

PLEASE QUOTE

Your Ref:

Our Ref: DA 2026/20

Enquiries: Planning Department

80 Wilson Street, Burnie Tasmania  
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690  
Phone: (03) 6430 5700  
Email: burnie@burnie.tas.gov.au  
Web: www.burnie.tas.gov.au

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## NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

### *Advice to Adjoining Land Owner or Occupier*

**Application No: -** DA 2026/20  
**Development Site: -** Lot 6 Bass Highway COOEE  
CT: 133136/6  
**Proposal: -** Illuminated and non-illuminated signage associated with an approved Service Station Development

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Notice of the above application is served on you as an adjoining land owner or occupier.

The application may be viewed at -

**Burnie City Council Customer Services Counter  
Ground Floor, City Offices,  
80 Wilson Street, Burnie**

Between the hours of 8.45 am – 4.45 pm Monday to Friday inclusive (excluding public holidays) or on Council's website at [www.burnie.tas.gov.au/permits](http://www.burnie.tas.gov.au/permits)

You are entitled to make representation in writing on any aspect of the proposal addressed to: -

**General Manager,  
Burnie City Council,  
PO Box 973, Burnie 7320**

or [burnie@burnie.tas.gov.au](mailto:burnie@burnie.tas.gov.au) by no later than 5.00 pm on **16 April 2026**. Council must have regard to any written representation received during the exhibition period when considering its decision on the application.

All persons who make representation will be notified within seven (7) days of the Council's decision. Any persons who made representation and is not satisfied with the Council decision may, under Section 61(5) of the *Land Use Planning and Approvals Act 1993*, lodge an appeal against that decision within fourteen (14) days of the date of that notice to: -

**The Tasmanian Civil and Administrative Tribunal,  
GPO Box 1311,  
HOBART TAS 7001.**

Should you have any enquiries regarding this development proposal, please do not hesitate to contact the Planning Department on (03) 6430 5700.

Troy McCarthy

**EXECUTIVE MANAGER – DEVELOPMENT SERVICES**

Date of Notice: - **28 March 2026**

BURNIE CITY COUNCIL  
PO Box 973, BURNIE, TASMANIA 7320.  
Ph : (03) 6430 5700  
Email : [burnie@burnie.tas.gov.au](mailto:burnie@burnie.tas.gov.au)



**Land Use Planning and Approvals Act 1993**

**Tasmanian Planning Scheme**

**PERMIT APPLICATION**

*Office use only*

Application No \_\_\_\_\_

Date Received \_\_\_\_\_

Permit Pathway - *Permitted/Discretionary*

**Use or Development Site:**

Street Address

Lot 6 Bass Highway Cooee 7320

Certificate of  
Title Reference

CT Volume 133136 Folio 6

**Applicant**

First Name

PC Infrastructure Pty Ltd

Second  
Name

Surname

Postal Address:

Phone No:

Mobile:

Email Address:

I/we consent for all giving of information and the serving of notices in relation to this application to be delivered electronically to the above email address?

YES



NO



Applicants Signature:

**Owner** (note – if more than one owner, all names must be indicated)

First Name

OTR 411 Pty Ltd

Second Name

Surname

Postal Address:

Phone No:

## Instruction for making a permit application

### a) *Use or development?*

The application must provide a full description of the proposed use and/or development and of the manner in which the use and/or development is to operate.

“Use” is the purpose or manner for which land is utilised. “Development” is any site works (including any change in natural condition or topography of land and the clearing or conversion of vegetation), and the construction, alteration, or removal of buildings, structures and signs, required in order to prepare a site for use or to change existing conditions within a site. Subdivision is development.

Clause 6.2 Tasmanian Planning Scheme provides the use classes by which all use or development must be described. Development must be categorised by reference to the use class it is to serve.

### b) *Required Information*

Adequate statements, plans and specifications must be included within the permit application to address and demonstrate compliance with all applicable requirements of the planning scheme, including any site analysis, impact report and recommendation, and advice, consent or determination required from a State agency or utility entity.

The application must clearly identify the documents relied upon for determination.

Section 51(1AC) *Land Use Planning and Approvals Act 1993* provides that a permit application is not valid unless it includes all of the information required by a planning scheme. Clause 6.1 Tasmanian Planning Scheme prescribes the minimum information that is necessary in order to complete a valid permit application.

