



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/057840

PROPOSAL: Change of Use to Contractors Yard (Storage). Site office, storage containers, signage, and works.

LOCATION: 4 Mcorrie Court, Cambridge

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 03/11/2026 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 03/11/2026 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 03/11/2026 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.

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: Storage for Civil Construction materials and equipment
Location: 4 Mcrorrie Court 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:

Janelle Townsend.

Current use of site:

Storage.

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.



SEARCH OF TORRENS TITLE

VOLUME	FOLIO
163289	2
EDITION	DATE OF ISSUE
5	09-Aug-2025

SEARCH DATE : 07-Jan-2026

SEARCH TIME : 01.39 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Sealed Plan 163289

Derivation : Part of 292A-2R-0P Gtd. to W W Fraser

Prior CT 107496/1

SCHEDULE 1

N262911 TRANSFER to SWARM PROPERTIES PTY LTD Registered
09-Aug-2025 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP163289 COVENANTS in Schedule of Easements

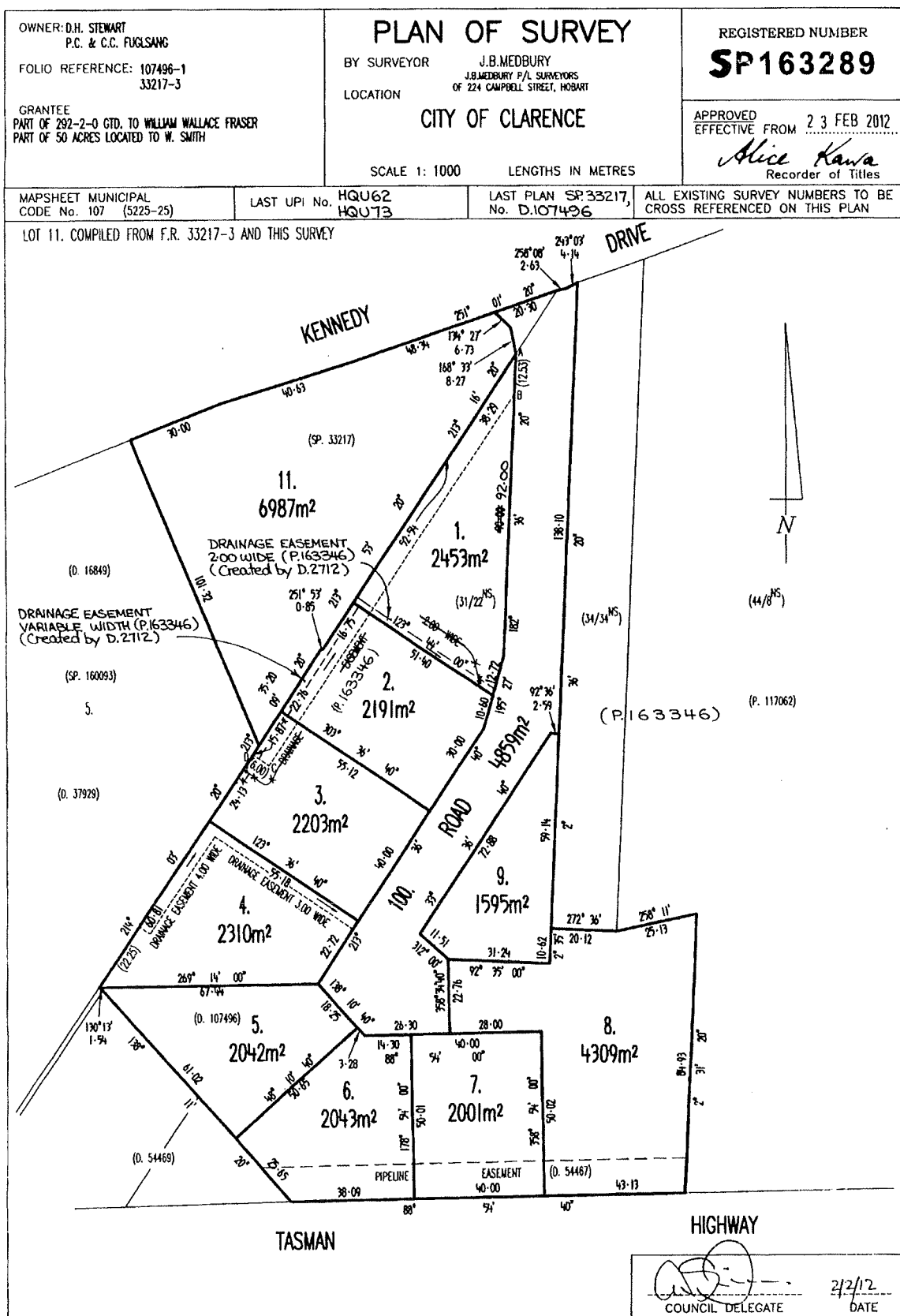
SP163289 FENCING COVENANT in Schedule of Easements

