



## **DEVELOPMENT APPLICATION**

**PDPLANPMTD-2025/053401**

**PROPOSAL:** Change of Use - Bulky Goods to Storage (contractor's yard)

**LOCATION:** 1/4 Railway Court, Cambridge

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 03 February 2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 03 February 2026. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://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](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 03 February 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](http://www.ccc.tas.gov.au) or at the Council offices.

## Application for Development / Use or Subdivision

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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 - Bulky Goods to Office Space/Showroom**

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Location: **1/4 Railway Court, Cambridge, Tasmania, 7171**

**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: **Bulky Goods**

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**

Date: 27/06/2050

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 187724	FOLIO 1
EDITION 1	DATE OF ISSUE 23-Sep-2024

SEARCH DATE : 27-Jun-2025

SEARCH TIME : 10.26 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Strata Plan 187724 and a general unit entitlement  
operating for all purposes of the Strata Scheme being a 21  
undivided 1/100 interest

Derived from Strata Plan 187724

Derivation : Part of 50 Acres Located to William Smith

SCHEDULE 1

E329364 TRANSFER to ROOKE FAMILY ENTERPRISES PTY LTD  
Registered 10-Aug-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 187724 folio 0  
SP179339 FENCING PROVISION in Schedule of Easements  
C30987 PROCLAMATION under Section 9A and 52A of the Roads  
and Jetties Act 1935 Registered 24-Jun-1997 at noon  
C762554 AGREEMENT pursuant to Section 71 of the Land Use  
Planning and Approvals Act 1993 Registered  
05-Jan-2007 at noon  
N203462 MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 13-Jul-2024 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



CITY/TOWN CLARENCE  SUBURB/LOCALITY CAMBRIDGE  FOLIO REFERENCE C.T.182041/2  SITE COMPRISES THE WHOLE OF LOT 2 ON PLAN No. SP182041	<b>STRATA PLAN</b>		Registered Number <b>187724</b>
	SHEET 1 OF 3 SHEETS		
	NAME OF STRATA SCHEME 4 RAILWAY COURT, CAMBRIDGE		STRATA TITLES ACT 1998 REGISTERED <b>23 SEP 2024</b> <i>[Signature]</i> Recorder of Titles
	SCALE 1:750	LENGTHS IN METRES	

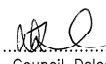

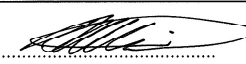
  

**SITE PLAN**

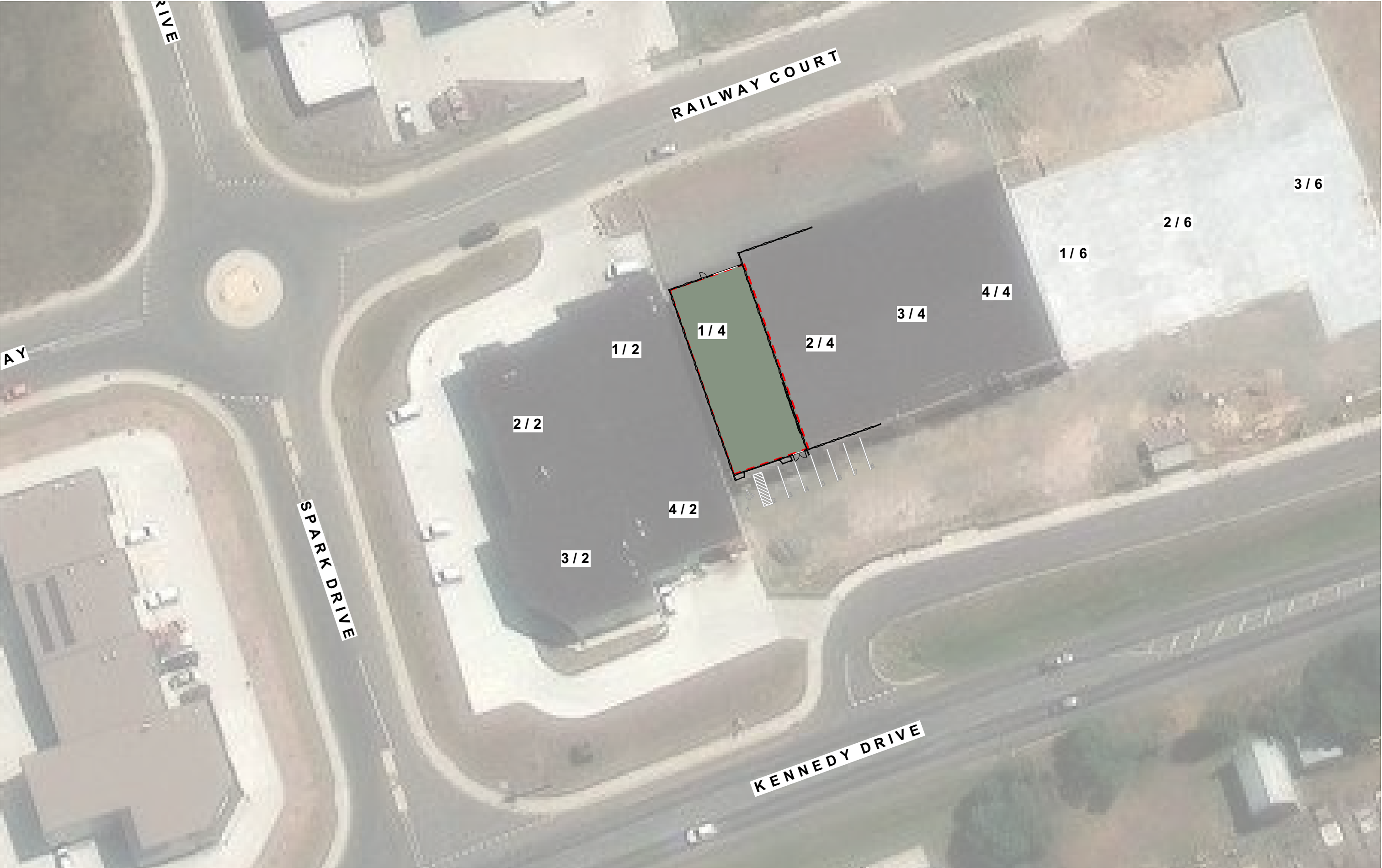
  

NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.	<i>[Signature]</i> Council Delegate	28-8-24 Date	<i>[Signature]</i> Registered Land Surveyor	21-6-24 Date
	STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE)			

