



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/053318

PROPOSAL: Illuminated Ground Base Sign (Retrospective)

LOCATION: 174 Clarence Street, Howrah

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 18 August 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 18 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 18 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: Retrospective Discretionary Planning Application for Signage

Location: 174 Clarence Street, Howrah 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:

Dom

Current use of site: **Petrol Station.**

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 225091	FOLIO 1
EDITION 3	DATE OF ISSUE 07-Feb-2008

SEARCH DATE : 23-Jun-2025

SEARCH TIME : 03.12 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Plan 225091

Derivation : Part of 150 Acres Gtd. to K.L. Murray.

Prior CT 3007/60

SCHEDULE 1

C825163 TRANSFER to GRANDVUE PTY LTD and HIRLY PTY LTD as
tenants in common in equal shares Registered
07-Feb-2008 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE: REGISTERED FOR OFFICE

CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

3007 60

Cert. of Title Vol. 854 Fol. 13

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Michael Harrison

Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF HOWRAH

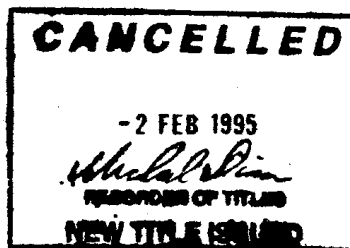
ONE ROOD FIFTEEN PERCHES AND SEVEN TENTHS OF A PERCH on the Plan hereon.

FIRST SCHEDULE (continued overleaf)

VACUUM OIL COMPANY PROPRIETARY LIMITED.

SECOND SCHEDULE (continued overleaf)

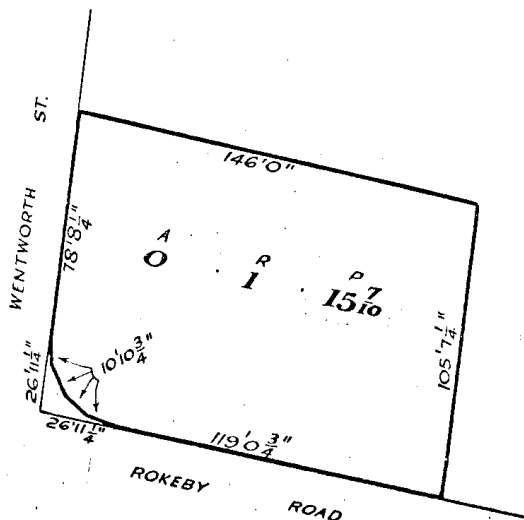
NIL



Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER

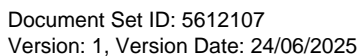
225091



Part of 150 acres Gtd. to K.L.Murray - Meas. in Ft. & Ins. 339/8D.

FIRST Edition. Registered

Derived from C.T.Vol. 854 Fol. 13 - Transfer A68507 J.M.Harrison & anor.



Planning Provisions Statement

Site Address: 174 Clarence Street, Howrah, TAS 7018

Applicant: Ben Baker – United Petroleum Pty Ltd

In accordance with the planning provisions relevant to **Section C1.6.2 – Illuminated Signs**, this application demonstrates that the existing price board signage complies with the required planning outcomes, as outlined below:

(a) Compatibility with the Streetscape

The illuminated price board is of a standard design commonly found within service station environments and is consistent with the existing visual character of the locality. The sign has not undergone any structural or illumination alterations since its original installation. The recent reduction in illumination levels further improves compatibility with the surrounding streetscape, reducing potential glare and ensuring the signage integrates appropriately with nearby properties and streetscape features.

(b) Management of Cumulative Impact

The signage remains the only illuminated structure of its type on the site, with no additional illuminated signs proposed. As such, the **cumulative impact on the character of the area is minimal**, and there is no indication of visual clutter or signage disorder. The rebranding from United Petroleum to Astron Pty Ltd did not involve any changes to signage scale, quantity, or illumination design, preserving the original intent and visual simplicity of the site.

