



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/063760

PROPOSAL: Signage Including Illuminated Signage

LOCATION: 1/6 Railway Court, Cambridge

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 07/10/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 07/10/2026 00:00:00. 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 07/10/2026 00:00:00.

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.

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

*The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.*

Proposal:

New external signage - larger and illuminated (compared to original DA)

Location:

Address: 1/6 Railway Court
Suburb/Town: Cambridge TAS Postcode 7170

Current
Owners/s:

Applicant:

Personal Information Removed

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. Where the application is submitted under Section 43A, the owner's 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.*

Applicant's
Signature:

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.**

SEARCH OF TORRENS TITLE

VOLUME 188033	FOLIO 1
EDITION 2	DATE OF ISSUE 24-Feb-2025

SEARCH DATE : 09-Sept-2026

SEARCH TIME : 12.35 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Strata Plan [188033](#) and a general unit entitlement operating for all purposes of the Strata Scheme being a 22 undivided 1/100 interest

Derived from Strata Plan [188033](#)

Derivation : Part of 50 Acres Located to William Smith

SCHEDULE 1

[E384407](#) TRANSFER to ROOKE FAMILY ENTERPRISES PTY LTD
Registered 24-Feb-2025 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 [188033](#) 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-June-1997 at noon

[C762554](#) AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered
05-Jan-2007 at noon

UNREGISTERED DEALINGS AND NOTATIONS

[N244023](#) PRIORITY NOTICE reserving priority for 90 days
TRANSFER Rooke Family Enterprises Pty Ltd to Belong Properties Pty Ltd as Trustee for Railway Court Bare Trust as Trustee for Belong Pioneer Pty Ltd as Trustee for Belong Pioneer Self Managed Super Fund
MORTGAGE Belong Properties Pty Ltd as Trustee for Railway Court Bare Trust as Trustee for Belong Pioneer Pty Ltd as Trustee for Belong Pioneer Self Managed Super Fund to BC Invest Loans Pty Limited
Lodged by WALLACE WILK & WEB on 01-June-2026 BP:
[N244023](#)

E465165 MORTGAGE to BC Invest Loans Pty Limited Lodged by
DOBSON MITCHELL ALLPORT on 03-Aug-2026 BP: N243919
N243919 TRANSFER to BELONG PROPERTIES (TAS) PTY LTD Lodged
by DOBSON MITCHELL ALLPORT on 03-Aug-2026 BP: N243919

SEARCH OF TORRENS TITLE

VOLUME 188033	FOLIO 0
EDITION 1	DATE OF ISSUE 29-Nov-2024

SEARCH DATE : 09-Sept-2026

SEARCH TIME : 12.35 pm

DESCRIPTION OF LAND

City of CLARENCE

The Common Property for Strata Scheme [188033](#)

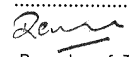
Derivation : Part of 50 Acres Located to William Smith

Prior CT [182041/3](#)SCHEDULE 1STRATA CORPORATION NUMBER [188033](#), 6 RAILWAY COURT, CAMBRIDGESCHEDULE 2

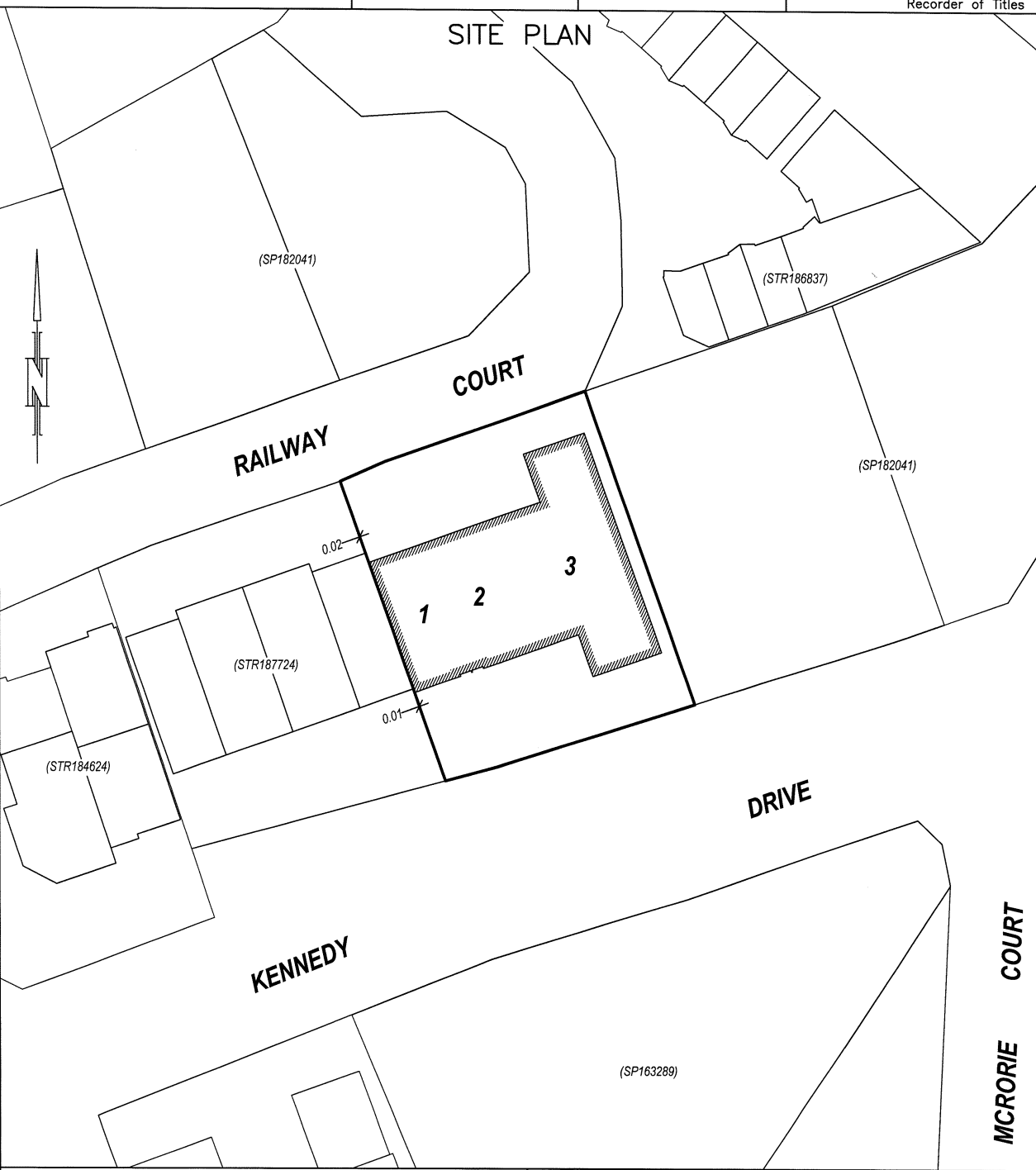
Reservations and conditions in the Crown Grant if any

