



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/059570

PROPOSAL: Illuminated Signage (Retrospective)

LOCATION: 464 South Arm Road, Lauderdale

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 29/06/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 29/06/2026. 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 29/06/2026.

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 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: **Application for approval to operate existing LED Sign**

Location: **Foreshore Hotel, 464 South Arm Road, Lauderdale, TAS 7021**

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:

Dominique Dinel

Current use of site: **Bottle shop,Accomodation Hotel,Bar,Bistro**

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 20418	FOLIO 6
EDITION 8	DATE OF ISSUE 08-Sept-2023

SEARCH DATE : 10-June-2026

SEARCH TIME : 02.26 pm

DESCRIPTION OF LAND

City of CLARENCE
 Lot 6 on Plan 20418
 Being the land described in Conveyance No. 43/7772
 Derivation : Part of 700 Acres Loc. to E S P Bedford and Part
 of 225 Acres Loc. to D Stanfield
 Prior CT 4775/22

SCHEDULE 1

M754481 TRANSFER to PGH TAS PROPERTY PTY LTD Registered
 07-June-2019 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 41/1601 GRANT BURDENING EASEMENT : Pipeline Easement for the
 Metropolitan Water Board over the strip of land
 marked A.B.C.D. on Plan no. 20418
 E359869 MORTGAGE to National Australia Bank Limited
 Registered 08-Sept-2023 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

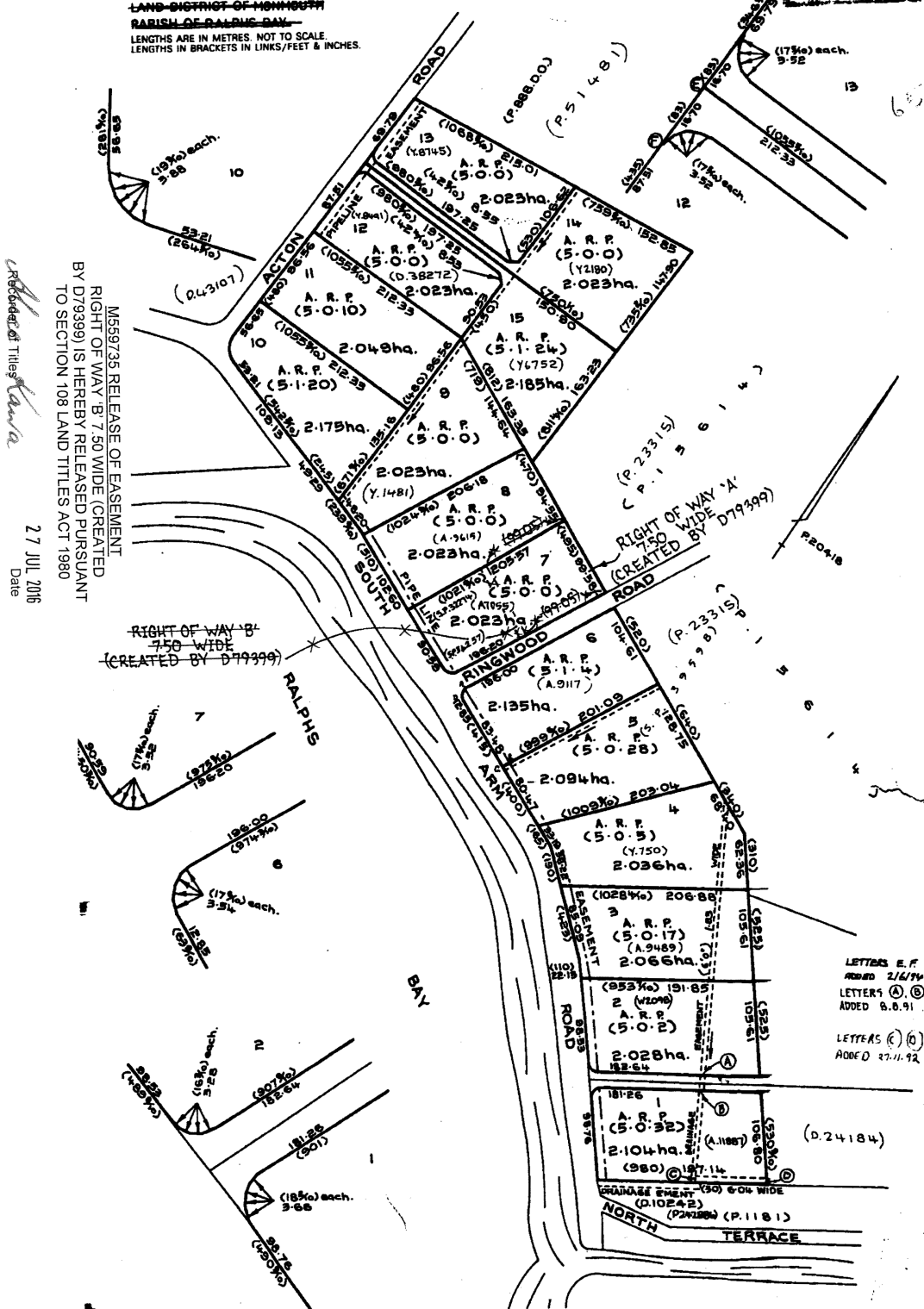
No unregistered dealings or other notations