(c) Minimisation of Negative Impacts on Road Safety and Pedestrian Movement

The illumination output has been reviewed and reduced to a compliant level to ensure no adverse effects on driver visibility, pedestrian safety, or surrounding traffic conditions. An **Illumination Report** has been provided by the signage supplier to confirm that the current light levels fall within acceptable standards. The sign is fixed in a location that does not obstruct sightlines or pedestrian paths and has operated without issue since installation.

In summary, the existing sign—now operating at a reduced illumination level—continues to meet the intent of the planning scheme by respecting the surrounding environment, avoiding signage clutter, and minimising potential impacts on safety and amenity.

A1 – P1 –

Response to P1 – Illuminated Signs

This application seeks to confirm compliance with Performance Outcome P1 by demonstrating that the existing illuminated price board does not cause an

unreasonable loss of amenity to adjacent properties nor does it adversely impact the safety, appearance, or efficiency of the road. The sign remains compatible with the streetscape, as addressed below:

(a) Location of the Sign

The sign is installed within a service station forecourt, well set back from the road and adjacent properties. Its placement is consistent with typical service station signage and does not obstruct sightlines or conflict with pedestrian access. (Refer to Site Plan).

(b) Size of the Sign

The size of the sign remains unchanged from the original installation approved under United Petroleum. It complies with the standard dimensions typical for fuel price boards and does not dominate the streetscape.

(c) Intensity of the Lighting

The illumination levels have been recently reduced in direct response to Council's feedback. A formal Illumination Report has been provided to demonstrate that the adjusted lighting now operates at a lower, compliant intensity to minimise glare and light spill. (Refer to Report from Fuel Sign Group)

(d) Hours of Operation of the Sign

The site operates as a manned service station from 7:00 AM to 7:00 PM, with staff present during this time. From 7:00 PM to 7:00 AM, the site operates in an unmanned capacity.

The illuminated sign operates in line with these trading hours. Illumination is maintained at a compliant, reduced level during unmanned hours for visibility and safety but remains non-intrusive. There is no excessive or unnecessary lighting during the night that would adversely affect nearby properties or road users.

(e) Purpose of the Sign

The purpose of the sign is to display fuel pricing, which is a requirement for transparency and consumer information within a service station. It is not promotional or animated in nature.

(f) Sensitivity of the Area

The site is located within a commercial zone (Local Business Zone under the Clarence City Council Local Provisions Schedule) and is not adjacent to any sensitive environmental corridors or residential areas. The visual impact is low, and the reduced illumination further mitigates any potential impact on nearby amenity.

(g) Intended Purpose of the Changing Message

The changing message function is limited solely to fuel price updates. There are no advertisements, animations, or unrelated content being displayed.

(h) Percentage of the Sign that is Illuminated with Changing Messages

Only a **small portion** of the sign—specifically the digital fuel price display—is subject to change. The remainder of the sign, including branding and fixed design elements, remains static and non-illuminated.

(i) Proposed Dwell Time

Fuel prices remain static for extended periods and are not rapidly cycled. Dwell times align with typical signage for fuel stations, ensuring clear visibility for passing motorists without causing distraction.

(j) Visibility from the Road and Impact on Traffic Control Devices

While the sign is visible from the adjacent roadway, it is well-separated from any electronic traffic control devices. Its position and lighting have no impact on the readability or effectiveness of traffic signals or signage in the area.

Correspondence of Works .

United to Astron,



In reference to application PDPLANPMTD-2025 053318 for 174 Clarence Street, Howrah, please note the dimensions of the existing signage:

- **Width:** 3.2 metres
- **Height:** 6 metres

This information is provided to clarify the height and width of the existing sign and to assist with assessment against **C1.6.1 – Design and Siting of Signs – P1**, in accordance with the relevant performance criterion.

PD 300-20180316 // Copyright FLS Finland Oy. All rights reserved.