STR[188033](#) FIRST BY-LAWS lodged with the strata planSP[182041](#) EASEMENTS in Schedule of EasementsSP[179339](#) FENCING PROVISION in Schedule of Easements[C30987](#) PROCLAMATION under Section 9A and 52A of the Roads
and Jetties Act 1935 Registered 24-June-1997 at noon[C762554](#) AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
05-Jan-2007 at noonUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY/TOWN CLARENCE SUBURB/LOCALITY CAMBRIDGE FOLIO REFERENCE C.T.182041/3 SITE COMPRISES THE WHOLE OF LOT 3 ON PLAN No. SP182041	STRATA PLAN SHEET 1 OF 3 SHEETS	Registered Number 188033
	NAME OF STRATA SCHEME 6 RAILWAY COURT, CAMBRIDGE	STRATA TITLES ACT 1998 REGISTERED 29 NOV 2024  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.	 Council Delegate	 Registered Land Surveyor
STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE)	LODGED BY ROGERSON & BIRCH SURVEYORS	

STRATA PLAN

SHEET 2 OF 3 SHEETS

STRATA TITLES ACT 1998

Registered Number

Council Delegate

14.11.2024
Date

188033

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

CENTRELINES OF WALL

THE VERTICAL LOT BOUNDARIES EXTEND FROM CENTRELINE OF LOWER LEVEL FLOOR TO CENTRELINE OF ROOF

GROUND LEVEL

RAILWAY COURT

(SP182041)

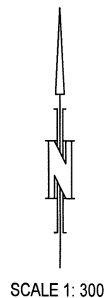
3
940m²
OVER 2 LEVELS

2
366m²
OVER 2 LEVELS

1
366m²
OVER 2 LEVELS

(STR187724)

KENNEDY DRIVE



SCALE 1: 300

Registered Land Surveyor

31-10-24
Date

[illegible]

RECORDER OF TITLES TASMANIA

Nomination of First By-Laws



STR 188033

Section 90 Strata Titles Act 1998

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
182041	3		

TO THE RECORDER OF TITLES

Strata Plan/Scheme No. 188033

I/We the registered proprietor/s of the folio of the Register nominate the by-laws attached as the First By-Laws of the Strata Plan/Scheme lodged with this application.

Date: 12/11/24*

The Common Seal of

Pursuant to section 127(2) of the Corporations Act 2001 (Cth)

was affixed in the presence of: JAAC DEVELOPMENTS PTY LTD

ACN: 159 447 186

ANDREW PHILLIP LIDSW
Name of DirectorANDREW KEITH CLIFTON
Name of Director/Secretary*
(strike out which is inapplicable)

Signature of Director

Signature of Director/Secretary*
(strike out which is inapplicable)

*CA
29/11/24
Surveyor for
registered proprietor

Land Titles Office Use Only

FBL
Version 1 (TOLD)

REGISTERED IN TASMANIA

29 NOV 2024

RECORDER OF TITLES

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Created 11-Nov-2024 11:11AM

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FIRST BY-LAWS – 6 RAILWAY COURT CAMBRIDGE

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- 4 General meetings of body corporate
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- 7 Voting on unanimous resolution
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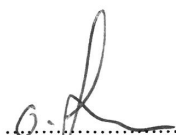
ANNEXURE PAGE

Part 4 - Dispute Resolution

1 Procedure

Part 5 - By-Law Compliance

1 Procedure

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Part 1 – Preamble

1 Interpretation

- (1) An expression defined in the Strata Titles Act 1998 (*Act*) has the same meaning when used in these by-laws.
- (2) These by-laws are binding on:
 - (a) the body corporate
 - (b) the owner of a lot
 - (c) the occupier of a lot
 - (d) an invitee of the owner or occupier of a lot.

2 Council Planning Permit

- (1) The site has been developed and must be maintained in accordance with the endorsed plans and conditions of the Council planning permit.
- (2) The body corporate and lot owners must comply with the plans and conditions.

3 Tenants & invitees

- (1) If a lot owner is prohibited from doing anything in these by-laws, the owner must also ensure that tenants and invitees do not do that thing.
- (2) A lot owner must give any tenant of the owner's lot a copy of these by-laws at the commencement of the tenancy and a copy of any change of by-laws made by the body corporate.
- (3) Where a lot is under lease, both the lot owner and the lot owner's tenant are jointly and severally responsible for by-law compliance.

