



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/061577

PROPOSAL: Change of Use to Car Rental (Bulky Goods & Sales)

LOCATION: 1/122 Cambridge Park Drive, Cambridge

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 13/07/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 13/07/2026. 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 13/07/2026.

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.

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: **Change of use**

Location: **Unit 1/122 Cambridge Park Drive Cambridge**

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: **warehouse/commercial**

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



Planning Application 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 178104	FOLIO 1
EDITION 2	DATE OF ISSUE 14-Jan-2020

SEARCH DATE : 21-May-2026

SEARCH TIME : 08.05 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Strata Plan 178104 and a general unit entitlement operating for all purposes of the Strata Scheme being a 100 undivided 1/700 interest

Derived from Strata Plan 178104

Derivation : Part of 1,654 Acres Gtd. to R. Pitcairn & T. Young and Part of 60 Acres Located to J.McCormac

SCHEDULE 1

M798802 TRANSFER to STUART WARREN SMEE and LYNELLE MARGARET SMEE Registered 14-Jan-2020 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 178104 folio 0

- SP167519 EASEMENTS in Schedule of Easements
- SP167519 COVENANTS in Schedule of Easements
- SP167519 FENCING PROVISION in Schedule of Easements
- SP140647 COVENANTS in Schedule of Easements
- SP140647 FENCING PROVISION in Schedule of Easements
- SP140647 SEWERAGE AND/OR DRAINAGE RESTRICTION
- C30987 PROCLAMATION under Section 9A and 52A of the Roads and Jetties Act 1935 Registered 24-June-1997 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 178104	FOLIO 0
EDITION 1	DATE OF ISSUE 18-Nov-2019

SEARCH DATE : 21-May-2026

SEARCH TIME : 08.05 pm

DESCRIPTION OF LAND

City of CLARENCE

The Common Property for Strata Scheme [178104](#)

Derivation : Part of 1,654 Acres Gtd. to R. Pitcairn & T.

Young and Part of 60 Acres Located to J.McCormac

Prior CT [167519/7](#)

SCHEDULE 1

STRATA CORPORATION NUMBER [178104](#), 122 CAMBRIDGE PARK DRIVE,
CAMBRIDGE

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP167519](#) EASEMENTS in Schedule of Easements

[SP167519](#) COVENANTS in Schedule of Easements

[SP167519](#) FENCING PROVISION in Schedule of Easements

[SP140647](#) COVENANTS in Schedule of Easements

[SP140647](#) FENCING PROVISION in Schedule of Easements

[SP140647](#) SEWERAGE AND/OR DRAINAGE RESTRICTION

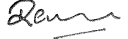
[C30987](#) PROCLAMATION under Section 9A and 52A of the Roads
and Jetties Act 1935 Registered 24-June-1997 at noon

