2017 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

A581771 PROCLAMATION under Section 9A and 52A of the Roads
and Jetties Act 1935 (affecting Lots 3 and 6 on SP
15594) Registered 10th-Nov-1977 at noon.

SP 15594 EASEMENTS in Schedule of Easements

SP 15594 FENCING PROVISION in Schedule of Easements

E295091 LEASE to WOOLWORTHS GROUP LIMITED of a leasehold
estate for the term of 12 years from 01-May-2021 (of
that part of the said land within shown hatched on
Pages 57 & 58 on the plan attached to the said lease)
Registered 19-May-2022 at noonE405649 LEASE to WOOLWORTHS GROUP LIMITED of a leasehold
estate for the term of 25 years from 21-Oct-2002 (of
portion of the building on the said land within
described with a total area of 6,102.5m2 shown
hatched on the plans annexed to the Lease excluding
the areas marked ABCDEF & GHIJ thereon) Registered
04-Mar-2025 at 12.01 PME413654 LEASE to KMART AUSTRALIA LIMITED of a leasehold
estate for the term of 7 years, 4 months and 15 days
from 1-July-2021 (of that part of the said land
within described as "Kmart Lease Area" on the plans
annexed to the Lease) Registered 15-Apr-2025 at noonE418919 LEASE to TYRE AND AUTO PTY LTD of a leasehold estate
for the term of 7 years, 4 months and 15 days from
01-Jul-2021 (of that part of the said land within

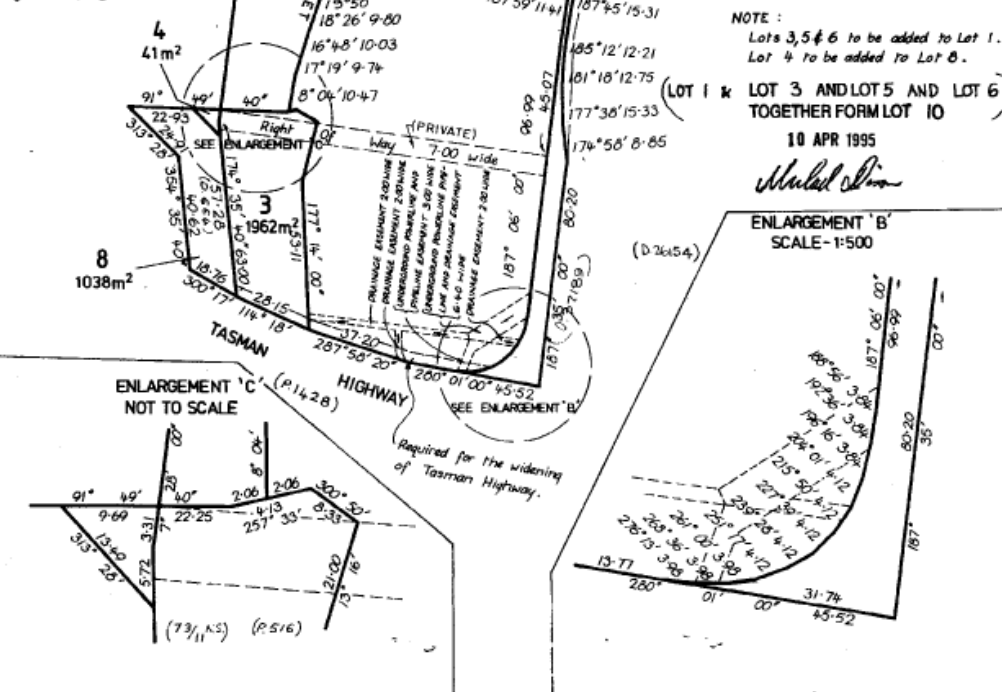
SP 15594

Owner: MUTUAL LIFE AND CITIZENS ASSURANCE CO. LTD. THE WARDEN COUNCILLORS AND ELECTORS OF THE MUNICIPALITY OF CLARENCE. H. M. QUEEN	PLAN OF SURVEY R. H. LANGE by Surveyor of land situated in the	Registered Number: S. P15594 Effective from: 20 OCT 1982 f. Broad ACTING DEPUTY Recorder of Titles
Title Reference: G.T. 2576-39 C.T. 3353-30 C.T. 3874-14 CT 3507-79 C.T. 3507-78 C.T. 3159-67 C.T. 3874-15	TOWN OF BELLERIVE & TOWN OF LINDISFARNE	
Grantee: Part of 181 acres granted to G. Mercer Part of 217 acres granted to A. Montagu WHOLE OF 1038m ² GTD. TO WARDEN ETC. OF CLARENCE	SCALE-1:1250	

"Reserve" notation hereon deleted by me pursuant to
Request to Amend No. C790139 made under Section 103
of the Local Government (Building & Miscellaneous Provisions) Act 1993
Alice Kawa
Recorder of Titles
25/6/2008

LOT 4 AND LOT 8
TOGETHER FORM LOT 9
31 MAR 1995

Mulid Slim



described as MYCAR on Page 68 on the plan attached
said lease) Registered 18-Jul-2025 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

LIQUORLAND

MONTAGE SIGNAGE PACK EASTLANDS

1 Bligh St, Rosny Park TAS 7018

There will be no flashing or movement within the graphics. The black area is blackout (no illumination) – only the white Liquorland text will be illuminated (back-lit) so the intensity of the illumination is limited. The sign will be illuminated 7 days a week, from 6am – 11pm.