LODGED BY ROGERSON & BIRCH SURVEYORS

<p><b>STRATA PLAN</b></p> <p>SHEET 2 OF 3 SHEETS</p>	<p>STRATA TITLES ACT 1998</p> <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">               Council Delegate         </div> <div style="text-align: center;">             28-8-24              Date         </div> </div>	<p>Registered Number</p> <p style="font-size: 1.5em;"><b>187724</b></p>
<p>THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:</p> <p>CENTRELINES OF WALL</p> <p>THE VERTICAL LOT BOUNDARIES EXTEND FROM CENTRELINE OF LOWER LEVEL FLOOR TO CENTRELINE OF ROOF</p>		
<p>GROUND LEVEL</p> <p><b>RAILWAY COURT</b></p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <p><b>1</b> 362m<sup>2</sup> OVER 2 LEVELS</p> </div> <div style="text-align: center;"> <p><b>2</b> 482m<sup>2</sup> OVER 2 LEVELS</p> </div> <div style="text-align: center;"> <p><b>3</b> 482m<sup>2</sup> OVER 2 LEVELS</p> </div> <div style="text-align: center;"> <p><b>4</b> 362m<sup>2</sup> OVER 2 LEVELS</p> </div> </div>		
<p>SCALE 1: 300</p> <div style="display: flex; align-items: center;">  <div style="margin-left: 10px;"> <p>21-6-24 Date</p> </div> </div> <div style="display: flex; justify-content: flex-end; align-items: center; margin-top: 10px;">  <div style="margin-left: 10px;"> <p>Registered Land Surveyor</p> </div> </div>		

[illegible]



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REV	ISSUE	DATE
01	DEVELOPEMENT APPLICATION	5/6/2025
02	DEVELOPEMENT APPLICATION REV 01	12/8/2025


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**PROJECT**  
ZANETTO WAREHOUSE  
1/4 RAILWAY COURT CAMBRIDGE TAS 7170

**CLIENT**  
KYLE ZANETTO

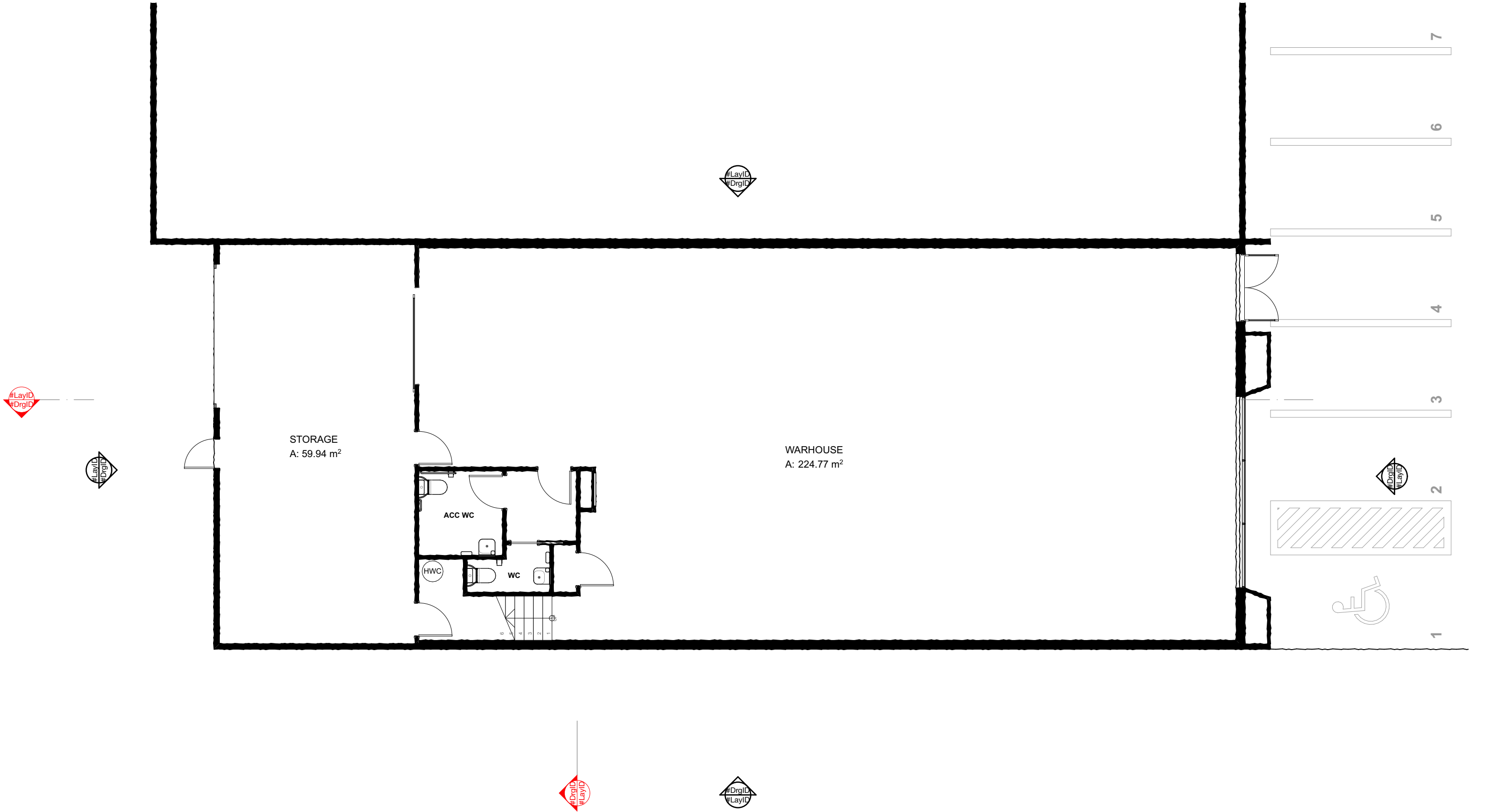
**CONTACT**  
[saxon@align.build](mailto:saxon@align.build)