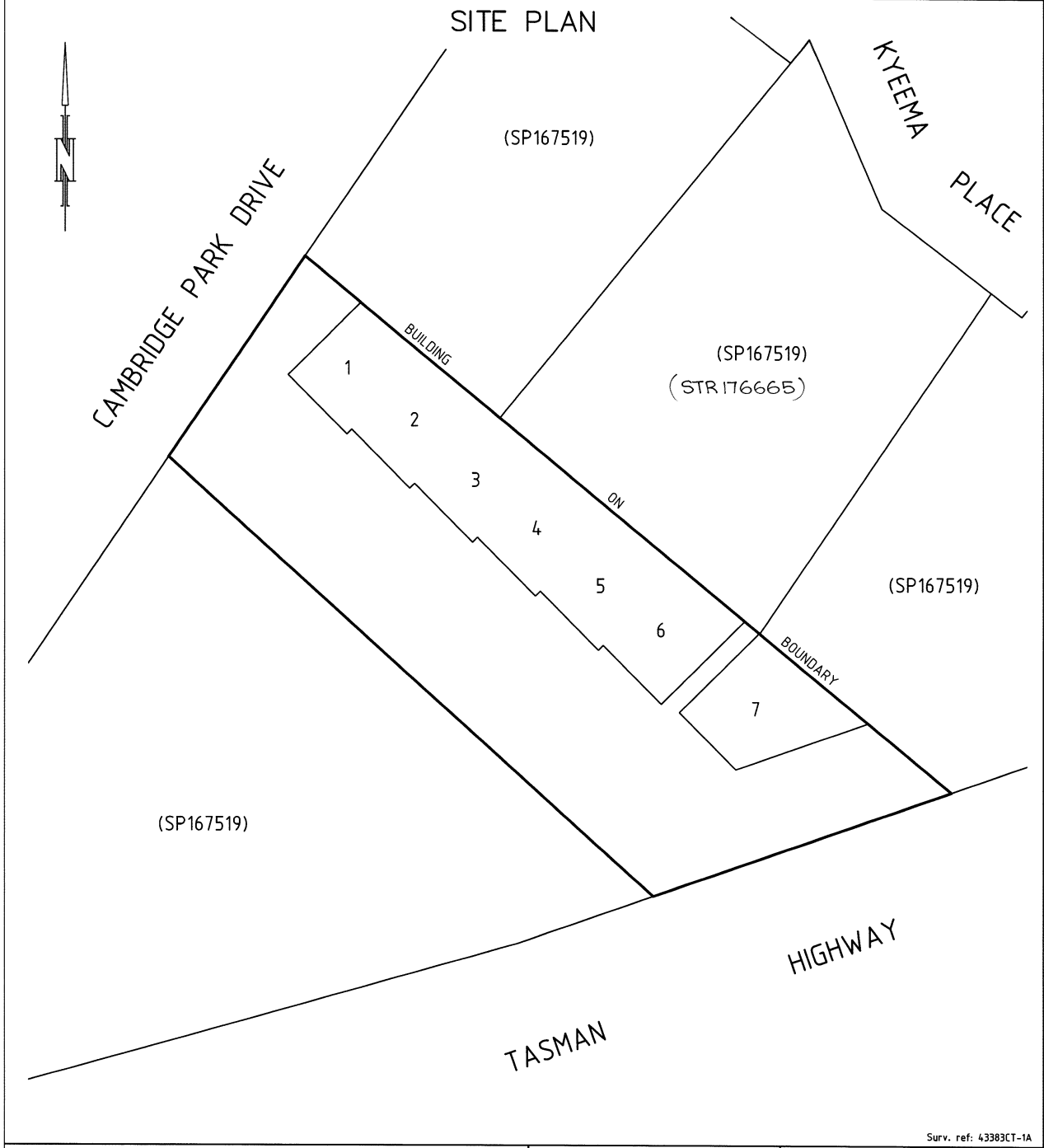
[M796739](#) APPLICATION by owners to amend strata plan [178104](#) by
amending 'Part of Lot 4' on sheet 3 to 'Part of Lot
5' Registered 10-Dec-2019 at noon



[E216229](#) APPLICATION by body corporate to amend Strata Plan by
amending Lots 1-7 by altering car parking within each
lot Registered 04-June-2020 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY OF CLARENCE SUBURB OF CAMBRIDGE FOLIO REFERENCE FR 167519/7 SITE COMPRISES THE WHOLE OF LOT 7 ON PLAN No. 167519	STRATA PLAN SHEET 1 OF 4 SHEETS		Registered Number 178104
	NAME OF STRATA SCHEME 122 CAMBRIDGE PARK DRIVE, CAMBRIDGE		STRATA TITLES ACT 1998 REGISTERED 18 NOV 2019  Recorder of Titles
	SCALE 1:500	LENGTHS IN METRES	



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.	 Council Delegate	25.10.19 Date	 Registered Land Surveyor	25/10/19 Date
	STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE)		LODGED BY PDA SURVEYORS	

