



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/060581

PROPOSAL: Signage (Readvertised)

LOCATION: 1061A Cambridge Road, Cambridge (with access over 1061 Cambridge Road)

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 24/08/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 24/08/2026. 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 24/08/2026.

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: Installation of signs for a concrete batch plant

Location: 1061A Cambridge Rd, 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:

PDPLIMPLN-2025/051984(A001) Memory Hatendi

Current use of site: **Concrete Batch Plant**

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 178348	FOLIO 2
EDITION 4	DATE OF ISSUE 08-Mar-2025

SEARCH DATE : 05-May-2026

SEARCH TIME : 08.43 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Sealed Plan [178348](#)

Derivation : Part of Lot 38278, 21.28ha Gtd. to Director of Housing and Part of Lot 26903 Gtd. to J. Doddridge

Prior CT [163951/2](#)

SCHEDULE 1

[M818200](#) TRANSFER to GADTECH MATERIALS PTY LTD Registered
01-May-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP178348](#) EASEMENTS in Schedule of Easements

[SP178348](#) COVENANTS in Schedule of Easements

[SP178348](#) FENCING PROVISION in Schedule of Easements

[SP27747](#) & [SP163951](#) COVENANTS in Schedule of Easements

[SP27747](#) & [SP163951](#) FENCING PROVISION in Schedule of Easements

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

[D34950](#) AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered
29-Apr-2013 at noon

[E408781](#) MORTGAGE to Westpac Banking Corporation Registered
08-Mar-2025 at 12.01 pm

[E418237](#) AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered
21-June-2025 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: BOWDEN PROJECTS PTY LTD FOLIO REFERENCE: C.T.163951/2 (21.28 ha) GRANTEE: Part of Lot 38278 Gtd. to Director of Housing and Part of Lot 26903 Gtd. to J. Doddridge. (3A.2R.215P)		PLAN of SURVEY BY SURVEYOR: NICHOLAS GRIGGS of Nick Griggs & Co. 295 Elizabeth Street, North Hobart, 7000 Ph: 6234 5022 Fax: 6231 2412 LOCATION: CITY OF CLARENCE SCALE: 1: 1000 LENGTHS IN METRES		Registered Number SP 178348 APPROVED EFFECTIVE FROM: 25 MAR 2020 <i>Ren</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 107 (5225-25)	LAST UPI No.	LAST PLAN No. SP.163951	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN.		

1.
9082 m²
(P.4363)
(SP.27747)
(SP.163951)

2.
~~5478~~ m²
5480

MAXWELLS ROAD

CAMBRIDGE ROAD

TASMAN HIGHWAY

PIPELINE AND DRAINAGE EASEMENT 3.00 WIDE

RIGHT OF WAY (PRIVATE) 9.00 WIDE (SP.163951)

RIGHT OF WAY (PRIVATE) 3.00 WIDE (SP.163951)

(SP.31128)

(SP.31128)

(D.107757)

(P.4363)
(SP.27747)
(SP.163951)

(P.4363)
(SP.27747)
(SP.163951)

(SP.27747)