Part 2 - General By-Laws

1 Duty to keep lot in good order and repair

- (1) A lot owner must keep the building, structural improvements and landscaping on the lot in a state of good repair and to a standard in keeping with the other buildings, structural improvements and landscaping on the site.
- (2) A lot owner must maintain and repair any services that exclusively serve the owner's lot.
- (3) A lot owner must carry out any work in relation to the owner's lot that the owner is required to carry out by:
 - (a) a public or local authority; or
 - (b) the body corporate.
- (4) A lot owner must report any breakdown or failure of common property or service infrastructure to the body corporate.

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7 *Appearance of lots*

- (1) A lot owner must not, without the written permission of the body corporate:
 - (a) make or permit a change to the exterior character, design, colour or finish of buildings, structural improvements or landscaping on the lot; or
 - (b) construct or make structural improvements on the lot unless they conform to the exterior character, design, colour and finish of the existing buildings or structural improvements on the site; or
 - (c) apply to Council for a planning permit to make alterations or additions to a lot.
- (2) A lot owner must keep the open portions of the lot, that are visible to other lot owners, in a neat and tidy condition.

8 *Signage*

- (1) A lot owner must not, without the written permission of the body corporate, erect or place a sign on the lot other than a normal commercial sign advertising that a lot is for sale.
- (2) All signage must comply with any Council permit.
- (3) The body corporate has the power to decide on matters relating to the size, shape, material and location of a sign.
- (4) A sign must
 - (a) have the approval of any authority that has jurisdiction in relation to the installation of the sign; and
 - (b) only identify or advertise a business located within the site; and
 - (c) be maintained at all times in good repair and in a clean, tidy and safe condition.
- (5) A lot owner must, before the lot is vacated, repair a wall if the removal of a sign has caused or exposed damage, fading or discolouration.

9 *Insurance*

- (1) A policy of insurance must be taken out by the body corporate in accordance with the Act in respect to the buildings, on-site improvements and public risk.
- (2) A lot owner must pay the body corporate a contribution being either:
 - (a) proportionate to the unit entitlements of the various lots; or
 - (b) the amount shown on the insurance valuation that is applicable to each lot.
- (3) A lot owner must not commit any act, or do anything, that may result in the policy of insurance in relation to the lot becoming void.
- (4) If the body corporate is unable to obtain insurance for a building or part of it on reasonable terms because:
 - (a) a lot owner is carrying on a particular activity on the lot; or
 - (b) work is required in relation to the lot to reduce the insurance risk to a reasonable level;the body corporate may, by written notice given to the owner, require the owner to ensure that the activity ceases or to have the work carried out, as the case requires.

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2 *Duty to prevent nuisance*

A lot owner must not use the lot, or permit its use in a way that causes a nuisance to the owner or occupier of any other lot.

3 *Duty to allow access for maintenance and repair of common property*

- (1) The body corporate is entitled to reasonable access to a lot for the purpose of maintaining, repairing or replacing the common property.
- (2) A person authorised by the body corporate may enter the lot for that purpose:
 - (a) after giving reasonable notice of intention to exercise the rights of access to the occupier of the lot; or
 - (b) in an emergency, without notice.

4 *Duty to pay rates and taxes*

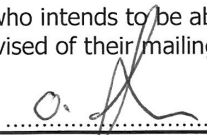
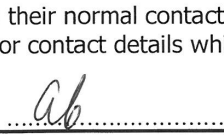
A lot owner must pay all rates, taxes and charges that may be payable in relation to the owner's lot.

5 *Use of common property*

- (1) A lot owner must not behave in a way likely to interfere with the reasonable use and enjoyment of another lot or the common property by the owner or occupier of another lot or the invitees of the owner or occupier of another lot.
- (2) A lot owner must take reasonable steps to ensure that invitees do not behave in a way likely to interfere with the reasonable use and enjoyment of another lot or the common property by the owner or occupier of another lot or the invitees of the owner or occupier of another lot.
- (3) An occupier of must not, without the written approval of the body corporate:
 - (a) park a vehicle or allow a vehicle to stand on the common property; or
 - (b) permit an invitee to park a vehicle or allow a vehicle to stand on the common property: except in the area set aside for visitor car parking.
 - (c) carry out any business on the common property or allow their business to "spill out" onto the common property.
 - (d) store goods on the common property
 - (e) allow cigarette butts to be discarded or binned on the common property.

6 *Duty to provide information*

- (1) A lot owner must give the body corporate written notice of any change in the ownership of the lot.
- (2) A lot owner who intends to be absent from their normal contact address must keep the body corporate advised of their mailing address or contact details whilst they are away.

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- (5) A notice under sub-clause (4) must give the owner the option of paying any additional insurance premium payable in the event of the continuance of the activity, or the non-performance of the work.

10 Building security, compliance and fire protection

- (1) A lot owner must-
- (a) secure the owner's lot at all times; and
 - (b) comply with any reasonable directions given by the body corporate in relation to the security of the building and the common property.
- (2) A lot owner must immediately notify the body corporate of any safety hazard, damage, defect, breakage, soiling, graffiti or other problem affecting the building, common property or the site.
- (3) A lot owner must comply with any reasonable directions given by the body corporate in respect to the routine testing of fire protection equipment and evacuation.
- (4) A lot owner or occupant must comply with the Form 46 requirements.
- (5) A lot owner must ensure that:
- (a) an adequate area is kept clear around the interior of any fire exit door on the lot, and
 - (b) goods are neither placed nor stored on or around an external fire exit stairway or accessway.