**NORTH**



**SCALE**  
1:500 @ A3

**DRAWING TITLE**  
**SITE PLAN**  
**DRAWING - REV**  
**A1.01 - 02**



AREAS: (m<sup>2</sup>)  
TOTAL SITE AREA: 308  
USABLE FLOOR AREA: 292.6  
TOILET AREA: 15.4



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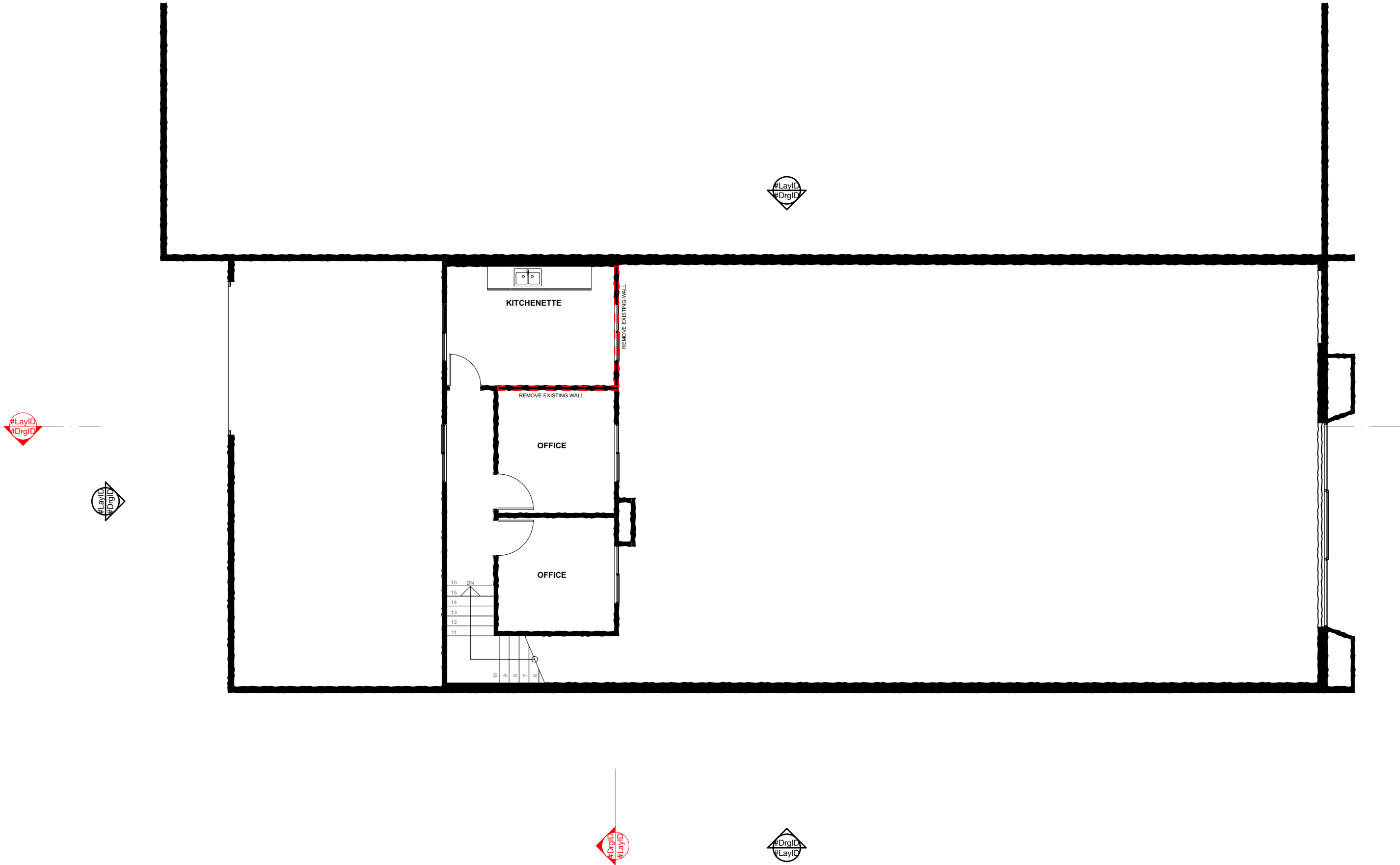
**PROJECT**  
ZANETTO WAREHOUSE  
1/4 RAILWAY COURT CAMBRIDGE TAS 7170