STRATA PLAN

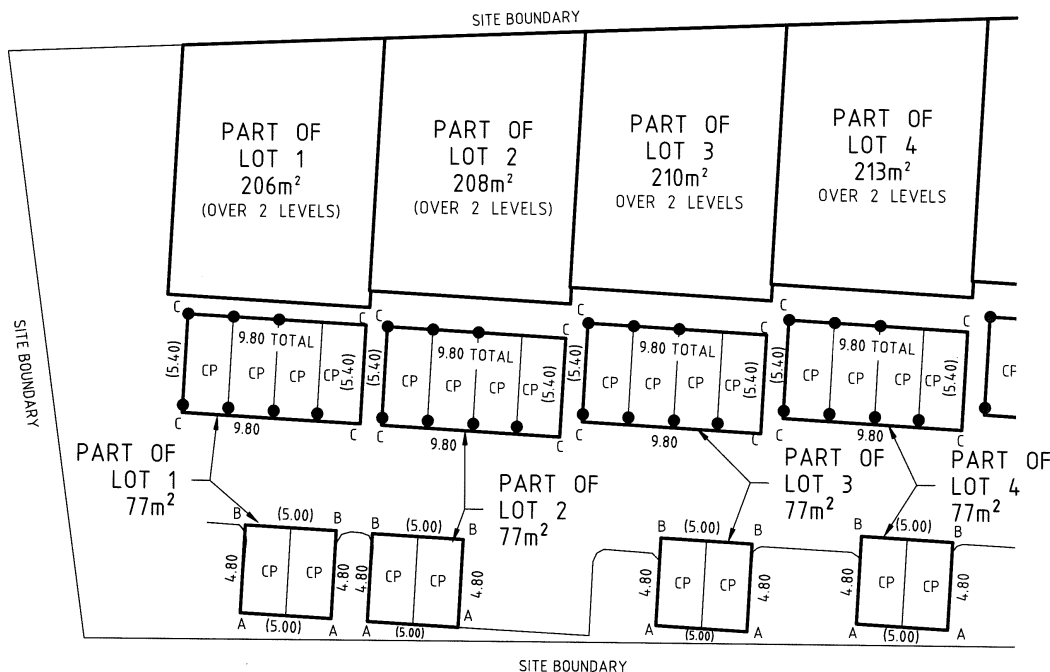
STRATA TITLES ACT 1998

Registered Number

NEW SHEET 2 OF 5 SHEETS
(PURSUANT TO E216229)

Paul Boddy 3.4.20
Council Delegate Date

178104



PART OF GROUND FLOOR
SCALE 1:250

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

- SITE BOUNDARY
- OUTER FACE OF EXTERNAL WALLS OR EXTENSION THEREOF.
- CENTRE OF ALL INTERNAL DIVIDING WALLS OR EXTENSION THEREOF.
- EDGE OF CONCRETE & EXTENSION THEREOF LABELLED 'AA' & 'AB'.
- THE LINE BETWEEN PLASTIC MARKING DISCS (SHOWN AS ●) & EXTENSION THEREOF LABELLED 'CC'.
- MEASUREMENTS WHERE ADJACENT OPEN BOUNDARIES ARE PERPENDICULAR.

THE VERTICAL LOT BOUNDARIES EXTEND FROM THE CENTRE OF THE FLOOR TO THE UNDERSIDE OF ROOF STRUCTURE ABOVE EXCEPT FOR:

- THE PARTS OF LOTS SHOWN AS CARPARKING SPACES WHICH EXTEND FROM GROUND LEVEL TO 2.4 METRES ABOVE GROUND LEVEL.

(CP DENOTES CARPARKING SPACE)

(MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY.)

LOT No.	GROUND FLOOR AREA	MEZZANINE AREA	PARKING AREA	TOTAL AREA
1	157m ²	49m ²	77m ²	283m ²
2	158m ²	50m ²	77m ²	285m ²
3	160m ²	50m ²	77m ²	287m ²
4	162m ²	51m ²	77m ²	290m ²

AREAS ARE APPROXIMATE ONLY.