11 Waste management

- (1) A lot owner must comply with any reasonable directions given by the body corporate in respect to the usage of waste and recycling bins which must be stored in the designated bin area/within the warehouse.
- (2) A lot owner must-
- (a) store all garbage in the bins provided for that purpose; and
 - (b) regularly place the bins out for collection; and
 - (c) retrieve the empty bins to the designated bin storage area in a timely manner; and
 - (d) keep the bins in a clean, dry and hygienic condition.

12 Use of lots

- (1) A lot owner must obtain body corporate approval to apply for a change of use.
- (2) A lot owner must not use the lot in a way which may be illegal or injurious to the reputation of the other lot owners or occupiers.

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13 Keeping of animals

- (1) A lot owner, occupier or invitee of an owner or occupier must not bring an animal onto, or keep an animal on the lot of the common property; or
- (2) If a person reasonably requires a guide dog by reason of impairment of sight or hearing, or an authorised assistance dog, the person is entitled to be accompanied by that dog whilst on a lot or the common property and, if the person is the owner or occupier of a lot, is entitled to keep that dog on the lot.

Part 3 – Body Corporate

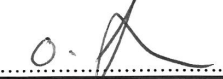
1 Functions and duties of the body corporate

The body corporate must-

- (a) enforce the by-laws; and
- (b) administer, manage and improve the common property reasonably and for the benefit of the owners and occupiers of the lots; and
- (c) maintain the service infrastructure in good and serviceable order and condition; and
- (d) take out and maintain a policy of insurance as required under the Act and any further insurance that may be required by resolution of the lot owners.
- (e) allocate spaces to lot owners for vehicle parking on the common property. Allocations cannot be changed without the owner's consent.

2 Driveways, parking and manoeuvring areas

- (1) A lot owner may only park a vehicle on the site in a parking bay forming part of or allocated to the lot.
- (2) Where a space for parking has been allocated to a lot, only the owner or occupier for that lot or his or her invitee may park a vehicle in that space.
- (3) Visitor parking bays may only be used by visitors whilst they are visiting the site. Occupiers of the lots are not permitted to park in the visitor parking bays.
- (4) The body corporate may take such action it considers necessary to maintain the driveways, parking and manoeuvring areas as a safe environment which may include-
 - (a) requiring a lot owner to remove any obstruction; or
 - (b) cautioning a lot owner regarding an unlawfully or dangerously parked vehicle; or
 - (c) moving or towing away an unlawfully or dangerously parked vehicle.
- (5) An occupier may load and unload on the common property but must move storage containers, goods or vehicles as soon as practicable.
- (6) A breach of these by-laws will result in an application for relief to the Recorder of Titles, and all costs associated with the breach will be recovered from the lot owner.

 
.....
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3 *Membership of body corporate*

- (1) Each lot owner is a member of the body corporate and entitled to vote personally or by proxy at general meetings of the members of the body corporate.
- (2) If a mortgagee is in possession of a lot under the mortgage, the mortgagee becomes entitled to exercise any voting rights the owner may have, to the exclusion of the rights of the owner.

4 *General meetings of body corporate*

- (1) The body corporate must appoint a chairperson, secretary and treasurer who may be the same person.
- (2) An annual general meeting of the body corporate must be held within 15 months after the last annual general meeting of the body corporate.
- (3) The secretary to the body corporate may call a special general meeting of the body corporate at any time and must do so if required by one third of the members of the body corporate.
- (4) The secretary to the body corporate must, at least 7 days before a general meeting of the body corporate, give to each member of the body corporate written notice—
 - (a) setting out the date, time and place of the general meeting; and
 - (b) stating the nature of the business to be transacted; and
 - (c) if a unanimous resolution or special resolution is to be put before the general meeting, setting out the terms of the proposed resolution.
- (5) In a case where a lot is owned jointly or in common by 2 or more persons, the notice may be addressed to the co-owners jointly and given or sent to any one of them.
- (6) Subject to by-law 4(4), the body corporate may conduct business in person, by post, by email or by electronic transmission.

5 *Quorum*

- (1) A quorum at a meeting of the body corporate is members representing a majority of the lots.
- (2) If a quorum is not present at a meeting of the body corporate, any decision made at that meeting is of no effect for a period of seven days after the circulation of the minutes.
- (3) After that period, the decision has effect unless objections to it have been made within that period by such number of members as would have defeated the decision at the meeting.

6 *Voting at general meeting*

- (1) A member of the body corporate may vote by email, electronically, personally, or by proxy on matters arising for decision at a general meeting.
- (2) Voting may be by show of hands but, if a poll is demanded, voting is proportionate to the unit entitlement of the member's lot.
- (3) Co-owners may vote by proxy jointly appointed by them and, in the absence of such a proxy, are not entitled to vote on a show of hands (except on a motion for a unanimous resolution) but any one co-owner may require a poll and on the poll a co-owner is entitled to voting

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rights proportionate to the co-owner's interest in the lot.

7 *Voting on unanimous resolution*

- (1) If a unanimous resolution is required for a particular purpose under the *Act*, a member of the body corporate may vote on the resolution—
 - (a) at the general meeting of the body corporate at which the resolution is proposed
 - (b) by giving the body corporate written notice within 28 days after the date of that meeting, or
 - (c) by email ballot.
- (2) A unanimous resolution is passed if 100% of the votes cast by those present or by those who reply to the email ballot are in favour of the motion.