Mea

COUNCIL DELEGATE

6.3.2020

DATE

SEARCH OF TORRENS TITLE

VOLUME 178348	FOLIO 1
EDITION 4	DATE OF ISSUE 22-Mar-2022

SEARCH DATE : 05-Aug-2026

SEARCH TIME : 04.14 pm

DESCRIPTION OF LAND

City of CLARENCE

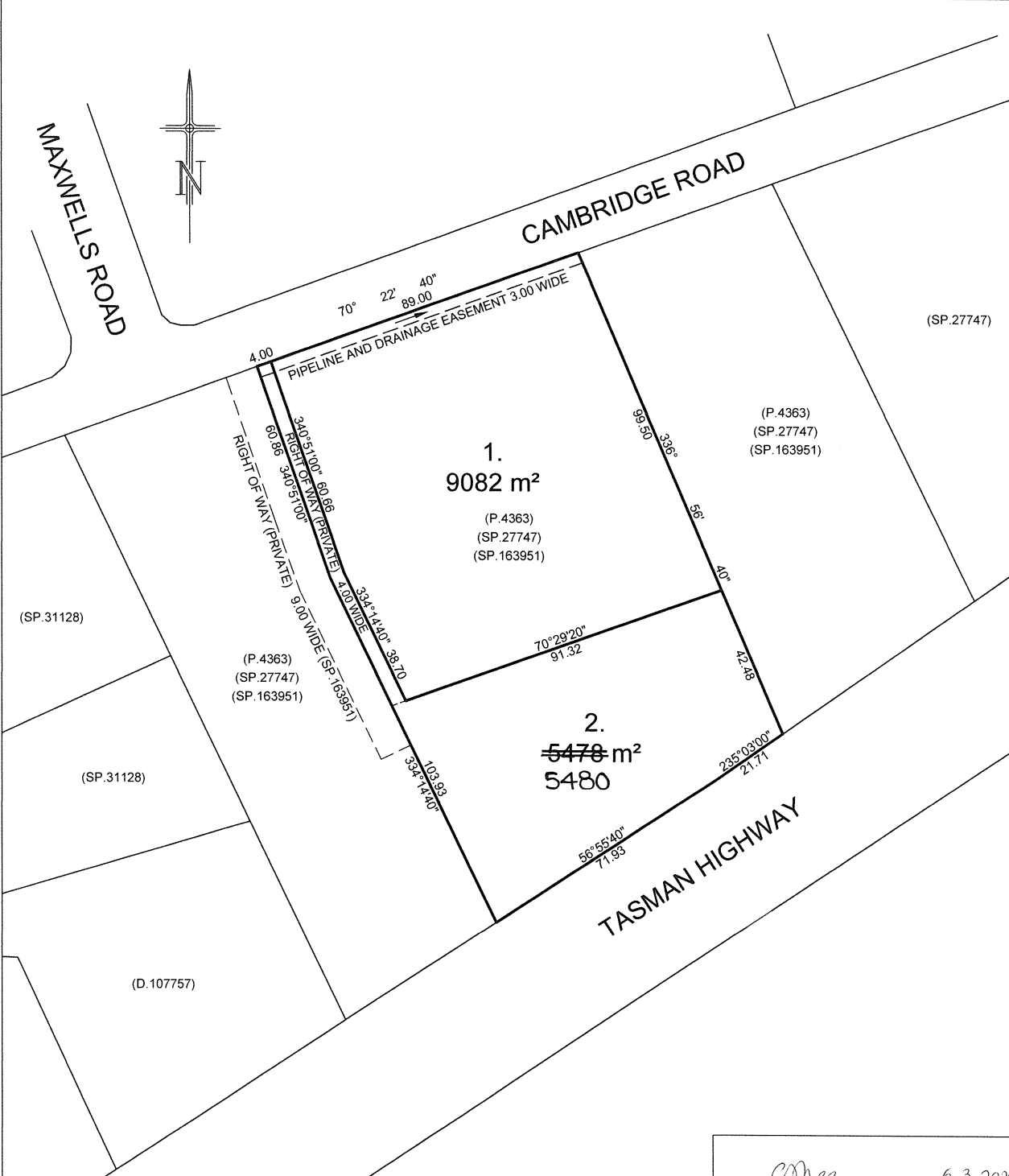
Lot 1 on Sealed Plan [178348](#)Derivation : Part of Lot 38278, 21.28ha Gtd. to Director of
Housing and Part of Lot 26903 Gtd. to J. DoddridgePrior CT [163951/2](#)SCHEDULE 1[M937188](#) TRANSFER to CROWLEY ASSET HOLDINGS PTY LTD
Registered 07-Feb-2022 at noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP178348](#) EASEMENTS in Schedule of Easements
[SP178348](#) COVENANTS in Schedule of Easements
[SP178348](#) FENCING PROVISION in Schedule of Easements
[SP27747](#) & [SP163951](#) COVENANTS in Schedule of Easements
[SP27747](#) & [SP163951](#) FENCING PROVISION in Schedule of Easements
[C30987](#) PROCLAMATION under Section 52A of the Roads and
Jetties Act 1935 Registered 24-June-1997 at noon
[D34950](#) AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
29-Apr-2013 at noon
[E296443](#) MORTGAGE to Commonwealth Bank of Australia
Registered 22-Mar-2022 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: BOWDEN PROJECTS PTY LTD FOLIO REFERENCE: C.T.163951/2 (21.28 ha) GRANTEE: Part of Lot 38278 Gtd. to Director of Housing and Part of Lot 26903 Gtd. to J. Doddridge. (3A.2R.215P)		PLAN of SURVEY BY SURVEYOR: NICHOLAS GRIGGS of Nick Griggs & Co. 295 Elizabeth Street, North Hobart, 7000 Ph: 6234 5022 Fax: 6231 2412 LOCATION: CITY OF CLARENCE SCALE: 1: 1000 LENGTHS IN METRES		Registered Number SP 178348 APPROVED EFFECTIVE FROM: 25 MAR 2020 <i>Ren</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 107 (5225-25)	LAST UPI No.	LAST PLAN No. SP.163951	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN.		



mea

COUNCIL DELEGATE

6.3.2020

DATE

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 178348
SUBDIVIDER: Bowden Projects Pty Ltd FOLIO REFERENCE: 163951/2	

COVENANTS

Prior Covenants

That part of Lots 1 and 2 on the Plan formerly comprised in Lot 2 on Sealed Plan 163951 are each burdened by the restrictive covenants created by and more fully set forth in Sealed Plan 27747.

Fencing Covenant

In respect of each Lot shown on the Plan **BOWDEN PROJECTS PTY LTD** will not be required to fence.

DEFINITIONS

"Right of Carriage Way" means a right of carriage way as defined within Schedule 8 of the *Conveyancing and Law of Property Act 1884* (Tas).

"Right of Drainage" means a right of carriage way as defined within Schedule 8 of the *Conveyancing and Law of Property Act 1884* (Tas).

"Pipeline and Services Easement" is defined as follows:-

THE FULL RIGHT AND LIBERTY for the TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (1) without doing unnecessary damage to the Easement Land; and
 - (2) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("**the Owner**") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP178348
SUBDIVIDER: Bowden Projects Pty Ltd FOLIO REFERENCE: 163951/2	

- (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
- (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
- (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace any thing that supported, protected or covered the Infrastructure.