[Signature]
Registered Land Surveyor
30/3/20
Date

Surv. ref: 45238CT-1

STRATA PLAN

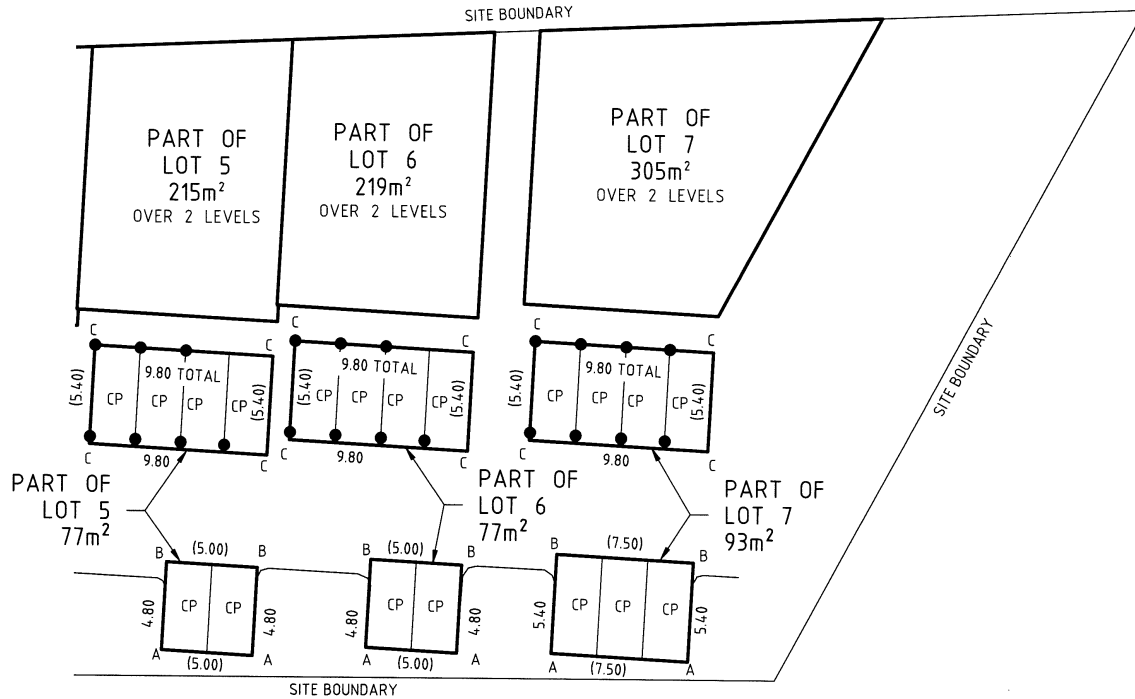
STRATA TITLES ACT 1998

Registered Number

NEW SHEET 3 OF 5 SHEETS
(PURSUANT TO E 216229)

Paul O'Byrne 31/03/2020
Council Delegate Date

178104



PART OF GROUND FLOOR
SCALE 1:250

- THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:-
- SITE BOUNDARY
 - OUTER FACE OF EXTERNAL WALLS OR EXTENSION THEREOF.
 - CENTRE OF ALL INTERNAL DIVIDING WALLS OR EXTENSION THEREOF.
 - EDGE OF CONCRETE & EXTENSION THEREOF LABELLED 'AA' & 'AB'.
 - THE LINE BETWEEN PLASTIC MARKING DISCS (SHOWN AS ●) & EXTENSION THEREOF LABELLED 'CC'.
 - MEASUREMENTS WHERE ADJACENT OPEN BOUNDARIES ARE PERPENDICULAR.

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- THE PARTS OF LOTS SHOWN AS CARPARKING SPACES WHICH EXTEND FROM GROUND LEVEL TO 2.4 METRES ABOVE GROUND LEVEL.

(CP DENOTES CARPARKING SPACE)
(MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY.)

LOT No.	GROUND FLOOR AREA	MEZZANINE AREA	PARKING AREA	TOTAL AREA
5	164m ²	52m ²	77m ²	293m ²
6	167m ²	52m ²	77m ²	296m ²
7	230m ²	75m ²	93m ²	398m ²