8 *Committee of management*

- (1) The body corporate may, by ordinary resolution—
 - (a) appoint a committee of management to transact business on behalf of the body corporate; or
 - (b) change the membership of a committee of management; or
 - (c) overrule a decision of the committee of management (to the extent it has not been acted on); or
 - (d) remove a committee of management from office.
- (2) A committee of management may, subject to limitations and directions imposed or given by the body corporate in general meeting, exercise any powers of the body corporate except powers that may only be exercised by unanimous or special resolution of the body corporate.
- (3) A committee of management must consist of at least 3 members.
- (4) Subject to any rules to the contrary determined by the body corporate in general meeting—
 - (a) a majority of the total number of the members of the committee of management constitutes a quorum of the committee; and
 - (b) a decision in which a majority of the members present at a meeting of the committee agree is a decision of the committee.
- (5) Any rules determined by the body corporate must be fair and reasonable.
- (6) The committee must keep proper minutes of its proceedings and must make them available on request for inspection by any member of the body corporate.

9 *Appointment of a manager*

- (1) The body corporate may appoint a manager and delegate to the manager functions related to the administration, management and control of the common property.
- (2) A manager is subject to control and direction by the body corporate acting in general meeting or through a committee of management.

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- (3) The manager will have delegated authority to arrange the necessary upkeep and maintenance of the common property in good order and repair, normally approved by ordinary resolution of the body corporate.
- (4) The manager will obtain body corporate approval for any discretionary spending.
- (5) The manager will provide financial statements as soon as practicable upon request.

10 Administrative fund

- (1) The body corporate must maintain a fund for the purpose of meeting its financial obligations under the *Act*.
- (2) All income must be paid into the fund and all expenditure must be made from the fund.
- (3) If the body corporate thinks fit, the fund may be subdivided into separate parts, one related to recurrent expenditure and the other related to capital expenditure. Funds in the capital expenditure (sinking fund) are non-refundable to lot owners and must be applied to the purpose so levied.
- (4) The fund must be maintained at a level sufficient to meet reasonably foreseeable expenditure to be incurred by the body corporate.
- (5) In this by-law "recurrent expenditure" may include but is not limited to-
 - (a) insurance; and
 - (b) administration and body corporate management; and
 - (c) minor common property repairs and preventative maintenance; and
 - (d) external common property window cleaning.
- (6) In this by-law "capital expenditure" may include but is not limited to-
 - (a) major common property building structure maintenance; and
 - (b) replacement of perimeter fencing; and
 - (c) replacement of major component service infrastructure.

11 Contributions

- (1) The body corporate may from time-to-time levy contributions in respect of the lots for the purposes of raising an amount that the body corporate decides to be necessary to meet anticipated expenditure or for any other purpose as agreed by an ordinary resolution.
- (2) The contributions are to be proportionate to the unit entitlements of the various lots.
- (3) A contribution falls due for payment on a date fixed by the body corporate and notified by written notice of the amount due given by the body corporate to the owners.
- (4) The owner of the lot as at the due date for payment is liable for the contribution and any person who later becomes an owner before the contribution is paid becomes jointly and severally liable for payment.
- (5) If a contribution for which an owner or other person is liable under clause (4) is not paid, the owner or other person is taken to have failed to comply with a requirement of the *Act* while

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the contribution remains unpaid.

- (6) The body corporate must, on application by an owner or a person having an interest in a lot, certify—
- (a) the amount of any contribution payable by the owner; and
 - (b) the due date for payment of the contribution; and
 - (c) any amount by way of unpaid contribution that remains outstanding; and
 - (d) the amount of any other liability to the body corporate that remains outstanding from the owner; and
 - (e) information in relation to any funds of the body corporate administered by it; and
 - (f) information on any legal action to which the body corporate is a party; and
 - (g) details of any contributions levied in the previous 12 months; and
 - (h) any other relevant matters.
- (7) A certificate under clause (6) is, in favour of a person dealing with the owner, conclusive evidence of the matters certified.

12 Interest on overdue contributions

- (1) Interest accrues on overdue contributions at a rate that may be fixed by resolution of the body corporate.
- (2) The rate of interest must be fixed on a fair and reasonable basis.

13 Roll to be kept by body corporate

The body corporate must maintain a roll containing the following particulars—

- (a) the name and contact details of the owner of each lot; and
- (b) the name and contact details of any agent employed by the body corporate to carry out any of its functions in relation to the scheme.

14 Common seal

- (1) The body corporate common seal must include the name of the body corporate.
- (2) The common seal must only be used by authority of the body corporate previously given and in the presence of two members of the body corporate.

Part 4 - Dispute Resolution

1 Procedure

- (1) If a dispute arises within the scheme it must be referred to the body corporate who with the parties must make all reasonable endeavours to settle the matter in dispute within 14 days.
- (2) Any notice, demand or other communication between the parties must be made in writing and be served by hand delivery, post or electronic transmission to the recipients.

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- (3) Should the parties fail to resolve the dispute-
- (a) a matter relating to the provisions of the strata title legislation must be referred to the Recorder of Titles for relief in accordance with Part 9 of the *Act*; or
 - (b) any other matter must be referred to mediation or arbitration in accordance with the provisions of the Commercial Arbitration Act 2011.
- (4) This part binds the body corporate, a lot owner and a lot occupier.