Interpretation:

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) any thing reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

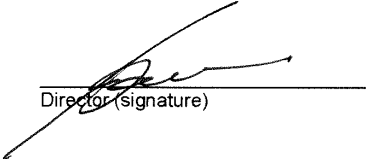
"TasWater" means the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns at 169 Main Road, Moonah in Tasmania.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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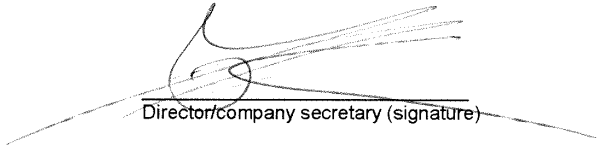
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 178348
SUBDIVIDER: Bowden Projects Pty Ltd FOLIO REFERENCE: 163951/2	

Signed by **BOWDEN PROJECTS PTY**
LTD ACN 162 386 209 in accordance
with s 127(1) of the *Corporations Act*
2001 (Cth):


Director (signature)

NEIL DAVIS

PLEASE PRINT NAME


Director/company secretary (signature)

John Karytinis

PLEASE PRINT NAME

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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SEARCH OF TORRENS TITLE

VOLUME 163951	FOLIO 3
EDITION 5	DATE OF ISSUE 27-May-2026

SEARCH DATE : 05-Aug-2026

SEARCH TIME : 05.00 pm

DESCRIPTION OF LAND

City of CLARENCE

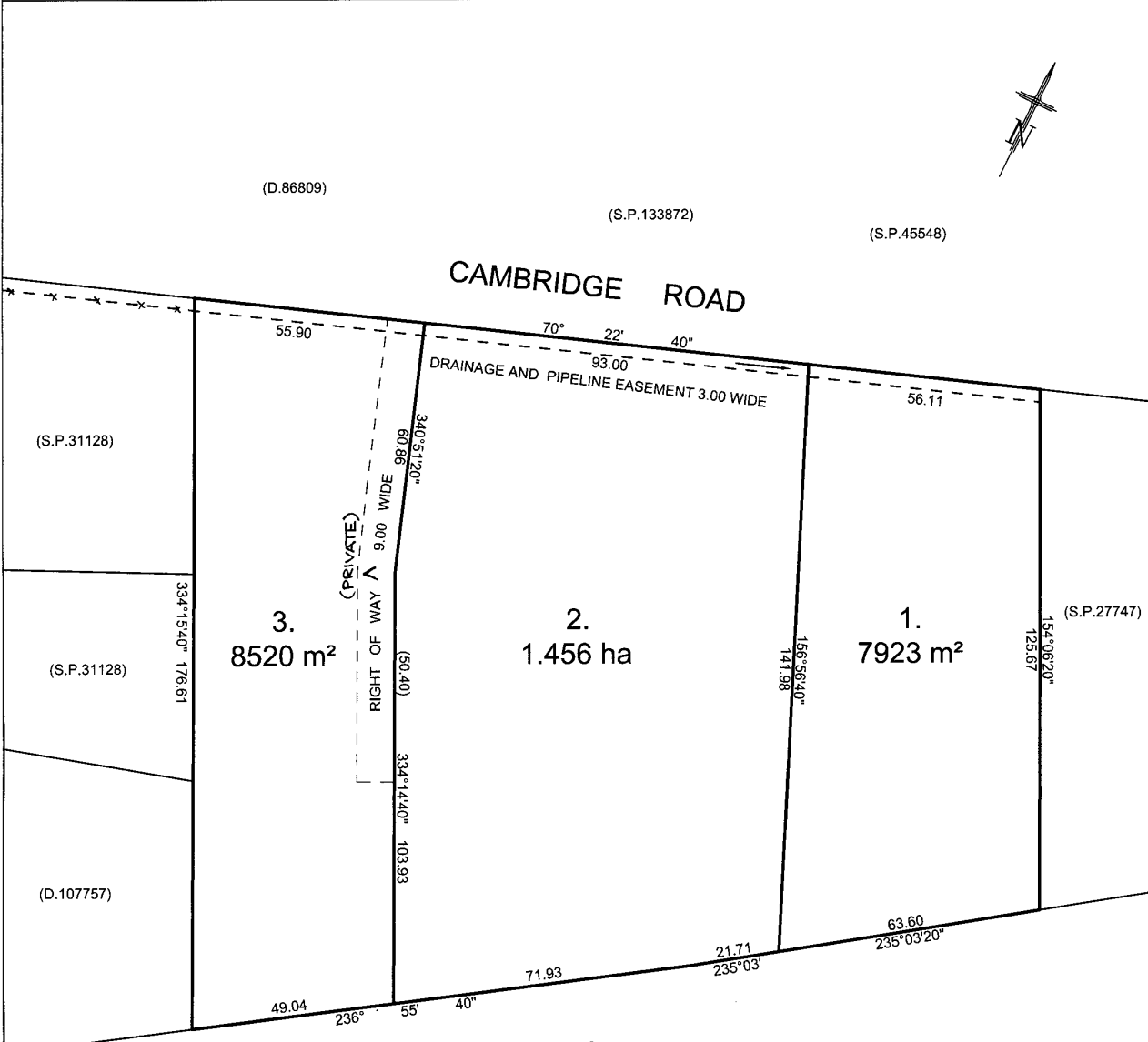
Lot 3 on Sealed Plan [163951](#)Derivation : Part of Lot 38278 Gtd. to Director of Housing and
Part of Lot 26903 Gtd. to J. DoddridgePrior CT [27747/3](#)SCHEDULE 1[M881180](#) TRANSFER to FRANK RODNEY SIKKEMA Registered
21-May-2021 at 12.01 pmSCHEDULE 2