S54 *Land Use Planning and Approvals Act 1993* provides that the planning authority may require the applicant to supply further information before it considers a permit application. If the planning authority requires further information to more particularly address one or more of the applicable requirements of the Tasmanian Planning Scheme, the statutory period for determination of a permit application does not run until that information is answered to the satisfaction of the planning authority

### c) *Applicable Provisions and Standards*

The permit application must be assessed against the applicable provisions and standards of the Tasmanian Planning Scheme. The application is to identify by reference the clauses it relies upon to demonstrate compliance. (eg *clause 8.4.3 (A1 – A4, and P5)*)

### d) *Discretionary Permits*

If a permit is discretionary the permit application must be notified for a period of 14 days to allow opportunity for any interested person to consider the proposed use and/or development and to provide comment on the discretionary matter.

If a permit application relies on performance criteria to satisfy an applicable standard or is discretionary under another provision of the interim planning scheme, the permit is discretionary only with respect to that standard.

The Council must have regard to all representations received during the notification period on a discretionary matter when determining whether to grant or refuse a permit.

### e) *If the applicant is not the landowner*

If the applicant is not the owner of the land in the use or development site, the applicant is required to notify all of the owners either prior to or within 7 days from the date of making the permit application.

The permit application must identify all of the landowners; and the applicant must sign the application form to acknowledge the obligation to advise such landowners that the permit application has been made.

If the site includes land owned or administered by the Burnie City Council or by a State government agency, the consent in writing from the Council or the Minister responsible for Crown land must be provided at the time of making the application.

### f) *Applicant declaration*

It is an offence for a person to do any act that is contrary to a compliance requirement created under the section 63 *Land Use Planning and Approvals Act 1993*. The applicant is required to complete a declaration that the information given in the permit application is true and correct.

### g) *Payment of Fees*

The Council is not required to take any action on the permit application until all the relevant fees have been paid.

**Permit Information**

(NB If insufficient space, please attach separate document)

**Proposed Use:**

**Use Class**      No use being applied for

**Documents included with the permit application to describe the Use**

**Proposed Development**

**Use class to which the development applies**      Vehicle Fuel Sales and Service

**Documents included with the permit application to describe the Development**

Letter  
Architectural Drawings  
Certificate of Title - Folio Text and Plan

**Provisions and Standards relied upon for grant of a Permit**

Signs Code. Refer letter accompanying.

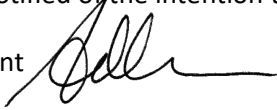
**Value of use and/or development**

**Notification of Landowner/s**

**If land is not in applicant's ownership**

I, Andrew Caspar, GM Planning, PC Infrastructure, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant



Date 12 March 2026

**If the permit application involves land owned or administered by the BURNIE CITY COUNCIL**

Burnie City Council consents to the making of this permit application.

General Manager (Signature)

Date

**If the permit application involves land owned or administered by the CROWN**

I, the Minister responsible for the land, consent to the making of this permit application.

Minister (Signature)

Date

**Applicant Declaration**

I, Andrew Caspar, declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant



Date 12 March 2026

**Office use only**

Large greyed-out area for office use only.

OWNER	<b>PLAN OF TITLE</b>		REGISTERED NUMBER
FOLIO REFERENCE F/R 22781-5 F/R 22781-6	LOCATION CITY OF BURNIE		<b>P133136</b>
GRANTEE	CONVERTED BY PLAN No D.22781	APPROVED <b>18 NOV 1999</b>	
	COMPILED BY L.T.O.	<i>M. Sullivan</i> Recorder of Titles	
	NOT TO SCALE	LENGTHS IN METRES	
MAPSHEET MUNICIPAL CODE No. 103/4045-32	LAST UPI No 4201664 4201667	LAST PLAN No D.22781	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