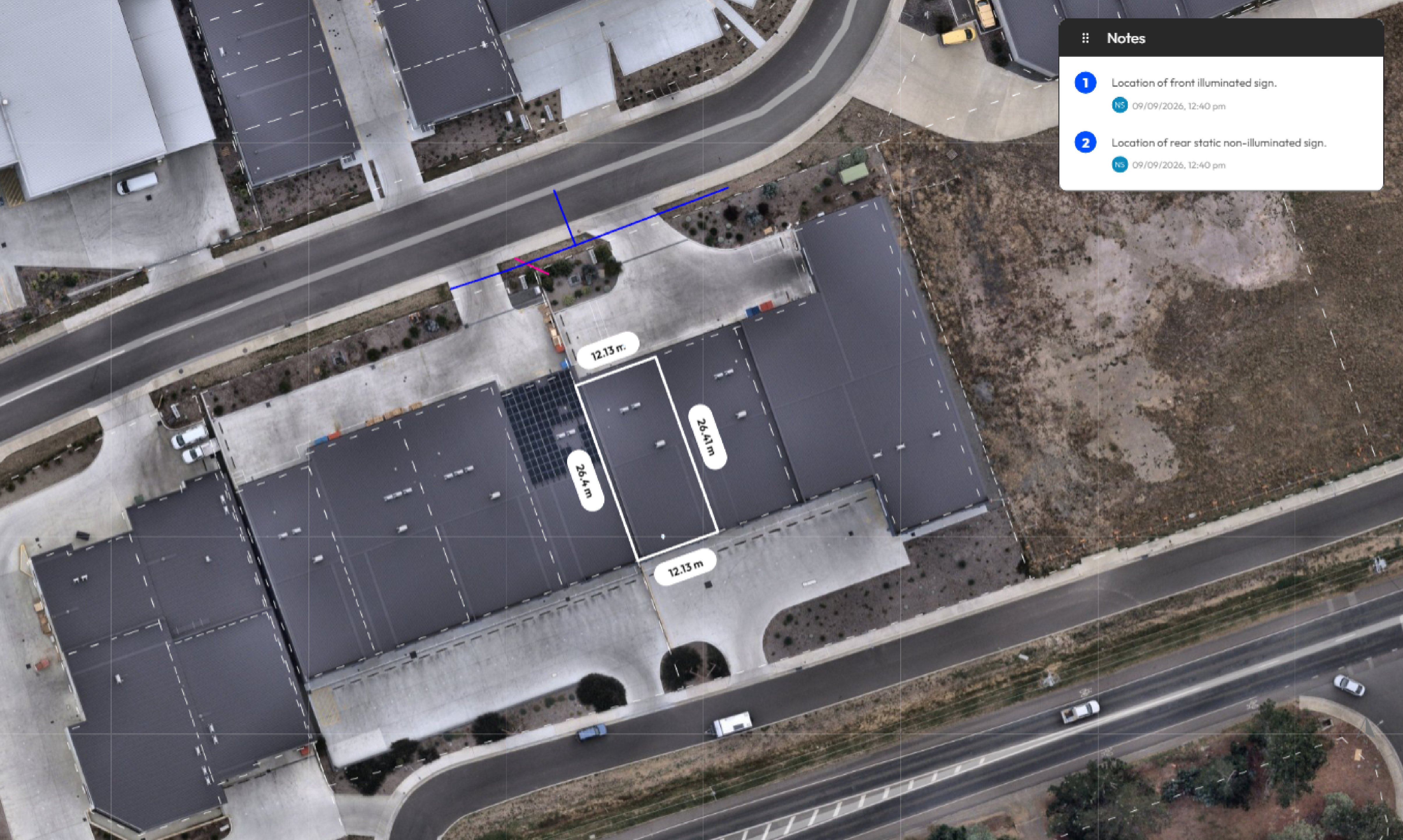
Part 5 – By-Law Compliance***1 Procedure***

- (1) The body corporate may apply to the Recorder of Titles for relief under Part 9 in respect to by-law contravention.
- (5) The body corporate may recover all costs in respect to obtaining the compliance or enforcement of a by-law.

.....  

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Notes

1

Location of front illuminated sign.

NS

09/09/2026, 12:40 pm

2

Location of rear static non-illuminated sign.

NS

09/09/2026, 12:40 pm

Client Name Client Email belongpioneerma@gmail.com Client Phone

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Generated by
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Phone

Property Details
1/6 Railway Ct, Cambridge, TAS 7170, Australia Lot 11/188033
Clarence
Lot/DP: 1/188033