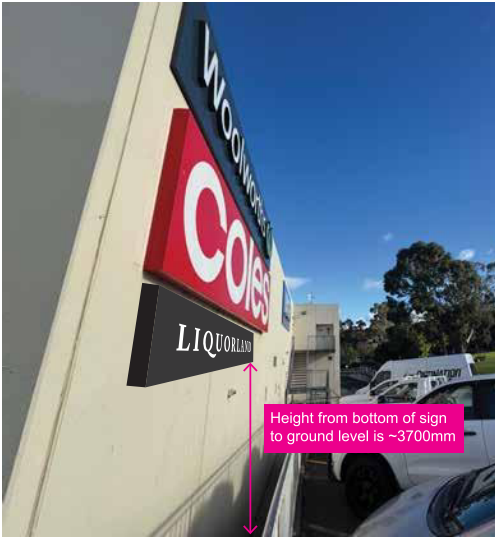
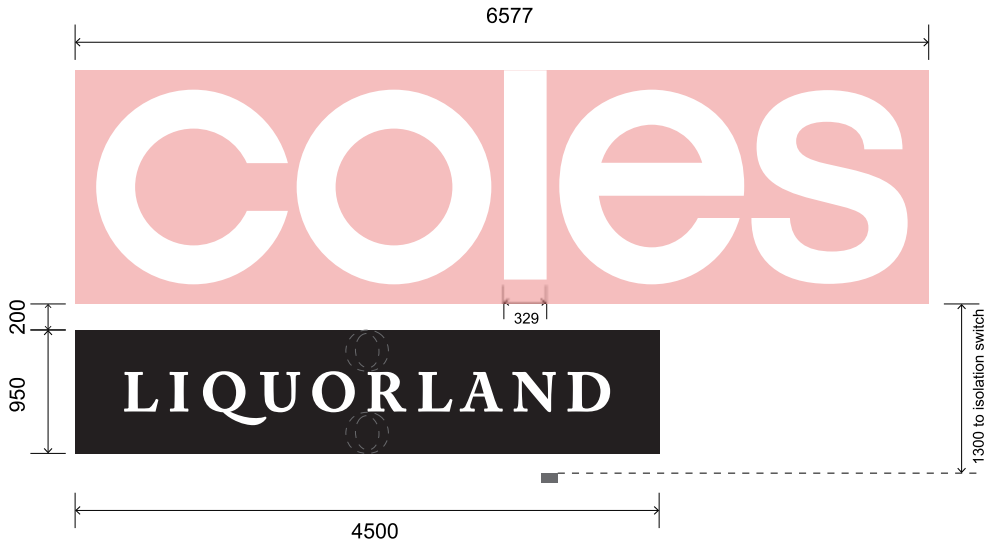
3. Height of sign from natural ground level.

The floor level directly below this sign is sloping and there is a secondary car park level at a different height directly in front of the sign so it is difficult to provide an exact height from floor level. Please refer to photos below and advise which from which point you would like the measurement to be provided to. The sign will finish above the level of the existing isolation switch as shown in the originally supplied signage pack.





CLIENT: Liquorland	PROJECT: Eastlands	FILE NAME: Liquorland Eastlands External Sign Ver02 - DA Pack	DATE	JOB NO	DRAWN BY	VERSION	PAGE
FILE PATH: J:\PROJECTS\L\Liquorland\08 TAS\Eastlands External Signage - 6420\2.1. PROJECT MANAGEMENT\2. STATUTORY APPROVALS\2. DEVELOPMENT APPLICATIONS			22/07/2025	6420	AG	02 - DA	02/04



SIGN 1

LIQUORLAND LIGHTBOX
QTY.1

Size:
4500mmW x 950mmH x 190mmD

Scale: NTS

Material:
NEW Aluminium extrusion single sided
black lightbox, Flexface banner with
black matt CCV, Liquorland to illuminate.

Note:
Isolation switch to stay in its
current position

- Lessor Notes:
1. External signage approval is specific to this individual location only and does not set a precedent for other sites.
 2. Provide a certificate of compliance (coc) from a qualified engineer confirming that the sign fixings to the wall meet all relevant structural and safety requirements.
 3. Ensure the signage design and installation incorporate appropriate measures to withstand vandalism.
 4. Confirm with the local council whether planning approval is required for this signage, and obtain all necessary approvals prior to installation.
 5. Connect the sign to a power supply to illuminate between 6am and 11pm daily.

BLACK	CMYK	0/0/0/100
WHITE	CMYK	0/0/0/0

Note: All dimensions are in (mm) or otherwise indicated.

CLIENT: Liquorland	PROJECT: Eastlands	FILE NAME: Liquorland Eastlands External Sign Ver02 - DA Pack	DATE	JOB NO	DRAWN BY	VERSION	PAGE
FILE PATH: J:\PROJECTS\L\Liquorland\08 TAS\Eastlands External Signage - 6420\2.1. PROJECT MANAGEMENT\2. STATUTORY APPROVALS\2. DEVELOPMENT APPLICATIONS			22/07/2025	6420	AG	02 - DA	03/04