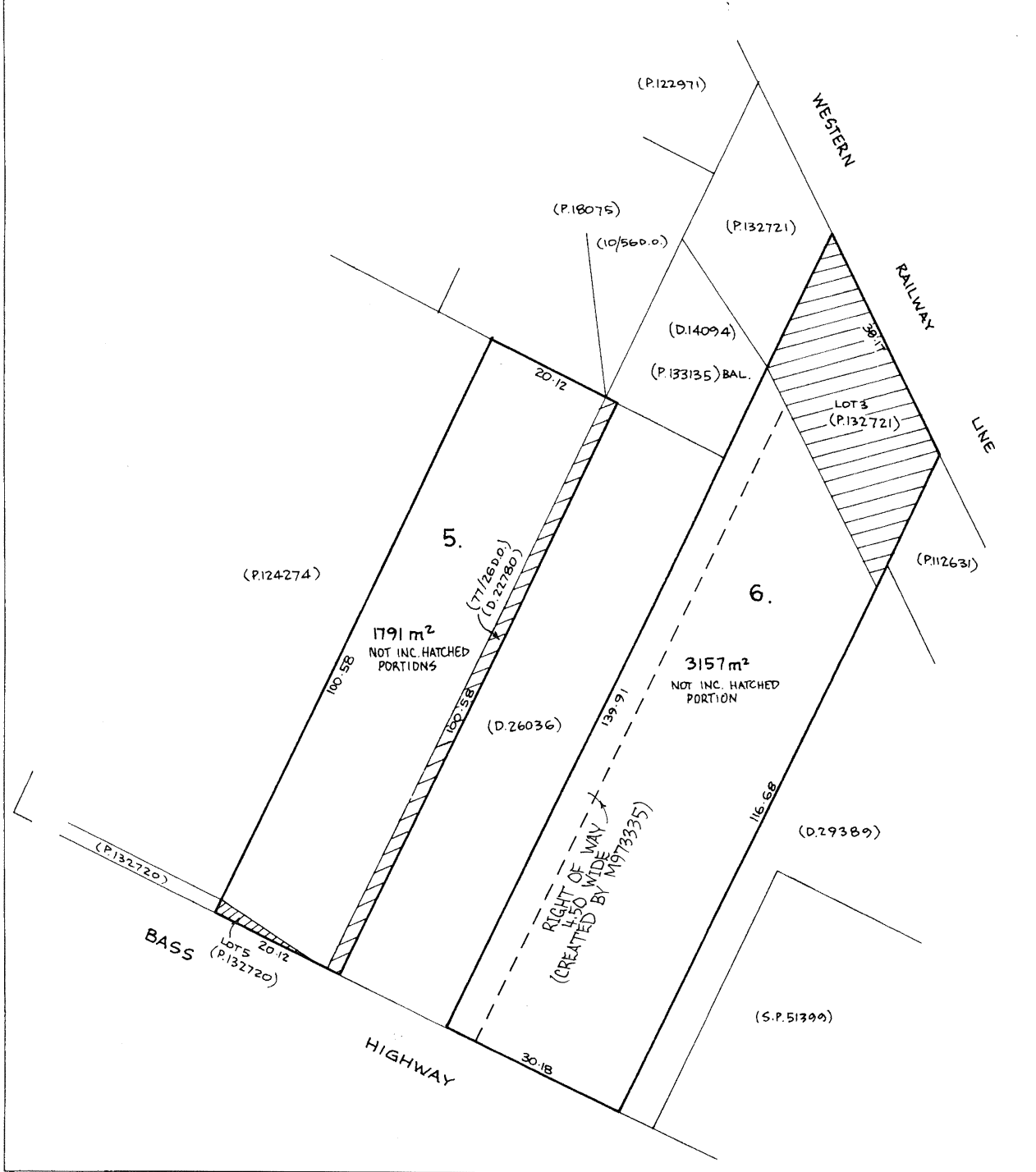
**SKETCH BY WAY OF ILLUSTRATION ONLY**

**BALANCE PLAN**

"EXCEPTED LANDS"

LOTS  
LOT 5 (P.132720) 17.0m<sup>2</sup>

LOT 6  
LOT 3 (P.132721) 713m<sup>2</sup>



A-142

SEARCH OF TORRENS TITLE

VOLUME 133136	FOLIO 6
EDITION 6	DATE OF ISSUE 10-Mar-2023

SEARCH DATE : 08-Oct-2025

SEARCH TIME : 12.10 PM

DESCRIPTION OF LAND

City of BURNIE  
 Lot 6 on Plan [133136](#)  
 Being part of the land described in Conveyance No. 59/4592  
 Excepting thereout Lot 3 (P.132721)  
 Derivation : Part of 50,000 Acres Gtd. to The Van Diemens Land  
 Company  
 Prior CT [22781/6](#)

SCHEDULE 1

[M973335](#) TRANSFER to OTR 411 PTY LTD Registered 21-Sep-2022  
 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
[M973335](#) BURDENING EASEMENT: a right of carriage way  
 (appurtenant to Lot 1 on Plan [133135](#) and Lot 1 on  
 Plan [147313](#)) over the land marked Right of Way 4.50  
 wide on Plan [133136](#) Registered 21-Sep-2022 at 12.01  
 PM  
[N114335](#) MORTGAGE to CBA CORPORATE SERVICES (NSW) PTY LIMITED  
 Registered 10-Mar-2023 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

12 March 2026

Burnie City Council  
 Attention – General Manager  
**VIA EMAIL – [planning@burnie.tas.gov.au](mailto:planning@burnie.tas.gov.au)**

Dear Council

**Planning Permit Application  
 Lot 6 Bass Highway Cooee 7320 (CT Volume 133136 Folio 6) (subject land)**

This letter together with accompanying material is submitted for assessment by Council as an application for a planning permit for signage to be displayed on the subject land.