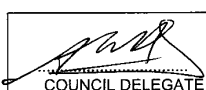
Reservations and conditions in the Crown Grant if any
[SP163951](#) EASEMENTS in Schedule of Easements
[SP163951](#) COVENANTS in Schedule of Easements
[SP163951](#) FENCING PROVISION in Schedule of Easements
[SP 27747](#) COVENANTS in Schedule of Easements
[SP 27747](#) FENCING PROVISION in Schedule of Easements
[C30987](#) PROCLAMATION under Section 52A of the Roads and
Jetties Act 1935 Registered 24-June-1997 at noon
[D34950](#) AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
29-Apr-2013 at noon
[E386422](#) MORTGAGE to Bendigo and Adelaide Bank Limited
Registered 27-May-2026 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: TASMANIAN TIMBER ENGINEERING PTY. LTD. FOLIO REFERENCE: C.T. 27747/3 GRANTEE: PART OF LOT 38278 Gtd. to DIRECTOR of HOUSING AND PART OF 26903 Gtd. to J. DODDRIDGE	PLAN of SURVEY BY SURVEYOR: NICHOLAS GRIGGS of Nick Griggs & Co. 295 Elizabeth Street, North Hobart, 7000 Ph: 6234 5022 Fax: 6231 2412 LOCATION: CITY OF CLARENCE SCALE: 1: 1000 LENGTHS IN METRES	REGISTERED NUMBER SP163951 APPROVED EFFECTIVE FROM 29 APR 2013 <i>Alice Kawa</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 107 (5225-25)	LAST UPI No. HQ049	LAST PLAN No. SP.27747	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN.




COUNCIL DELEGATE

11-4-13
DATE

SCHEDULE OF EASEMENTS

Registered Number

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.

SP 163951

PAGE 1 OF 2 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

~~Drainage and pipeline easement in gross~~

~~Lots 1, 2 and 3 on the plan are SUBJECT TO a right of drainage in gross and a pipeline easement in gross over those parts of Lots 1, 2 and 3 shown on the plan as "DRAINAGE AND PIPELINE EASEMENT 3.00 WIDE" in favour of the Council (subject to conditions more fully set forth in Sealed Plan 27747).~~

Right of way

Lot 3 on the plan is SUBJECT TO a right of carriageway over that part of Lot 3 shown on the plan as "RIGHT OF WAY 9.00 WIDE" appurtenant to Lot 2 on the plan.

(private)

Lot 2 on the plan is TOGETHER WITH a right of carriageway over that part of Lot 3 shown on the plan as "RIGHT OF WAY 9.00 WIDE".

(private)

Easements & Covenants Continued Page 2

Fencing provision

In respect of each Lot shown on the plan Tasmanian Timber Engineering Pty. Ltd. will not be required to fence.

Definitions

Council means the Clarence City Council or its legal successors from time to time.

Executed by **Tasmanian Timber Engineering Pty. Ltd.** in accordance with section 127(1) of the Corporations Act 2001

)
)
)

Christopher Thomas Ward
Sole Director/Sole Secretary

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Tasmanian Timber Engineering Pty. Ltd.
FOLIO REF: 27747/3
SOLICITOR
& REFERENCE: Dobson Mitchell & Allport
James Ramsay

PLAN SEALED BY: Clarence City Council

DATE: 11 April 2013

SD-2007/70

REF NO.

[Signature]
Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO
SCHEDULE OF EASEMENTS