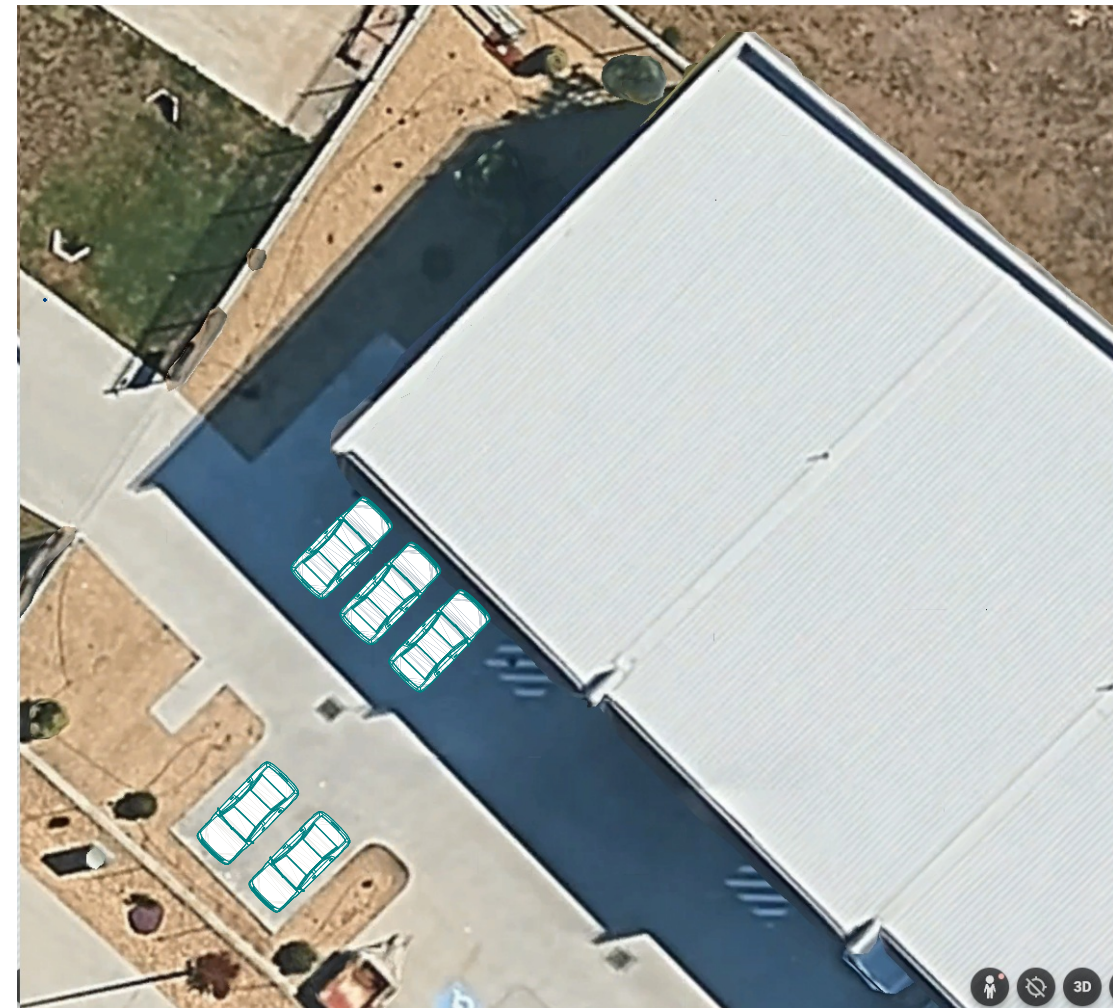
AREAS ARE APPROXIMATE ONLY.