**CLIENT**  
KYLE ZANETTO

**CONTACT**  
saxon@align.build

**NORTH**  
  
**SCALE**  
1:100 @ A3

**DRAWING TITLE**  
**EXISTING GROUND FLOOR**  
**DRAWING - REV**  
**A1.02 - 01**



AREAS: (m<sup>2</sup>)  
TOTAL SITE AREA: 47.23



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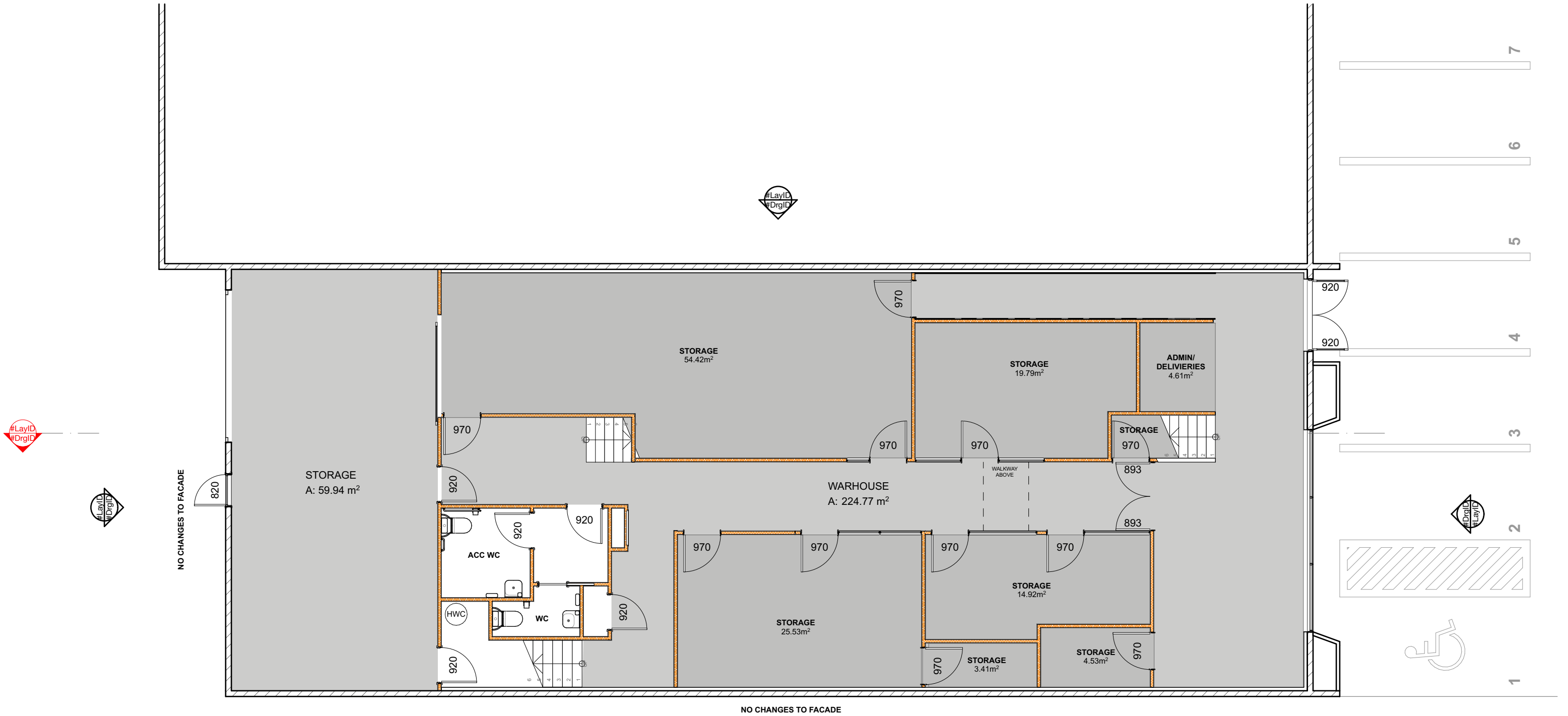
**CLIENT**  
KYLE ZANETTO

**CONTACT**  
saxon@align.build

**NORTH**  
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**DRAWING TITLE**  
**EXISTING FIRST FLOOR**  
**DRAWING - REV**  
**A1.03 - 01**





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03	DEVELOPEMENT APPLICATION REV 03	25/11/2025

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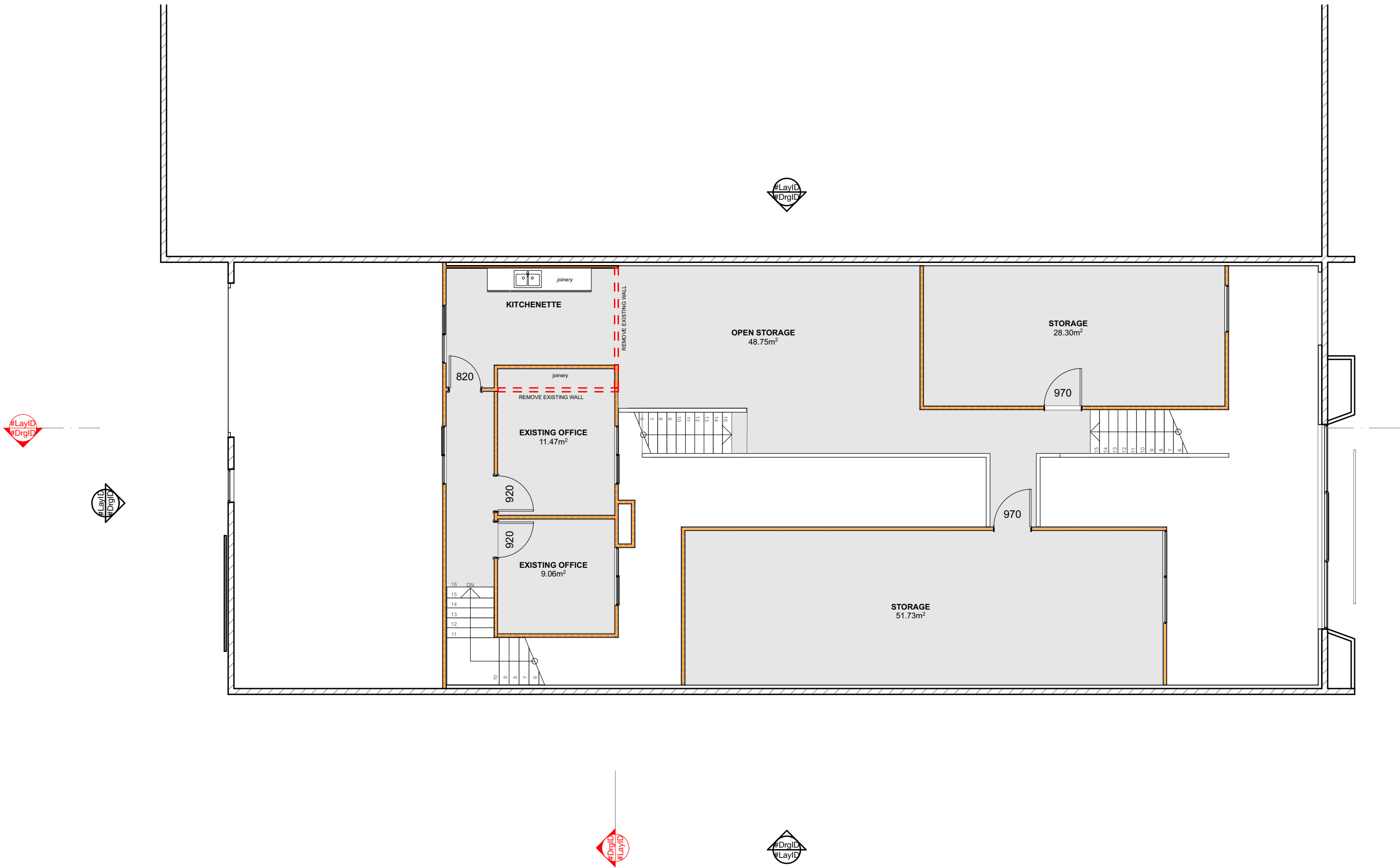
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1/4 RAILWAY COURT CAMBRIDGE TAS 7170