APPROVED FROM 30 AUG 1983 <i>[Signature]</i> ACTING DEPUTY RECORDER OF TITLES	CONVERSION PLAN	REGISTERED NUMBER P.20418
FILE NUMBER Y.750	GRANTEE: PART OF 700.0.0 LOC. TO EDWARD SAMUEL PICKARD BEDFORD AND PART OF 225.0.0 & 50.0.0 LOC. TO DANIEL STANFIELD.	S. HILL. 12.5.83

CITY OF CLARENCE

~~CITY/TOWN OF LAUDERDALE~~
~~LAND DISTRICT OF MONMOUTH~~
~~RURAL DISTRICT OF RALPHS BAY~~
LENGTHS ARE IN METRES. NOT TO SCALE.
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.

SKETCH BY WAY OF ILLUSTRATION ONLY
DRAINAGE EASEMENTS (5.0') 1.83 WIDE
UNLESS OTHERWISE STATED.



M559735 RELEASE OF EASEMENT
 RIGHT OF WAY - B' 7.50 WIDE (CREATED
 BY D79999) IS HEREBY RELEASED PURSUANT
 TO SECTION 108 LAND TITLES ACT 1980
 27 JUL 2016
 Date
[Signature]
 Recorder of Titles

The Trustee for PGH TAS Property Trust
T/a Foreshore Hotel
464 South Arm Road Lauderdale TAS 7021
E: manish@pghgroup.com.au
M: 0423 235 274

Subject:

**Application for Approval to Operate Existing LED Sign –
Foreshore Hotel, 464 South Arm Road, Lauderdale TAS 7021**

I am writing on behalf of The Trustee for PGH TAS Property Trust, the property owner of 464 South Arm Road, Lauderdale, to seek Council approval to operate the existing LED sign located on the west side of the building, visible from South Arm Road, as shown in the attached photograph.

The LED sign measures 1980 mm (W) × 480 mm (H) and is securely mounted to the building façade. We propose to operate the sign from 8:00 a.m. to 12:00 midnight daily.

We believe the sign is appropriate for the commercial nature of the site and consistent with the surrounding visual environment. It will not adversely affect the streetscape, nearby residences, or traffic safety.

Please refer to Attachment A for technical and operational details of the sign.

We kindly request Council's consideration and approval to continue operating the existing LED sign under the proposed conditions.

Please address any correspondence or queries to our

Operations Manager,

Dhruv Patel,

dhruv@pghgroup.com.au or 0433 949 323,

who is authorized to liaise with Council on our behalf.