**1. Introduction**

Planning permit DA2022/58 was approved by Council in its role as planning authority on 27 August 2024 and authorises use and development of the subject land for Vehicle Fuel Sales and Service Use with associated structures, signage, onsite parking and associated works.

Condition (2) requires that prior to the commencement of works on site, a full suite of amended development plans and landscape plans must be submitted to the satisfaction of Council’s General Manager. Once approved, the amended plans will form part of the endorsed documents.

On 10 September 2024, Council notified the applicant that plans submitted by the applicant for the purpose of satisfaction of Condition (2) had been endorsed by Council. The following drawings are currently endorsed under the permit:

- (a) Site Plan – sk01n (ADS Architects – 7 July 2025)
- (b) Elevations – Northwest, Southeast, Northwest Canopy – sk02i (ADS Architects – 7 July 2025)
- (c) Elevations – Southwest, Northeast and Northwest Diesel Tank – sk03i (ADS Architects, 7 July 2025)
- (d) Signage Elevations – sk04h (ADS Architects, 7 July 2025)
- (e) Landscape Plan – 101B (Oxigen, 1 May 2025)

**2. Accompanying documents**

The following drawings accompany this application:

Drawing accompanying this letter:	To replace drawing endorsed under DA2022/58
Elevations – Northwest, Southeast, Northwest Canopy – sk02j (ADS Architects – 14 November 2025)	Elevations – Northwest, Southeast, Northwest Canopy – sk02i (ADS Architects – 7 July 2025)
Elevations – Southwest, Northeast and Northwest Diesel Tank – sk03j (ADS Architects, 14 November 2025)	Elevations – Southwest, Northeast and Northwest Diesel Tank – sk03i (ADS Architects, 7 July 2025)
Signage Elevations sk04i (ADS Architects, 14 November 2025)	Signage Elevations – sk04h (ADS Architects, 7 July 2025)

Apart from the updated drawings set out in the above table, it is not proposed to change any of the drawings currently endorsed under the permit.

### 3. Proposed development

Planning approval is sought for:

- (a) revisions to signage elements S3, S5 and S6; and
- (b) new signage elements S7, S8, S10 and S11,

in each case as set out in the following table.

No approval is sought for those signage elements which are not proposed to change, and which are shaded in green in the following table.

Signage element	Approved under DA2022/58	Proposed change
S1	Pole sign, non-illuminated, 1.4m (height) x 0.76m (width)	No change
S2	Blade sign, illuminated, 1.98m (h) x 0.71 (w)	No change
S3	Painted wall sign, non-illuminated, 4.46m (h) x 2.625m (w)	Painted wall sign, non-illuminated, 4.51m (h) x 2.265m (w)
S4	Illuminated (LED) wall sign, 1.5m (h) x 4.0m (w)	No change
S5	Illuminated (backlit, letters only) wall sign, 1.4m (h) x 1.15m (w)	Non-illuminated painted wall sign, 1.0m (h) x 1.0m (w)
S6	Illuminated (backlit, letters only) wall sign, 1.4m (h) x 2.26m (w)	Illuminated (backlit, letters only) wall sign, 1.295m (h) x 2.334m (w)
S7	New signage element	Hanging sign - Night pay window sign (backlit) – 0.52m (h) x 0.52m (w)
S8	New signage element	Painted wall sign (non-illuminated graphics), 4.005m (h) x 3.040m (w)
S9	Currently approved as S7 – back-illuminated canopy sign, 1.2m (h) x 1.2m (w)	No change
S10	New signage element	Illuminated (individual letters) wall sign, 0.75m (h) x 3.24m (w)
S11	New signage element	Illuminated (individual letters) wall sign, 0.62m (h) x 2.0m (w)
S12	Currently approved as S12 – 3.3m. price board sign with non-illuminated lettering	No change.
S13	Currently approved as S9 – 7m. pylon sign with backlit illuminated displays	No change

### 4. Planning assessment of proposed development

Signage proposals are required to be assessed against the provisions of the Signs Code that forms part of the Tasmanian Planning Scheme. The Signs Code has the following purposes:

- C1.1.1 – To provide for appropriate advertising and display of information for business and community activity.