Surv. ref: 45238CT-1

Paul O'Byrne
Registered Land Surveyor
30/3/20
Date



SITE PLAN
UNIT 1/122 CAMBRIDGE PARK DRIVE CAMBRIDGE



DETAIL UNIT 1
SHOWING EXTERNAL CARPARKS

10 CRAVEN ROAD
SANDFORD

PROJECT:
S. SINGH
CHANGE OF USE:
UNIT 1/122
CAMBRIDGE PARK DRIVE
CAMBRIDGE

CLIENT

DATE: MAY 2026
PROJECT NO.
ISSUE/REV A
A. PRELIMINARY ISSUE

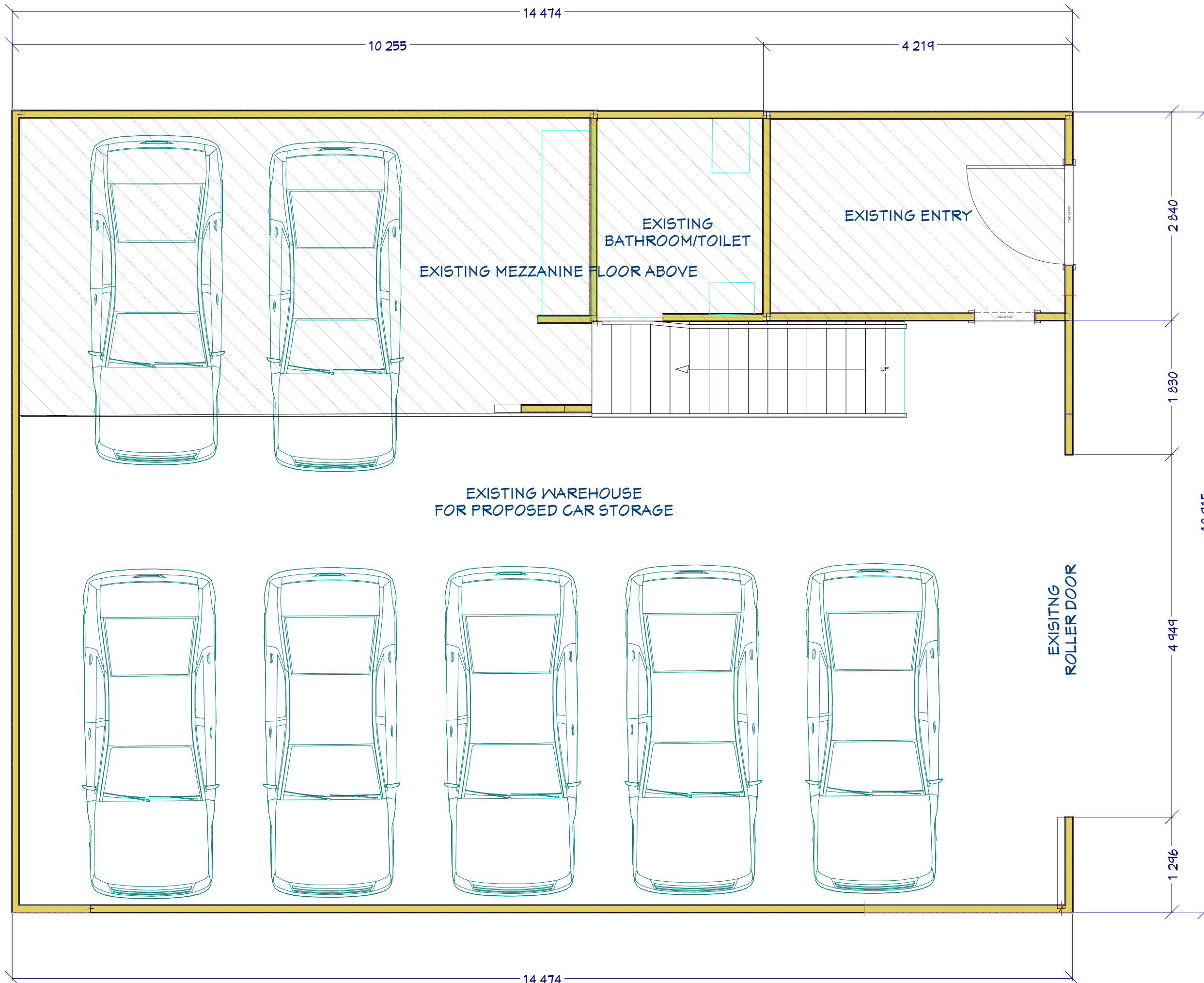
TITLE:

**PROPOSED
FLOOR PLAN**

SCALE: 1:50

DRAWING No:

1



10 CRAVEN ROAD
SANDFORD

PROJECT:
S. SINGH
CHANGE OF USE:
UNIT 1/122
CAMBRIDGE PARK DRIVE
CAMBRIDGE

CLIENT
DATE: MAY 2026
PROJECT NO.
ISSUE/REV A
A. PRELIMINARY ISSUE

TITLE:
**PROPOSED
FLOOR PLAN**

SCALE: 1:50
DRAWING No:

2

20.05.2026

Clarence City Council
38 Bligh Street
Rosny Park TAS 7018
Email: cityplanning@ccc.tas.gov.au

Re: Planning Application – Change of Use

Property: Unit 1, 122 Cambridge Park Drive, Cambridge TAS 7170

Proposed Use Class: Storage (vehicle storage)

Dear Sir/Madam,

We write in support of a planning application for a change of use at the above property, which is currently approved and operating as a warehouse. The proposal seeks Council's approval for the premises to be used for the secure storage of motor vehicles associated with an existing off-site car rental business.