PAGE 2 OF 2 PAGES

SP163951

SUBDIVIDER: - TASMANIAN TIMBER ENGINEERING PTY LTD

FOLIO REFERENCE: - 27747/3

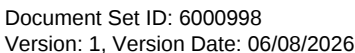
EASEMENTS

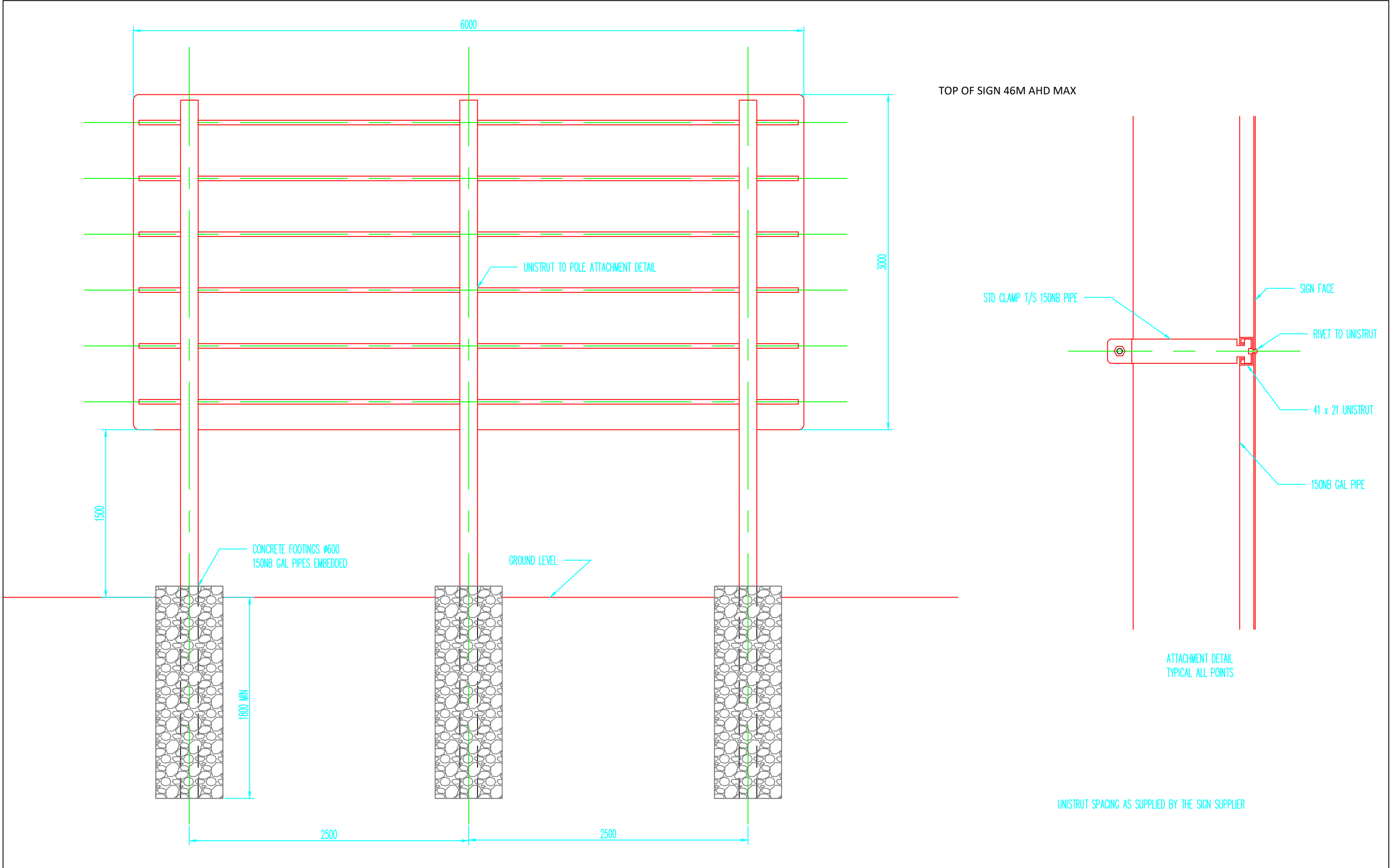
Lots 1, 2 & 3 on the plan are each subject to the full and free right and liberty for the Warden Councillors and Electors of the Municipality of Clarence (hereinafter called "the Council") to lay and maintain water mains of such size and number as the Council may from time to time require through the strip of land 3.00 metres wide marked "Drainage and Pipeline Easement 3.00 wide on the plan and to use such pipes for the purpose of supplying water sewerage and carrying away stormwater to such parts of the City of Clarence (Town of Cambridge) as the same may from time to time be required to serve together with the full and free right and liberty for the Council and its successors from time to time to enter onto and upon the said strip of land to inspect the condition of the said water mains and pipes and to repair alter amend or cleanse the same from time to time for the purposes aforesaid or any of them to bring and place upon the said strip of land or any part thereof such materials machinery and other things as they shall think proper and to dig up the surface of the said strip of land and to remove and carry away all sand clay gravel stones and earth which will be excavated or taken out in laying the said pipes and in maintaining or repairing the same without doing any unnecessary damage to the surface of the said strip of land.