Thank you for your time and consideration.

Yours sincerely,



Manishkumar Patel

Director

The Trustee for PGH TAS Property Trust

E: manish@pghgroup.com.au

M: 0423 235 274

Attachment A – LED Sign Details

Property Address: 464 South Arm Road, Lauderdale TAS 7021

Applicant / Owner: The Trustee for PGH TAS Property Trust

Business Occupant: The Trustee for PGH TAS Operations Trust

Sign Type: Existing LED Illuminated Display Sign

Sign Location: West side of building, visible from South Arm Road

Sign Dimensions: 1980 mm (W) × 480 mm (H)

Mounting Details: Fixed securely to building façade

Operating Hours: 8:00 a.m. – 12:00 midnight (7 days a week)

Purpose: To display business name, branding and promotional messages

Visibility & Impact: Readable from South Arm Road without obstructing traffic or pedestrian views

Contact for Correspondence:

Dhruv Patel

Operations Manager

E: dhruv@pghgroup.com.au

M: 0433 949 323

Supporting Documents Attached

- Title Search
- Folio Plan
- Façade Photo (Showing LED Sign from South Arm Road)

From: "Manish PGH Group" <manish@pghgroup.com.au>
Sent: Thu, 26 Mar 2026 13:56:02 +1100
To: "City Planning" <cityplanning@ccc.tas.gov.au>; "Dhruv PGH Group" <dhruv@pghgroup.com.au>; "Harshil PGH Group" <harshil@pghgroup.com.au>
Subject: Re: PGH Tas Property Pty Ltd - Request for Further Information - PDPLANPMTD-2026-059570 - 464 South Arm Road, Lauderdale - 25Mar2026
Attachments: Foreshore Tavern Site Plan.pdf, Sign dimention.jpeg
Categories: Kellie

Thanks for your email. Please see attached and below information you have requested.

6.1 APPLICATION REQUIREMENTS

- The height of the sign above ground level is required to be dimensioned, for instance on the photo provided;(Please see attached photo)
- A site plan is required to indicate the location of the sign on a plan, for the purposes of advertising and endorsing plans for approval. This site plan should include dimensions from the nearest boundaries.(Please see attached photo)

SIGNS CODE

C1.6.2 ILLUMINATED SIGNS

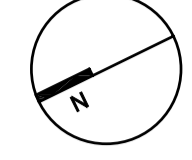
- Further information is required to address performance criteria P1 and acceptable solution A2 for this standard, which can be found here. Specifically:
 - the intensity of the lighting; (Automatic LED sign will be running at 1000 nit at night time and 5000 nit during the day. Sign is also capable of adjusting intensity manually as well if council have a specific requirement)
 - confirmation that messages will be for the business and not third parties;(Sign is only used for our own hotel promotion not for third party)
 - the dwell time of messages;(10am to 10pm daily 7 days a week. It will be on timer so sign will not work on outside of this hours)
 - confirmation that the sign will not create the effect of flashing, animation or movement, that is to say no scrolling text or similar effects are proposed.(We proposed LED sign will not have effect of flashing,animation or movement but have running message only. It does not serve the purpose if council does not allow outdoor running message)

Feel free to let me know if you need more information.