This letter accompanies the application form, certificate of title, site plan, and proposed floor plan, and is intended to assist Council in its assessment under the Tasmanian Planning Scheme – Clarence.

Use Class and Permit Pathway

The proposed use falls within the Storage Use Class under Table 6.2 of the State Planning Provisions, which expressly includes "vehicle storage" as a listed example. The existing approved warehouse use is also captured within the Storage Use Class. On that basis, the proposal arguably represents a continuation of the same Use Class; however, this application has been lodged out of an abundance of caution to confirm Council's position on the changed nature of the operation.

The site is located within the Cambridge industrial precinct, where Storage is an established and compatible use consistent with the purpose of the applicable zone.

Nature of Use

The premises will be used primarily for the secure storage of motor vehicles forming part of the fleet of an existing off-site car rental business. Specifically:

- Occasional customer pickup or drop-off of pre-booked rental vehicles may occur at the site by arrangement, but this is not the routine mode of operation;
- No vehicle servicing, mechanical repair, panel beating, or refuelling will occur at the site;
- No walk-in public trade or on-site customer waiting facilities are proposed.

The site functions primarily as a passive holding facility for fleet vehicles, with any customer interaction limited to brief, pre-arranged collection or return of a vehicle on an occasional basis.

Hours of Operation

Access to the site will be limited to the business owner and authorised staff associated with the rental business, operating between:

- 7:00am and 9:00pm, seven days per week.

These hours are consistent with general operating hours in the Cambridge industrial precinct.

Traffic and Access

Vehicle movements will be limited to:

- Movement of fleet vehicles to and from the off-site rental premises by the business owner or authorised staff;
- Occasional pre-arranged customer pickup or drop-off of a rental vehicle; and
- Infrequent delivery of vehicles by transport carrier, where applicable.

No walk-in customer traffic is expected, queuing, or regular daily commuter movements are proposed. Customer attendance at the site, where it occurs, will be by appointment only and is expected to be infrequent and short in duration. As a result, the proposed use will generate significantly less traffic than a typical warehouse, freight, or commercial operation, and will not adversely impact the surrounding road network or neighbouring tenancies.

Vehicle access will continue to be taken from the existing approved crossover, with no changes proposed to access points or internal circulation.

Parking and Site Function

All fleet vehicles will be stored within the existing site boundaries, utilising the existing internal floor area and the external hardstand car parking spaces shown on the proposed floor plan (Drawing No. 1). No changes to the building footprint, external paving, or site layout are proposed.

As the parking demand under the proposed use will be equal to or less than that of the existing warehouse use, the proposal is considered to satisfy the requirements of the Parking and Sustainable Transport Code under the Tasmanian Planning Scheme. No additional parking is required to be provided.

Amenity Impacts

The proposed use is considered low impact, with:

- No increase in noise beyond typical low-frequency vehicle movements;
- No changes proposed to external lighting;

Given the passive nature of the storage use, the development will have minimal impact on adjoining properties and the surrounding area.

Summary

In summary, the proposed change of use represents a low-intensity adaptation of the existing warehouse, fully consistent with the industrial and commercial character of the Cambridge precinct. The proposal:

- Falls within the Storage Use Class under the Tasmanian Planning Scheme;
- Involves no external works or built-form changes;
- Generates minimal traffic with no walk-in public interface; and

- Results in negligible amenity impact on adjoining occupiers.

We respectfully request Council's consideration and approval of this application. Should you require any further information or clarification, please do not hesitate to contact the undersigned.