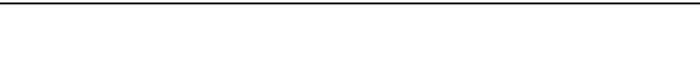
COVENANTS

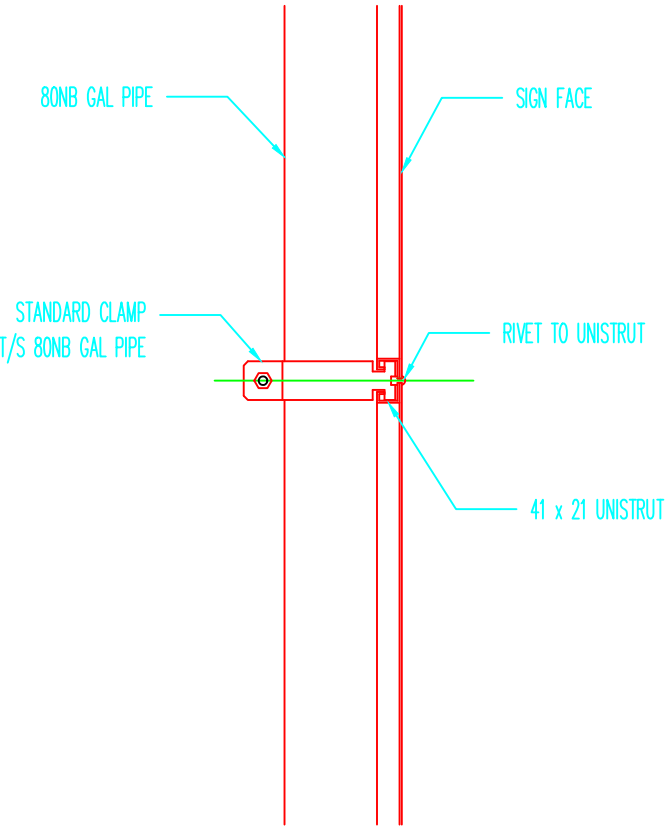
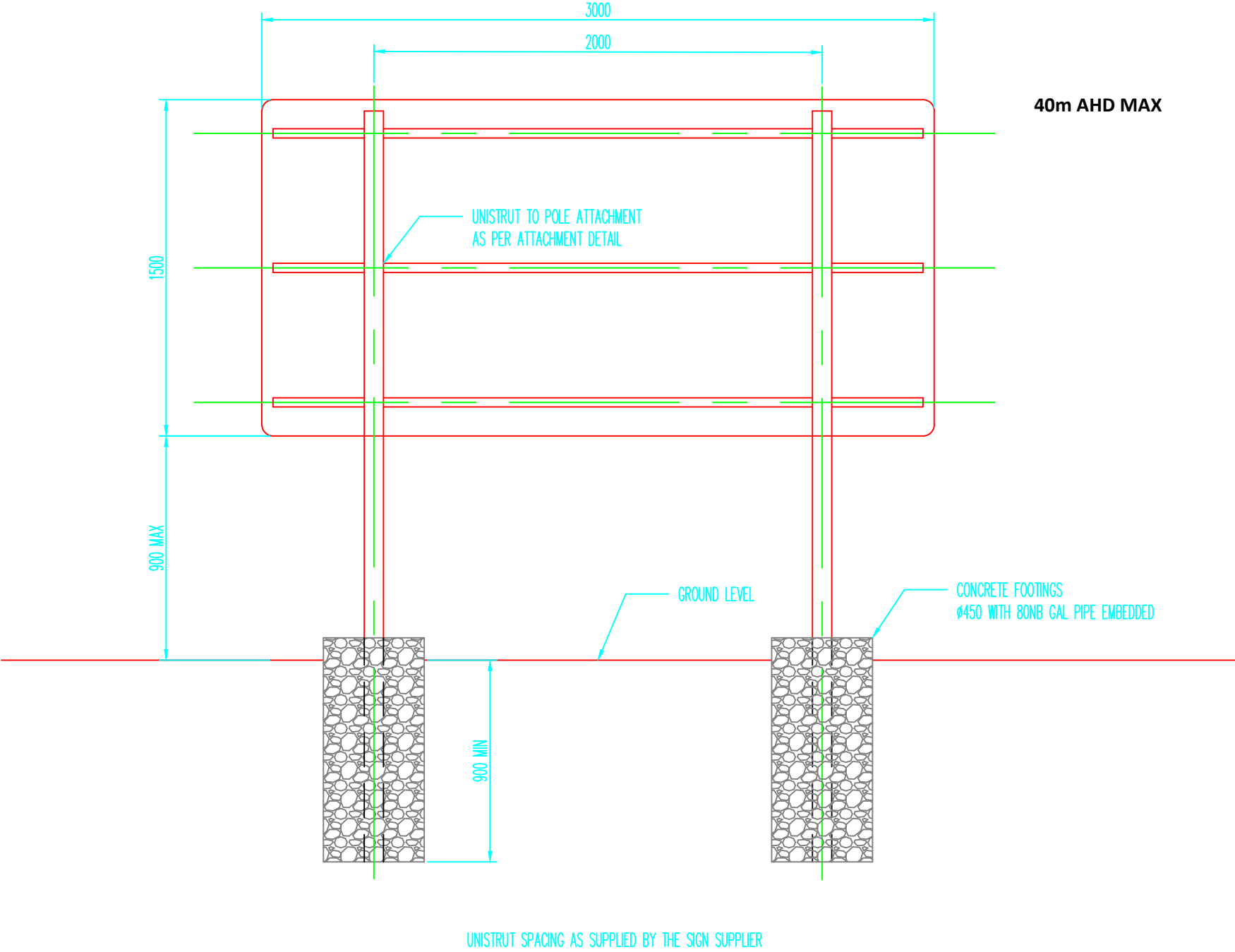
Each lot on the plan is burdened by the restrictive covenants created by and more fully set forth in SP27747.