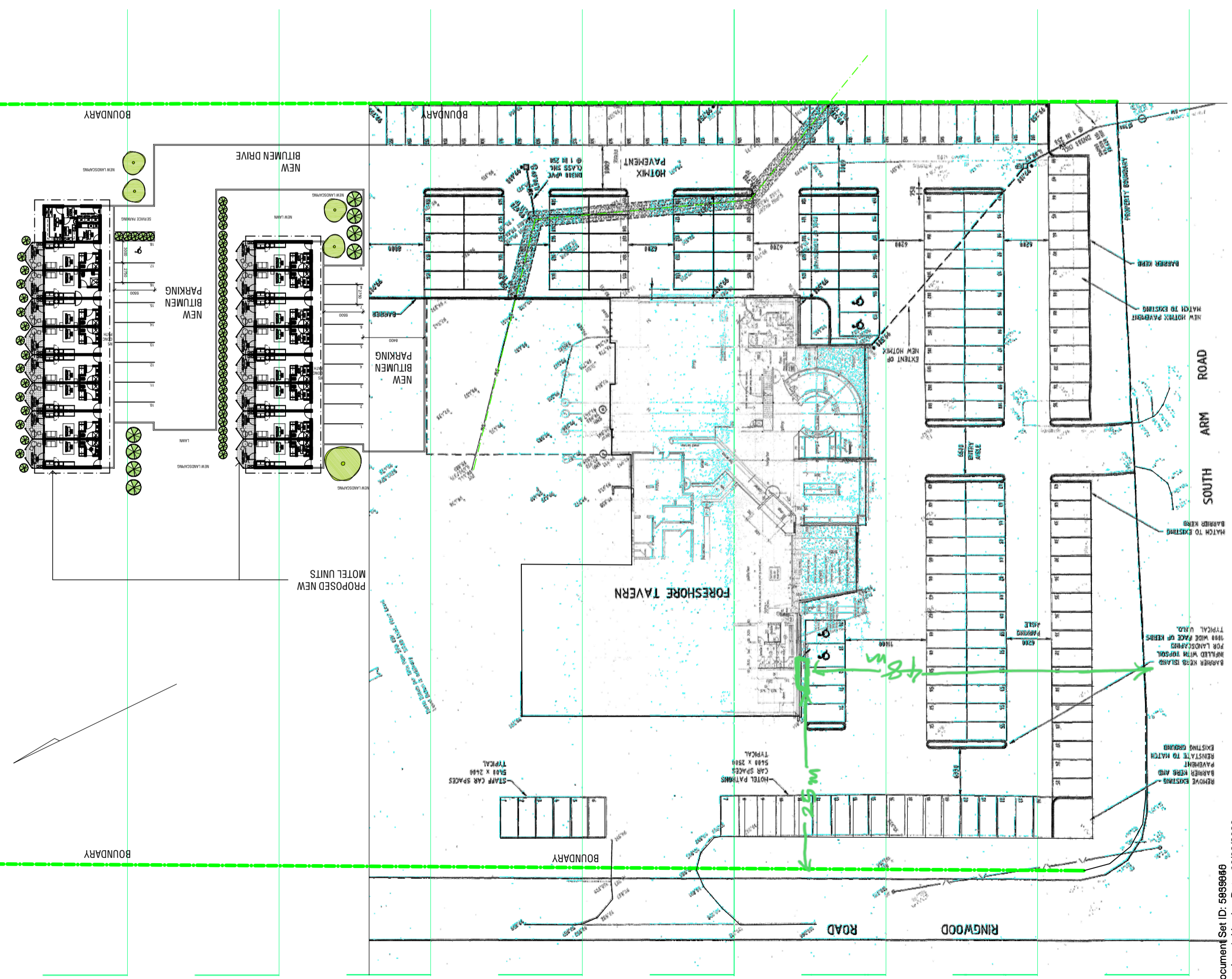
Contractor shall verify all dimensions on site before commencing any work or stop drawings.

© This drawing is copyright and remains the property of Philp Lighton Architects Pty Ltd.