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KYLE ZANETTO

**CONTACT**  
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**DRAWING TITLE**  
**GROUND FLOOR PLAN**  
**DRAWING - REV**  
**A1.04 - 03**



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
**CLIENT**

KYLE ZANETTO

**CONTACT**

saxon@align.build

**NORTH**



**SCALE**

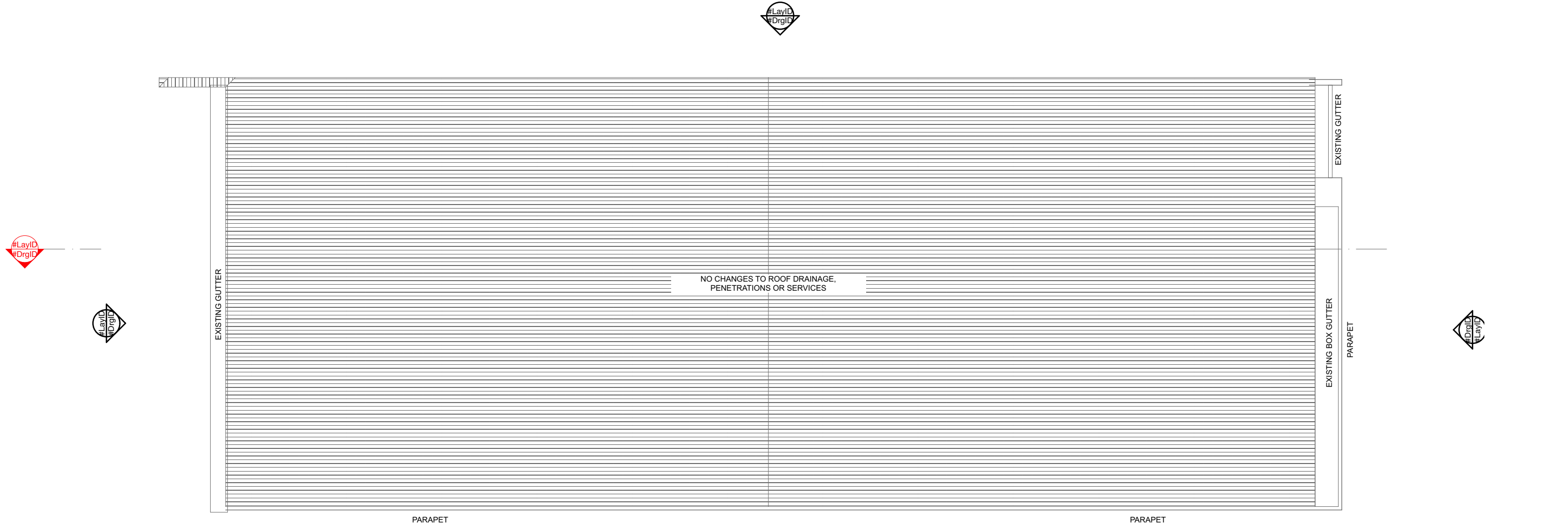
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**DRAWING TITLE**

**FIRST FLOOR PLAN**

**DRAWING - REV**

**A1.05 - 03**



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ZANETTO WAREHOUSE  
1/4 RAILWAY COURT CAMBRIDGE TAS 7170

**CLIENT**

KYLE ZANETTO

**CONTACT**

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**NORTH**

**SCALE**

1:100 @ A3

**DRAWING TITLE**

**ROOF PLAN**

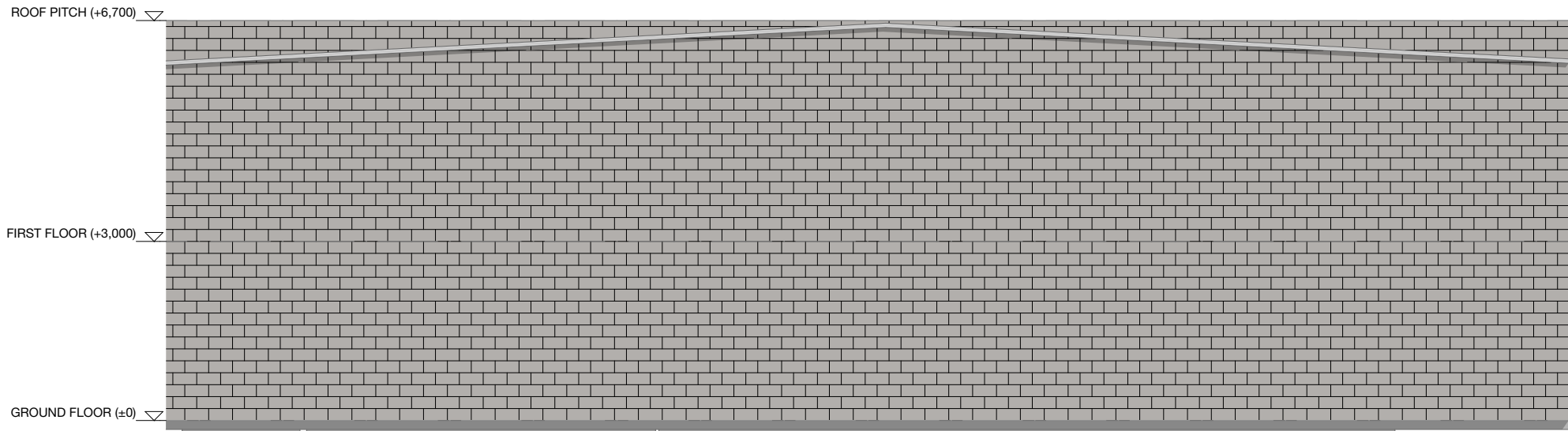
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**A1.06 - 02**