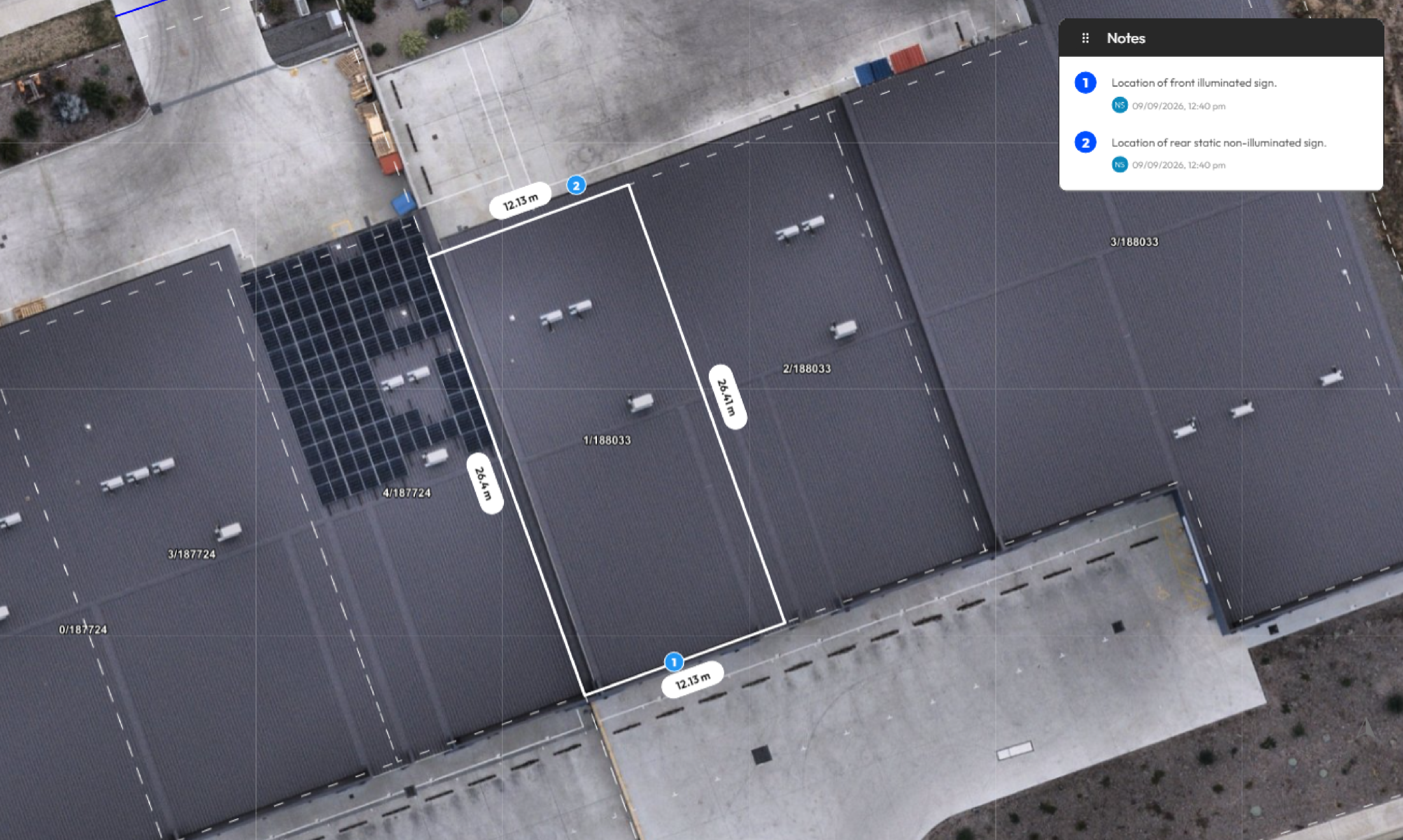
Sheet Name
Site Plan

Lic no.

Design
Title:

Scale
1:500


Date: 09/09/2026



Notes

1

Location of front illuminated sign.

NS09/09/2026, 12:40 pm

2

Location of rear static non-illuminated sign.

NS09/09/2026, 12:40 pm

Client Name Client Email belongpioneermafi@gmail.com Client Phone

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Nick Smith
nick@rainbowbuilding.com.au

Phone

Property Details
1/6 Railway Ct, Cambridge, TAS 7170, Australia Lot 1 1/188033
Clarence
Lot/Dp: 1/188033

Sheet Name
Site Plan

Lic no.

Design
Title:

Scale
1:200


Date: 09/09/2026

Additional Notes

1

NS 09/09/2026, 12:39 pm

Location of front illuminated sign.

2

NS 09/09/2026, 12:40 pm

Location of rear static non-illuminated sign.

ART APPROVAL FORM

By accepting this art proof you are confirming all details are correct. Signarama will not be responsible for costs involved with reproducing signs that are incorrectly approved.



The only Illuminated sign for this application

Intensity : 128w per lineal metre – 4000 – 5000k



Static non-illuminated sign - 600mm high X 1850mm wide

59a Feltham St North Hobart
(03) 6231 6888
hobart@signarama.com.au

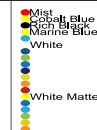


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Please check all your details carefully
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- ✓ Materials ✓ Colours ✓ Sizes
- ✓ Spelling ✓ Numbers ✓ Etc

Please note: you are entitled to
1(one) basic art change.
Additional changes are charged at
\$30+GST / change upto 15 minutes.



Illuminated Business Identification Sign

Proposal and submission for council planning approval and Body Corporate consent — 3D face-lit illuminated sign, mounted direct to the existing building wall.

SITE	APPLICANT	SIGN CONTRACTOR	REFERENCE
Unit 1, 6 Railway Court Cambridge, TAS 7170	Rainbow Building Solutions 139 Main Road, Sorell TAS 7172	Signarama Hobart M Caruso Holdings Pty Ltd (ABN 12 106 712 832)	Quote EST-11096 Dated 5 August 2026

01 — SIGN SPECIFICATION

Main Building Sign — 3D Illuminated, Face Lit

Total size	6000mm (w) × 1853mm (h)
Depth	70mm
Illumination	Face lit (internally illuminated letterforms)
Hours illuminated	6:00pm – 6:00am, weekdays only — see page 05
Light intensity	Constant 25% — no flash, flicker or change
Sides / returns	Painted, unlit
Backing	None — logo elements fix directly to the existing blue wall panel
Mounting	Direct to wall
Location on building	Front (Railway Court) elevation, blue clad entry portal above the main tenancy glazing (left of the "1 / 2" bay, adjoining the Rexel tenancy)
Manufacturer	Signarama Hobart — Quote EST-11096