NOTE: - Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



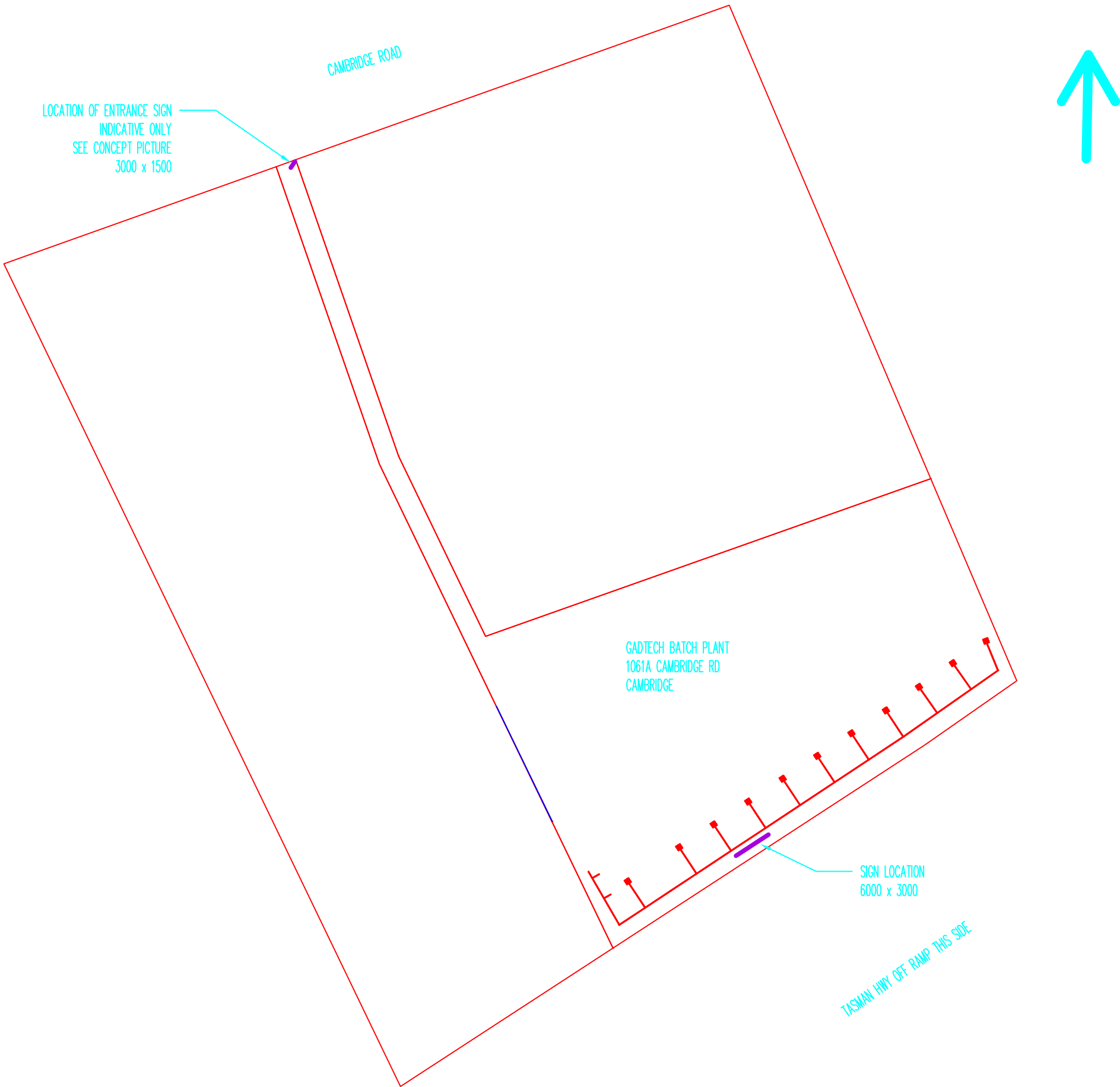


			CLIENT: GADTECH PTY LTD	CONCRETE BATCH PLANT SIGNAGE-SOUTH BOUNDARY	
			ADDRESS/LOCATION: 1061A CAMBRIDGE ROAD, CAMBRIDGE 7170		
			HORIZONTAL/VERTICAL DATUM: MGA ZONE 55 GDA94 / AHD		
REV 1.0	DIMENSIONS AND CONFIG UPDATED	29-10-2025	ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED	DRAWING NUMBER: GAD/CBP/SG/001	
REV 0.0	INITIAL DRAWING	12-08-2025	DO NOT SCALE FROM THE DRAWING		
REVISION HISTORY			PREPARED BY: MAURICE BRADLEY		
Document Set ID: 6000998					



ATTACHMENT DETAIL
TYPICAL ALL POINTS

			CLIENT: GADTECH PTY LTD	CONCRETE BATCH PLANT SIGNAGE-FRONT GATE	
			ADDRESS/LOCATION: 1061A CAMBRIDGE ROAD, CAMBRIDGE 7170		
			HORIZONTAL/VERTICAL DATUM: MGA ZONE 55 GDA94 / AHD		
			ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED		
REV 0.0	INITIAL DRAWING	13-08-2025	DO NOT SCALE FROM THE DRAWING	DRAWING NUMBER: GAD/CBP/SG/002	
REVISION HISTORY			PREPARED BY: MAURICE BRADLEY		
Document Set ID: 6000998					



			CLIENT: GADTECH PTY LTD	CONCRETE BATCH PLANT SIGNAGE-LOCATIONS	GADTECH
			ADDRESS/LOCATION: 1061A CAMBRIDGE ROAD, CAMBRIDGE 7170		
			HORIZONTAL/VERTICAL DATUM: MGA ZONE 55 GDA94 / AHD		
REV 1.0	DIMENSIONS AND CONFIG UPDATED	29-10-2025	ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED		
REV 0.0	INITIAL DRAWING	12-08-2025	DO NOT SCALE FROM THE DRAWING	DRAWING NUMBER: GAD/CBP/SG/003	
REVISION HISTORY			PREPARED BY: MAURICE BRADLEY		

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To: The Senior Planner
City of Clarence Council
PO Box 96
Rosny Park
TAS 7018

Please accept this as our Application to install 2 signs at the premises of;

Gadtech Materials Pty Ltd Concrete Batch Plant

1061A Cambridge Rd, Cambridge.

The block upon which the batch plant sits is recessed behind the premises to the north facing Cambridge Rd. Gadtech Materials wish to install 2 signs on the premises. One sign facing Cambridge Rd at the entrance to the property, and another at the rear of the property facing the Tasman Hwy.

The zone for 1061A is listed as Light Industrial/Commercial, which is applicable to the following signs.