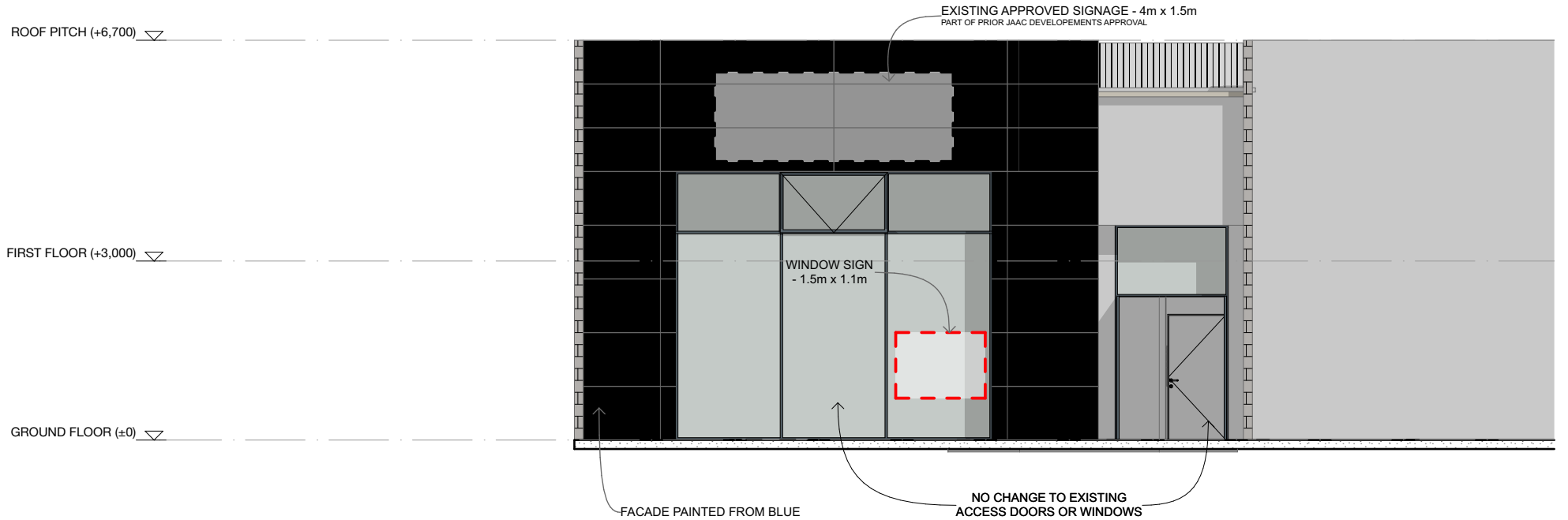
MATERIALS



PF1  
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N NORTH ELEVATION  
1:100



E EAST ELEVATION  
1:100



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**PROJECT**

ZANETTO WAREHOUSE  
1/4 RAILWAY COURT CAMBRIDGE TAS 7170

**CLIENT**

KYLE ZANETTO

**CONTACT**

saxon@align.build

**NORTH**

**SCALE**

1:100 @ A3

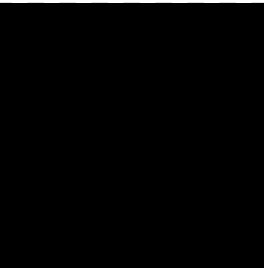
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ELEVATIONS