Kind regards,

Sirpreet Singh

Application: PDPLANPMTD-2026/061577

Property: Unit 1, 122 Cambridge Park Drive, Cambridge TAS 7170

Proposal: Change of use — vehicle storage (rental fleet)

Attention: Janelle Townsend, Senior Planner

Email: cityplanning@ccc.tas.gov.au

09.06.2026

Dear Ms Townsend,

**RE: ADDITIONAL INFORMATION — PDPLANPMTD-2026/061577 — UNIT 1, 122
CAMBRIDGE PARK DRIVE, CAMBRIDGE**

We refer to your letter of 5 June 2026 requesting further information.

Our responses to each point are below.

First, a clarification that runs through most of the questions. The use is the storage of a rental car fleet. The cars are kept inside the building the warehouse floor and that is how the business is meant to run. The external spaces on Drawing No. 1 are the parking allocated to the unit, shown to indicate the parking the tenancy has. They are not proposed as an outdoor storage yard. Cars will sit in them briefly when being picked up or dropped off, and occasionally for short-term holding if the building is full or being reorganized.

The business runs mainly online and on a pre-booking basis from premises in the Hobart CBD, where council parking covers its day-to-day needs. The reason for needing a site near the airport is that some customers want to collect and return their cars there, so this unit is used to hold fleet vehicles rather than to deal with the public.

1. CLA-P3.5.2 — Discretionary uses (Performance Criterion P1)

(d) Type of vehicles being stored

The cars are standard sedans and mid-size SUVs ordinary passenger vehicles, all under 5.5m long. There are no trucks, buses, trailers or heavy vehicles, and no servicing, repairs, panel beating or refuelling is carried out at the site.

(e) Impact on local character from outdoor vehicle storage and vehicle movements

The site is in the Cambridge industrial and commercial area, where parked and stored vehicles are a normal part of the picture. Because the cars are kept inside, there is no outdoor storage yard. Any car sitting outside is in the unit's own parking spaces for a short time and looks no different to the vehicles parked around the rest of the precinct. Nothing about the building, paving, lighting or signage changes, and nothing is kept outside apart from the occasional car. The use does not affect the character of the area.

(f) Impact on other tenancies and nearby businesses (particularly vehicle movements)

Vehicle movements are low around 30 a day. These are staff bringing cars to and from the rental premises, plus the occasional customer pick-up or drop-off by appointment. Because the business is almost entirely online and pre-booked, customer numbers are very small and few customers come to the site at all. There is no walk-in trade, no queuing and no customers waiting on site, so none of the steady daily traffic a shop or busier operation would bring. Cars come and go through the existing crossover and nothing inside the site changes. That is no more traffic than the old warehouse produced, and well under the Road and Railway Assets Code figure set out in item 4. We do not consider it will affect the neighbouring units or businesses.

2. CLA-P3.6.6 — Outdoor storage and display

As above, the cars are stored inside the building, so the proposal meets the intent of Acceptable Solution A1 the storage happens within the existing structure, not outdoors.

If the occasional car sitting in the unit's parking spaces is treated as outdoor storage, then in response to Performance Criterion P1: it is only ever a few ordinary passenger cars, there for short periods rather than parked up permanently, on a site in an industrial area where parked cars are the norm. There is no clutter, no signage and no effect on amenity.

3. Signs Code (C1.0)

A sign on the building is proposed. This is consistent with previous signs in the same location, aimed to identify the business only. As the business will have prebooked vehicles, signage is not aimed to create foot traffic.



This is the building signage from the previous tenant, our aim is to replace these signs

4. Road and Railway Assets Code (C3.0) — anticipated daily vehicle movements

We expect around 30 vehicle movements a day staff moving cars to and from the rental premises and the occasional customer pick-up or drop-off. This would be far less than the previous tenant operating a retail shop and virtual golf centre.

Access stays as it is, through the existing crossover on Cambridge Park Drive, with no new junction or crossing needed. Cambridge Park Drive is not a category 1 or limited-access road. The cars are all under 5.5m and consist of sedans and mid size SUVs.

We hope this covers what you need. Please get in touch if anything else would help.

Yours sincerely,

Sirpreet
Director of Astra Business Group Pty Ltd