- Ground-based signs
- Billboards

There will be no more than 1 sign of any type on each frontage of the block. Please see attached a copy of drawing GAD-CBP-SIG-003.

Please see below the requirements of the signs standard and the manner in which these signs satisfy the code. We have attached drawings as described in each section.

Sign 1

Billboard (Hwy Frontage)

Definition Table C1.3

Billboard

Means a structure either freestanding or attached to a building designed to accommodate standard billboards, the message of which may be changeable and variable.

Sign 1 is placed inside the rear boundary of 1061A Cambridge Rd, Cambridge and faces the highway east bound off ramp to Kennedy Drive and Cambridge Rd.



This sign is intended to serve the purpose of awareness of the location of the Batch Plant and promotion of Gadtech's Batch Plant to the public in general and more specifically contractors.

Please see attached a copy of drawing GAD-CBP-SIG-003 for the location of this sign.

Table C1.6 Sign Standards

Sign Type	Applicable Zones	Sign Standards
billboard	Rural Living Village Urban Mixed Use Local Business General Business Central Business Commercial Light Industrial General Industrial Rural Agriculture Major Tourism Port and Marine Community Purpose Recreation Open Space particular purpose	Must: (a) have a maximum vertical dimension of 3m; (b) have a maximum horizontal dimension of 6m; and (c) not extend vertically or horizontally from the surface to which it is attached.

Table C1.6 Sign Standards

Billboards

Zone – Light Industrial/Commercial

Must:

(a) have a maximum vertical dimension of 3m;

(b) have a maximum horizontal dimension of 6m;

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The sign matches these dimensions. I refer to the attached copy of drawing GAD-CBP-SIG-001.

and

(c) not extend vertically or horizontally from the surface to which it is attached.

The sign will be printed onto the surface of a medium supported, as per the manufacturers recommended structures. I refer to the attached copy of drawing GAD-CBP-SIG-001.

Sign 2

Ground Based Sign (Cambridge Rd)

Definition Table C1.3

Means a freestanding sign permanently attached to the ground on its own supportive structure, but not including a pole/pylon sign or a blade sign.

Sign 2 at the entrance to 1061A Cambridge Rd, Cambridge, will be set inside the front boundary of the block and will not impinge on either the neighbouring property or the council roadside asset.

The purpose of this sign is to provide clear direction to people seeking the entrance to the property, and to promote Gadtechs Batch Plant to the wider community.

Please note below the conditions from the sign code.

Table C1.6 Sign Standards

Ground Based Signs

All zones

Must:

(a) be limited to 1 ground base sign for each 20m of frontage or part thereof;

Sign 2 at Cambridge Rd will be a ground-based sign, and will be the only sign at the frontage of the premises. Please see below a copy of the conceptual roadside view.



(b) not be higher than 2.4m above the ground; and

The sign is 1.5m high and will be mounted no more than 900mm from the lowest point under the sign, making it a maximum of 2.4m from the ground. Please attached a copy of the drawing GAD-CBP-SIG-002 and GAD-CBP-SIG-003.

(c) have a supportive structure that does not project above the sign face, unless it forms a feature or is incorporated in the sign design.

Please refer to attached drawing GAD-CBP-SIG-002 and note that the sign supportive structure does not extend above the sign face.

Both Signs

Clause C1.6.2

Neither sign will be illuminated

Clause C1.6.3

Neither sign will be a third party sign.

Clause C1.6.4

Neither sign will be located in a place or precinct of heritage.

We hope that this satisfies the necessary requirements of the code.

Regards



Maurice Bradley

Technical and Compliance Manager

02-04-2026

05-08-2026

Janelle Townsend
Senior Planner
City of Clarence Council
38 Bligh St
Rosny Park
Tas, 7018

Dear Janelle

PLANNING APPLICATION - PDPLANPMTD-2026/060581 - 1061A Cambridge Road, Cambridge

I am writing to you regarding our conversation regarding the location of the sign at the front of our property as discussed.

This area of land, although it sits on a right of way, is one that cannot be developed in the future for any use for access of any type, by adjoining properties, for the following reasons.

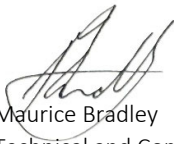
- The area where we are proposing to put our sign also contains our services. In fact, the sign will be immediately in front of the water meter for Gadtech's Batch Plant. Our neighbours will not be able to traverse this area for impacting our meter. Which makes any proposal for development of that area, by our neighbours, nonsensical.
- The area where we are proposing to put our sign is not open for development by our neighbours. The property is Gadtech's.
- A driveway access for the address of 1063 Cambridge Rd is already in place. No further development of that access is required.
- The intent of the right of way was to enable continued access to the existing gateway for 1063, not as route for future development of any further access.

The reason for the location proposed is so that the sign can be viewed by our customers, contractors and visitors from the road in both directions. Should it be placed against the fenceline, it will not be able to be viewed from the road by people coming from the highway interchange, only from the Cambridge side. As we expect that most of the sites visitors would be approaching from the interchange, it makes more sense to be visible in that direction.

I hope this satisfies Councils requirements. Please let me know if any further information is required.

I have attached the Folio Plans, Texts and Easement information for both neighbours as requested.

Yours faithfully,



Maurice Bradley
Technical and Compliance Manager
Gadtech Materials Pty Ltd
Email : maurice@gadtech.com.au
Mobile: 0487 780 448