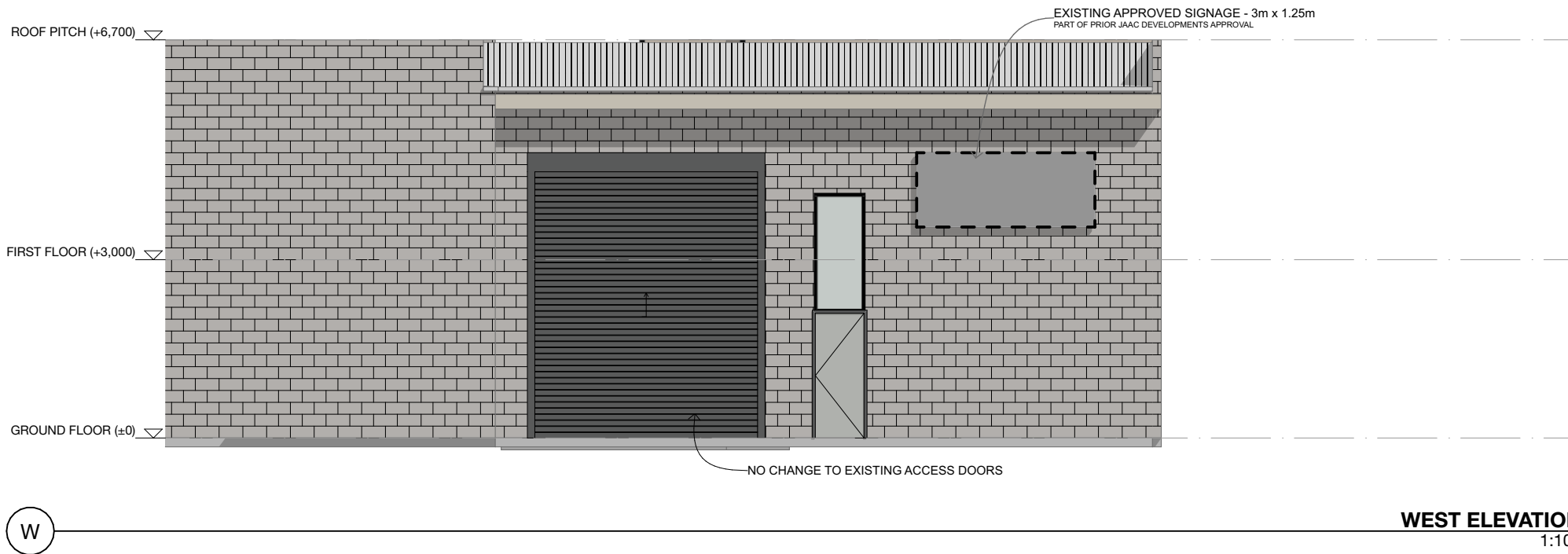
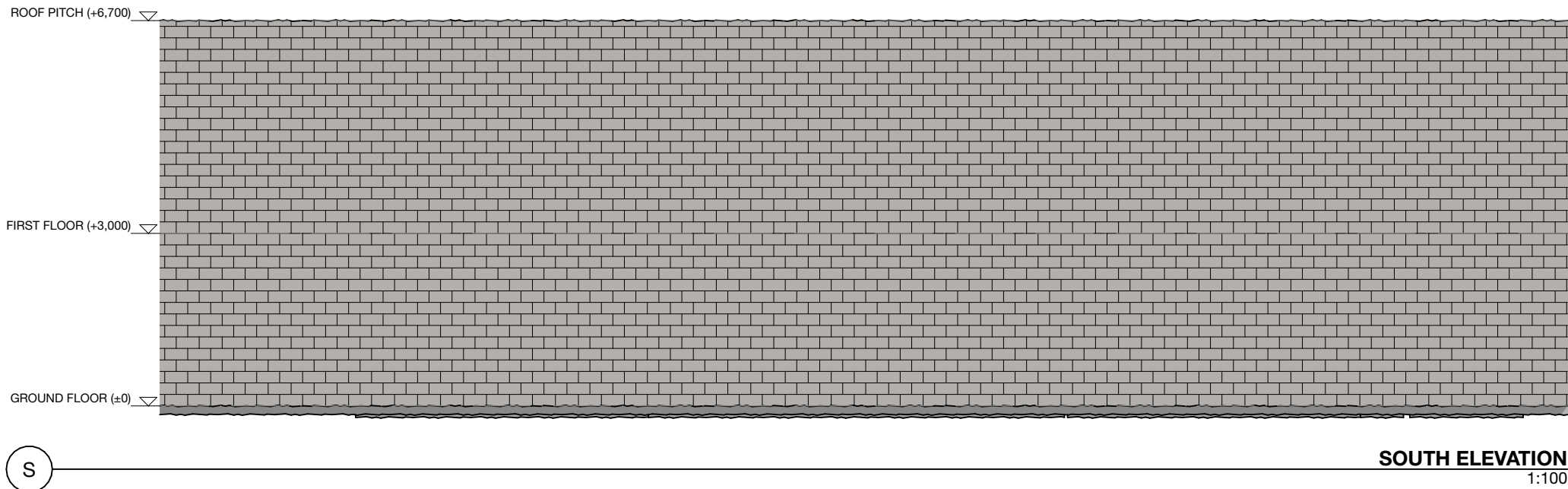
**DRAWING - REV**

A2.01 - 02

MATERIALS



PF1  
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CONTACT

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SCALE

1:100 @ A3

DRAWING TITLE

**ELEVATIONS**

DRAWING - REV

**A2.02 - 02**

Janelle Townsend  
Senior Planner | City of Clarence  
PO Box 96  
Rosny Park TAS 7018

15<sup>th</sup> October, 2025

Dear Janelle,

**Re: Planning Application – 1/4 Railway Court, Cambridge, Tas, 7170**

Please be advised that after reviewing our application and discussions with Council, we have determined that the primary use of the building will be as a storage facility, where the offices are subservient to that and will only be used to manage the storage space.

- Current Use – Bulky Goods
- Proposed Use – Storage

No additional deliveries, no extended trading hours, no additional truck movements, unloading or loading or vehicles onsite.

Maximum three permanent staff – car parking off-site.

Occasional clients to visit site – will utilise parking spaces directly in front of building – will not be multiple clients at one time and will be ad hoc, not regularly scheduled.

Additional waste to be managed by skip bin at rear of building.

Attached is declaration from owner of building that he is aware of and approves of change of use and plans which have been shared with him.

Kind Regards,



Claire O'Loughlin  
General Manager – People | Business Support



Email.

admin@zanettobuilders.com.au



Address.

1-3 Killafaddy Rd, St Leonards TAS 7250





## Janelle Townsend

**From:** Claire O'Loughlin <Claire@zanettobuilders.com.au>  
**Sent:** Tuesday, 16 December 2025 10:41 AM  
**To:** City Planning  
**Cc:** Mat Pierce  
**Subject:** FW: planning application - 1/4 Railway Court, Cambridge  
**Attachments:** Request for Further Information - PDPLANPMTD-2025-053401 - 28-Oct-2025(1).pdf; 251125 1-4 RAILWAY CRT OFFICE - DEVELOPEMENT APPLICATION REV3.pdf

**Importance:** High

**Categories:** Sonya

### This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Janelle,

Please find attached the updated plans which reflect the following:

This property operates in compliance with an **existing Planning Permit** and maintains its approved 2 **Offices**, with an ancillary **Class 18.2** designation strictly for **Storage Only**.

The facility is to be occupied by **Zanetto Builders Pty Ltd** and is utilised for storing the business's non-display items. Crucially, the site **does not contain any items on public display**, ensuring adherence to the limited storage-only use class under the planning scheme.

Please do not hesitate to contact us should you need anything further.