300 Price Display

BH300E4 BASIC



- Long term solution - only the highest quality LEDs used
- Visibility - extra wide viewing angles
- Reliability - completely maintenance-free performance
- Flexible mechanics - quick installation

300 Price Display

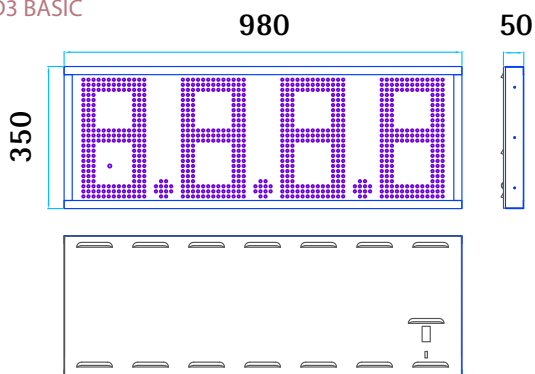
BH300E4 BASIC



Number type	16-segment
Number height	300 mm
Digit width (LEDs)	3
LEDs per digit	207
Module size (h x w x d)	350 mm x 980 mm x 50 mm
Module weight	8 kg
Module material	Deactivated aluminium
Module paint	Powder painted, effect black, custom colours on request
Mechanical structure	Profile based
Overheat protection	Automatic
Brightness control	Automatic and adjustable
Module protection standard	Front IP 53, back IP 23
Front surface	Non-reflective acrylic
LED brightness	Minimum 2500 mcd
Display working temperature	-40 °C – +55 °C ambient
LED colours	Yellow, orange-red, red, white, blue or green
Typical lifetime of LED	100.000 hours
Display viewing angle horizontal	±60°
Display viewing angle vertical	±45°
Supply voltage	24 VDC
Cable connection	Single cable for easy installation
Self-test system	Integrated
PWB protection	Conformal coating
Complies	CE EN 55022B EN 61000-6-1, IEC 61000-4-2 EN 61000-6-1, IEC 61000-4-3 EN 61000-6-1, IEC 61000-4-4 RoHs
Manufactured in	Finland

Price Display Module

BH300D3 BASIC



PylonControl Unit

Information and brightness control



Max displays connected	10 price lines per pylon side, max 4-sided pylon
Case size (h x w x d)	170 mm x 218 mm x 52 mm
Weight	1.0 kg
Protection standard	IP 44 (upside)
Working temperature	-40 °C – +55 °C
Supply voltage	24 VDC
Brightness Control	Automatically adjusted per side
Connections	Wired: RS-232, RS-485, Current loop. Wireless: Radio

ShopUnit

Interface between POS and FLS price display systems



Case size (h x w x d)	200 mm x 150 mm x 75 mm
Weight	1.0 kg
Protocols	Autotank A & B, Dresser Wayne, ISFS LON, Hectronic/Partyline, Hectronic/ER3, Scheidt & Bachmann (DOMS), Tokheim, Schenk

Power Supply

PSU20H

Power supply for price displays and control unit



Max power output	20 A
Supply voltage	200–240 VAC, 50–60 Hz
Case size (h x w x d)	235 mm x 270 mm x 130 mm
Weight	3.5 kg
Protection standard	IP 23
Working temperature	-20 °C – +55 °C

Handy F1

Manual operation of the price lines



LCD display	4-line text matrix with backlight
Case size (h x w x d)	210 mm x 90 mm x 25 mm
Weight	0.3 kg
Working temperature	-20 °C – +55 °C
Connections	Radio or cable (directly to pylon)
Other options	Pylon illumination control

Fuel Sign Group Pty Ltd
Lara Wardle
23 June 2025

To Whom It May Concern,

This letter is to confirm that our team attended the United Petrol Station located at 174 Clarence Street, Howrah TAS 7018, as per the request from Mr Ben Baker of United Head Office, Victoria.

At approximately 11:30 AM on 23 June 2025, our technicians adjusted the LED looms on site, reducing the brightness setting from level 5 to level 3, in accordance with the instruction provided.

Should you have any further questions or require additional support, please do not hesitate to contact me directly.

Kind regards,
Lara Wardle
Fuel Sign Group Pty Ltd
 sales@fuelsigngroup.com
 0406 177 040