D2712 BURDENING EASEMENT: A Right of Drainage in favour of
Tasmanian Water and Sewerage Corporation (Southern
Region) Pty Ltd over the Drainage Easement 2.00 wide &
variable width on SP163289 (subject to conditions)
Registered 21-June-2013 at noon

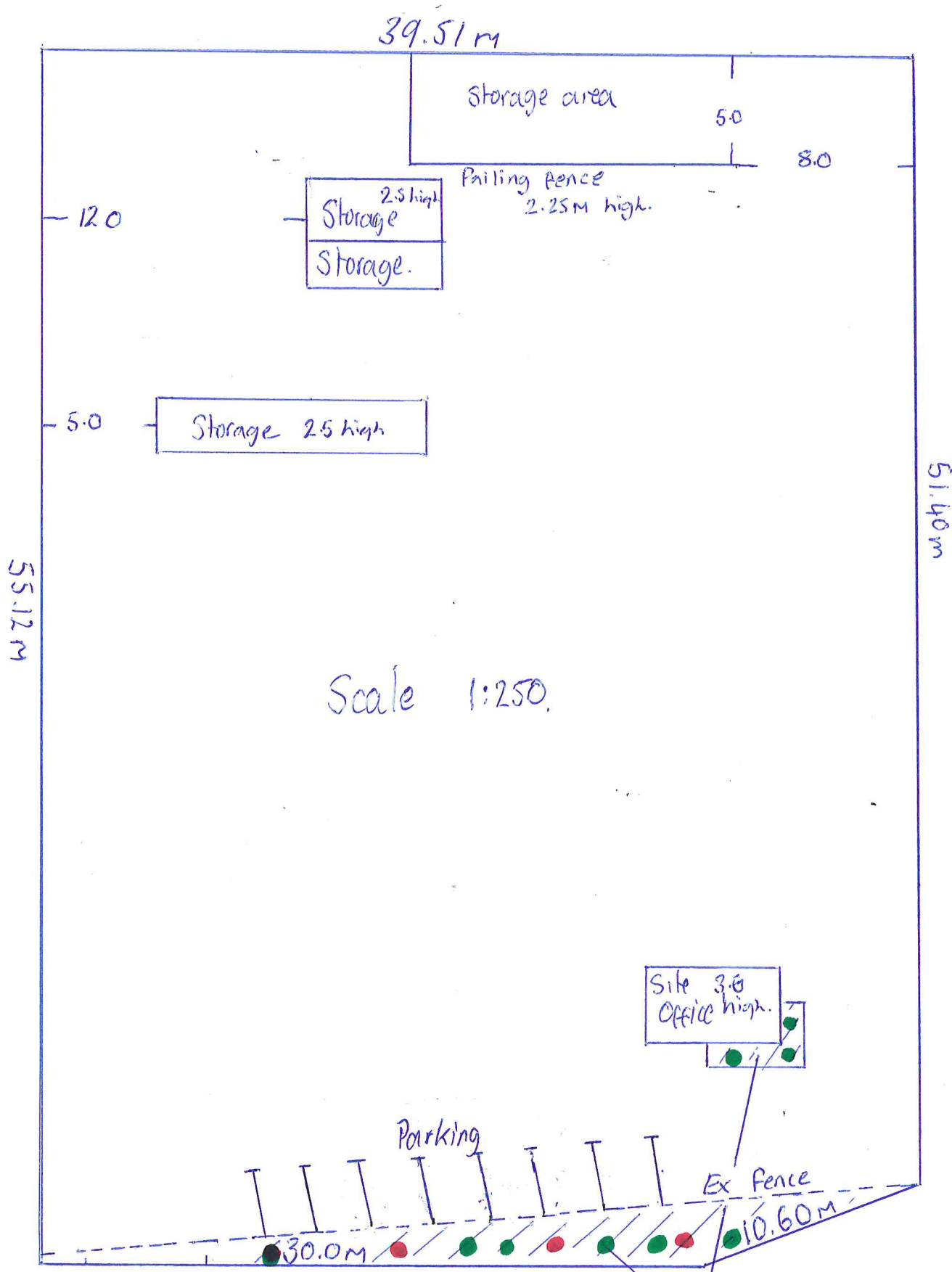
E419341 MORTGAGE to National Australia Bank Limited
Registered 09-Aug-2025 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Scale 1:200