Claire



**From:** City Planning <cityplanning@ccc.tas.gov.au>  
**Sent:** Wednesday, 29 October 2025 12:44 PM  
**To:** Claire O'Loughlin <claire@zanettobuilders.com.au>  
**Subject:** planning application - 1/4 Railway Court, Cambridge

Good afternoon

Please find correspondence attached regarding the above application.

I'm happy to discuss this with you further if needed but will be away until Monday 3 November. As noted in the attached, we strongly recommend making use of a planning consultant if you wish to progress this application.

Kind regards,



## Janelle Townsend

Senior Planner | City of Clarence

**a** 38 Bligh Street | PO Box 96 Rosny Park TAS 7018

**p** 03 6217 9514 | **p** 03 6217 9500

**e** [jtownsend@ccc.tas.gov.au](mailto:jtownsend@ccc.tas.gov.au) | **w** [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au)

---

Clarence City Council pays respect to all First Peoples, including the Mumirimina (mu mee ree mee nah) People of the Oyster Bay Nation whose unceded lands, skies, and waterways we are privileged to conduct our business on.

We pay respect to, and value the deep knowledge of Elders past and present, and we acknowledge the survival and deep spiritual connection of the Tasmanian Aboriginal People to their Country, a connection which has endured since the beginning of time. Our work reflects our ongoing commitment to truth-telling and respectful understanding.

**CONFIDENTIALITY NOTICE AND DISCLAIMER** The information in this transmission may be confidential and/or protected by legal professional privilege and is intended only for the person or persons to whom it is addressed. If you are not such a person, you are warned that any disclosure, copying or dissemination of the information is unauthorised. If you have received this transmission in error, please immediately delete it and contact Council by telephone or email to inform us of the error. No liability is accepted for any unauthorised use of the information contained in this transmission.



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M: 0409 386 967

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Hobart TAS 7000

Clarence City Council  
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Bellerive  
TAS 7018  
P: 03 6217 9500  
E: [clarence@ccc.tas.gov.au](mailto:clarence@ccc.tas.gov.au)

**PDPLANPMTD-2025/053401 – Performance Solution for Car Parking (C2.5.1) at 1/4 Railway Court, Cambridge.**

To Whom It May Concern,

This submission provides a response to Performance Criterion P1.1 regarding the proposed change of use to **Storage**, following the assessment that the proposal relies on a performance solution for car parking numbers.

**Response to Performance Criterion P1.1**

The proposed number of on-site car parking spaces meets the reasonable needs of the use based on the following assessment against sub-clauses (a) through (h):

**(a) The availability of off-street public car parking spaces within reasonable walking distance of the site:** The existing development is located within an established industrial court where there are no specific off-street public car parking facilities. Consequently, the site provides all necessary parking infrastructure on-site, and while the council does not support on-street parking, the area has an abundance of on-street parking available.

**(b) The ability of multiple users to share spaces because of (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces:**

The subject site at 4 Railway Court provides a total of 21 on-site parking spaces and 3 bike parking spaces. 1/4 Railway Court has 7 parking spaces associated directly with the property. Looking at the three adjacent units on the shared site have a combined requirement of 9 spaces (based on existing plans and assuming they them being bulky storage), which leaves 12 surplus spaces available for the subject development at Unit 1. This arrangement achieves significant efficiencies through the consolidation of parking spaces across the shared site, ensuring Unit 1 has access to a volume of parking that far exceeds its operational needs.

**(c) The availability and frequency of public transport within reasonable walking distance of the site:** Public transport is available via a bus stop located at 1066 Cambridge Road, which is approximately 900m from the site. This provides a viable commuting alternative for the minimal staff presence required for the Storage use.

**(d) The availability and frequency of other transport**

**alternatives:** The site provides sufficient area to accommodate 3 bicycle parking spaces. This supports sustainable transport alternatives for employees and aligns with the code's objective to encourage cycling as a means of transport in urban areas.

**(e) Any site constraints such as existing buildings, slope, drainage, vegetation and landscaping:**

The site is already fully developed with existing buildings and established hardstand areas for parking and manoeuvring. The internal access way is min 5.5m wide, which strictly complies with the requirements of Table C2.2 for sites serving 21 or more parking spaces. This width ensures safe two-way traffic flow and avoids the need for further site modifications that would impact existing drainage or landscaping.

**(f) The availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity:**

We acknowledge Council's advice that reliance on on-street parking is not supported. Accordingly, the existing development has been designed to meet 100% of its parking demand on-site within the site's 21-space capacity, ensuring no impact on the safety or efficiency of the Railway Court road network.

**(g) The effect on streetscape:**

The existing development utilises existing on-site parking infrastructure. There are no requirements for additional hardstand areas or new access points visible from the road. The visual quality of the **streetscape** is therefore maintained as there are no changes to the quality, scale, or design of the structures fronting the road reserve.

**(h) Actual car parking demand determined having regard to the scale and nature of the use and development:**

According to Table C2.1, the operational parking requirement for a Storage use is 1 space per 2 employees. The use will operate with only 3 staff on-site, resulting in an actual demand of 2 spaces. While a higher number (14 spaces) is calculated based on the site area provided by Clarence City Council. The 7 directly associated and 12 available surplus spaces on-site provide a considerable buffer over the actual operational demand of the business, ensuring the "reasonable needs of the use" are more than satisfied.

## Summary

The proposed change of use to Storage at 1/4 Railway Court provides 7 directly, with an assumed total 12 available on-site parking spaces, which far exceeds the actual operational demand of 2 spaces required for the 3 on-site staff members. While the Acceptable Solution A1 suggests a higher number based on site area, this Performance Solution demonstrates that the 21 total site spaces (minus 9 for adjacent units) comfortably accommodate all needs on-site. Safety and efficiency are further guaranteed by the existing 5.5m wide access way, which meets the standard for two-way traffic for this volume of parking. No reliance is placed on on-street parking, thereby protecting the streetscape and the safety of the local road network

Yours sincerely,  
Michael Bamford - RAIA  
Architect