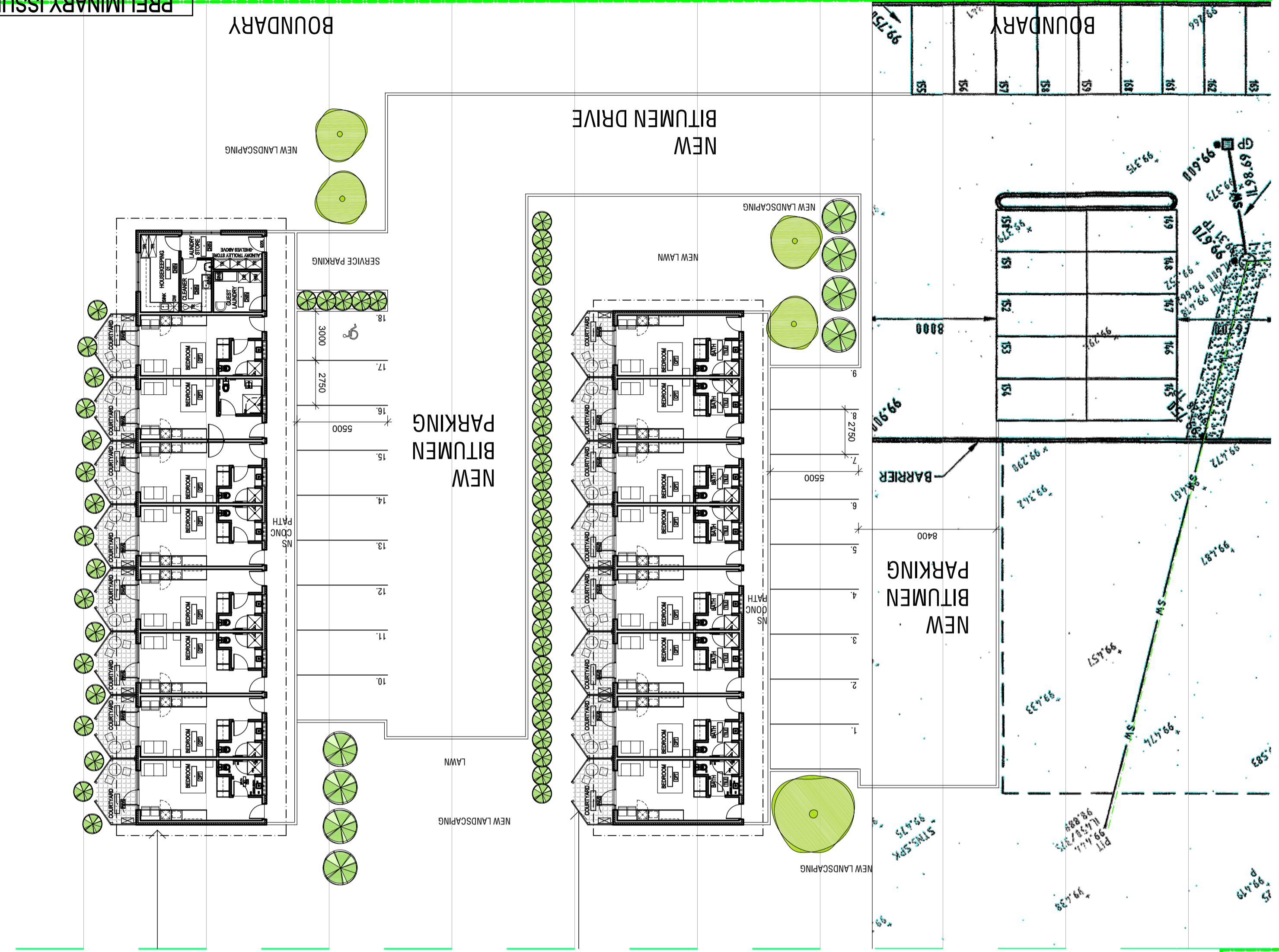
Rev No	Revision Description	Date



1:200
LOCATION PLAN



1:200
SITE PLAN



PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

Philp Lighton Architects

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philplighton.com.au
Hobart / Launceston / Burnie

Date: 22.11.10
Drawn: SAJ
Checked: -
Scale @ A1: AS SHOWN @ A1
Project: 22.11.10
Project No: SAJ
Project No: 08.316
Drawing No: SK01
Rev No: -

Title: SITE & LOCATION PLAN
Project: NEW MOTEL UNITS
FORESHORE TAVERN
SOUTH ARM ROAD
LAUDERDALE