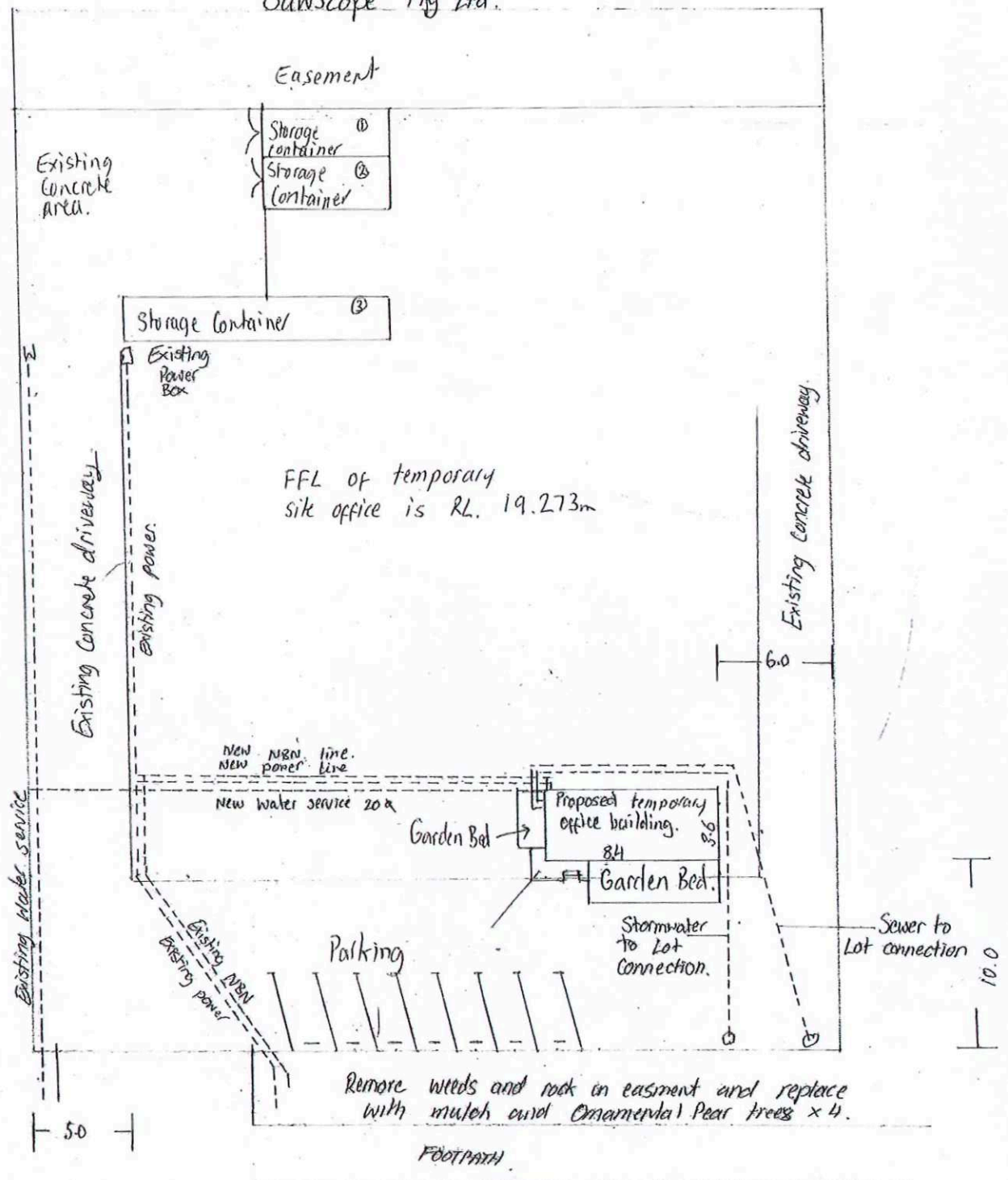


Scale 1:250

Office Floor level 19.273,
Office roof height 22.873.

- landscaping.
- Native Plants and Shrubs with garden mulch.
 - Lantern Banksia. Maximum height 4m.
 - Creeping Rosemary Ground Cover 20-50cm high.

4 McRorie Court, Cambridge.
Sawscope Pty Ltd.



Items to be identified.

18.4.1 Building height

- * Finished floor level – RL 19.23
- * Roof height – RL 22.873

Signs Code

- * None required.

Parking and Sustainable Transport Code

- * 5 employees.
- * P1.1?
 - * Vehicles using the site in and out will be up to 2 cars and 4 construction utes, 1 heavy rigid truck and trailer, 1 medium rigid truck. Daily use will be very limited to morning and afternoon in and out for each truck. Two ute movements per day. All of our work is conducted on construction sites over the state and we usually only have more movements to and from the yard between projects when we are either moving construction machinery or picking up equipment.

Sam Walter

From: Sam Walter
Sent: Monday, 12 January 2026 4:38 PM
To: Sam Walter



Sam Walter





SAWSCOPE

OF CIVIL WORKS

- CIVIL CONSTRUCTION
- SUBDIVISIONS
- DRIVEWAYS
- LANDSCAPING
- RETAINING WALLS
- DRAINAGE

0419 319 304

admin@sawscope.com.au

FIND US ON:



CIVIL CONTRACTORS
FEDERATION

Tasmanian member

SIGN

900MM WIDE AND 1200MM HIGH

FENCE

AVERAGE HEIGHT FROM GROUND LEVEL

2200MM