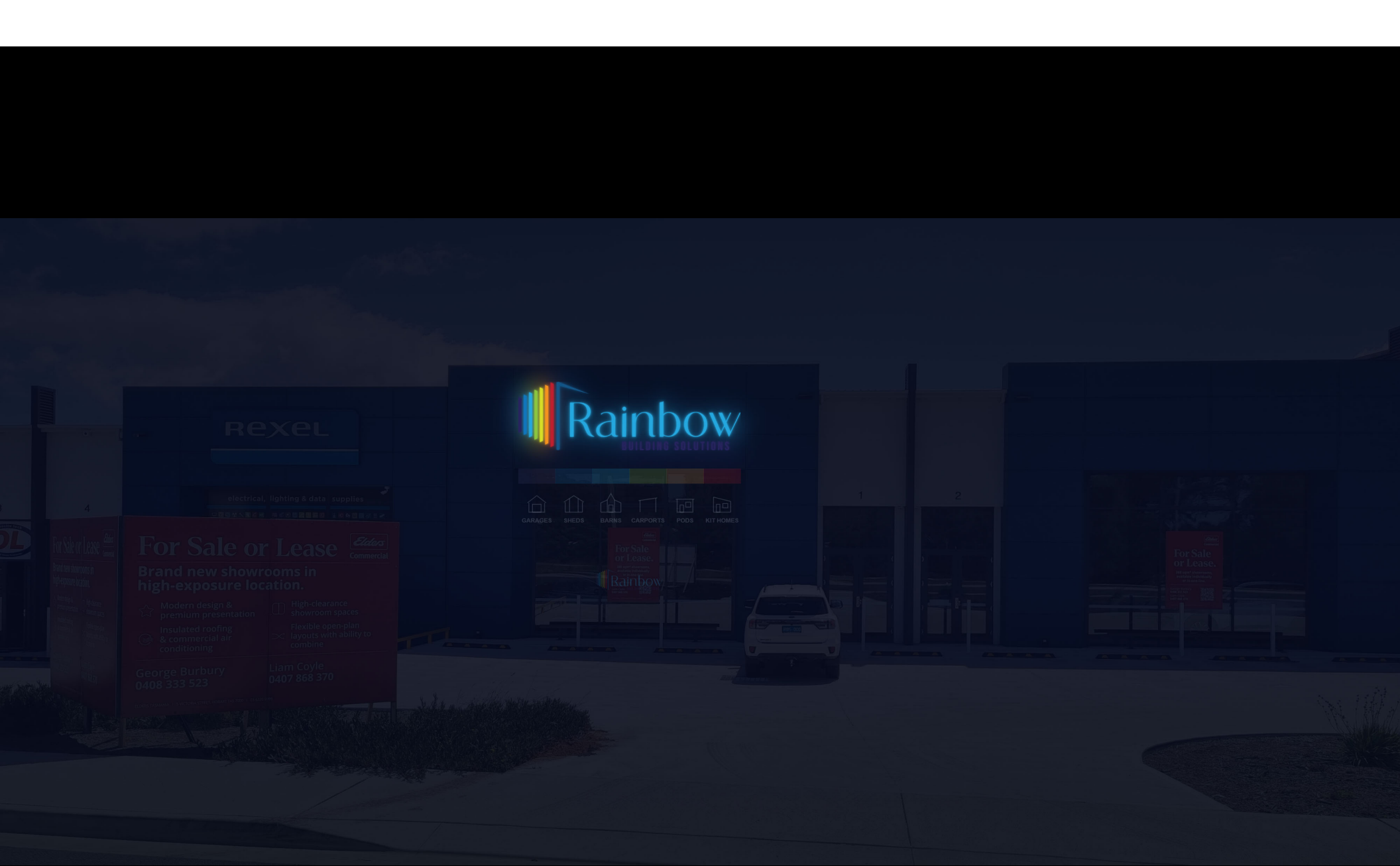
DESCRIPTION

The proposed sign is a single 3D face-lit illuminated wordmark, "RAINBOW BUILDING SOLUTIONS", fabricated with individually painted aluminium returns and internally lit acrylic letter faces. The sign is mounted flush and direct to the existing painted wall panel, replacing no existing signage, and sits within the tenancy's own building frontage without projecting beyond the wall plane by more than the 70mm sign depth.

Day and night appearance renders are provided on the following pages, together with a dimensioned elevation and side profile.

The renders also show the accompanying tenancy window treatment from the same order: a 250mm digitally printed rainbow colour band across the top of the main window, opaque vinyl product-category icons below it, and the company logo applied to the window above the entry door.





03 — NIGHT VIEW, ILLUMINATED

Main logo sign face-lit only — window graphics and all other signage unlit

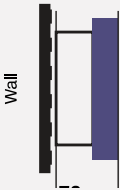
04 — ELEVATION & PROFILE

Dimensioned Front Elevation & Side Profile

FRONT ELEVATION — 6000MM (W) × 1853MM (H)



SIDE PROFILE — DEPTH & WALL MOUNTING



Sign returns fix direct to the existing painted wall panel; total projection from the wall face is 70mm.

05 — ILLUMINATION COMPLIANCE

Clause C1.6.2 A1 — Illuminated Signs Code

Operating parameters for the front elevation illuminated logo sign. The rear elevation sign is non-illuminated and is not subject to this clause.

A1 (1)

Proposed Hours of Illumination

6:00pm – 6:00am

Weekdays only (Monday – Friday)

The sign will not be illuminated on Saturdays, Sundays or outside the nominated hours. Illumination is controlled by a time clock, and no illumination occurs during daylight hours.

A1 (2)

Intensity & Behaviour of Lighting

Constant 25%

Fixed output whenever illuminated

- Does **not** flash
- Does **not** flicker
- Does **not** change colour, intensity or message
- No moving, scrolling or animated elements

Illumination is internal to the letterforms only (face lit); the painted returns are unlit and no external floodlighting, spill lighting or upward-directed lighting is proposed. Window graphics and all other signage on the tenancy are unlit vinyl.

Rear Elevation Sign — Static, Non-Illuminated

Total size	3600mm (w) × 1200mm (h)
Illumination	None — static, non-illuminated
Construction	Aluminium composite panel (ACP) with laminated digital print
Mounting	Direct to wall
Location on building	Rear elevation, above the right-hand roller door

DESCRIPTION

A secondary, static Rainbow logo sign is proposed for the rear (loading) elevation, mounted flush to the dark grey wall band directly above the right-hand roller door. The sign is a single ACP panel with laminated digital print — no internal illumination, no returns, and no wall projection beyond the panel thickness.



07 — REAR ELEVATION VIEW

Static, non-illuminated ACP sign above right-hand roller door