C1.1.2 – To provide for well-designed signs that are compatible with the visual amenity of the surrounding area.

C1.1.3 – To ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.

Section C1.6 of the Signs Code establishes development standards for Buildings and Works in relation to the design and siting of signs (section C1.6.1) and for illuminated signs (section C1.6.2). Each section includes Acceptable Solutions and Performance Criteria against which proposed signs are assessed.

The following table assesses each element of the proposed development against the requirements of sections C1.6.1 and C1.6.2 of the Signs Code.

#### Assessment against section C1.6.1

Section C1.6.1 has objectives that signage should be well designed and sited; and that signs do not contribute to visual clutter or cause an unreasonable loss of visual amenity to the surrounding area.

Signage element	Assessment against section C1.6.1
S3 and S8	<p>These signs are located within an applicable zone (Commercial Zone) for the relevant sign type (painted wall sign). In the locality of the subject land, Bass Highway is a heavily trafficked road with commercial businesses on both sides. Premises have extensive signage of multiple kinds, including pylon, pole and other free-standing signs, wall signs, billboards and above-awning signs.</p> <p>The proposed wall signs are compatible in size and scale with this highly commercial context and will not have any adverse impact on the streetscape, on the amenity of surrounding properties or on the safe and efficient movement of vehicles and pedestrians.</p> <p>For the Commercial Zone the Sign Standards within Table C1.6 provide that a painted wall sign should be limited to 1 painted wall sign for each site; not exceed 12m<sup>2</sup>; and not occupy more than 25% of the wall area.</p> <p>The areas of these signs are 10.2m<sup>2</sup> (S3) and 12.2m<sup>2</sup> (S8) which combined is approximately 25% of the total wall area.</p> <p>Because of its position towards the centre of the subject land, sign S3 is directed towards customers already on the site and will only be incidentally visible from outside the subject land. While it is proposed to display 2 painted wall signs because of the position of sign S3 it is unlikely that any viewer from the public realm will perceive both painted wall signs at once.</p>
S5	The change to this sign will result in a reduction in signage area from 1.61m <sup>2</sup> (as currently approved) to 1m <sup>2</sup> (as now proposed)
S6	The change to this sign will result in a reduction in signage area from 3.16m <sup>2</sup> (as currently approved) to 3.02m <sup>2</sup> (as now proposed).
S7	Sign S7 is the only hanging sign proposed on the subject land. It will serve the important purpose of directing customers to the night pay window and so must be appropriately sized, positioned and illuminated to achieve a reasonable degree of visual prominence. Together with its supporting bracket the vertical dimension of the sign is 0.915m and it will be placed with a minimum clearance above ground level of 2.4m.
S10 and S11	Wall signs S10 and S11 do not extend beyond the wall or above the top of the wall to which they are attached. They have areas of 2.4m <sup>2</sup> (S10) and 1.2m <sup>2</sup> (S11) which in aggregate are substantially less than the maximum area of 4.5m <sup>2</sup> prescribed in Table C1.6 and (combined with existing approved signage on the southwestern elevation of

Signage element	Assessment against section C1.6.1
	the building) does not exceed 15% of the wall area. These signs serve the purpose of advising customers of the trading hours (“we never close”) and the coffee offer available within the building.

None of the proposed signs are within 2 metres of the boundary of any lot in any residential zone.

Considered cumulatively and in the context of the commercial nature and number and scale of existing signage, the currently approved signs together with those now proposed do not unreasonably increase the existing level of visual clutter in the streetscape. There is no unnecessary repetition of messages or information. The currently approved and proposed signage elements have different but complementary purposes of advising customers of the brand of the business and of various on-site offers, providing direction for pedestrians on the site and assisting drivers to identify in an effective and timely manner whether they should turn into the site.

#### Assessment against section C1.6.2

Section C1.6.2 has objectives that illuminated signs should be compatible with the streetscape; that the cumulative impact of illuminated signs on the character of an area is managed, including the need to avoid visual disorder or clutter of signs; and that any potential negative impacts of illuminated signs on road safety and pedestrian movement are minimised.

Signage element	Assessment against section C1.6.1
S3	Not applicable. This signage element is not illuminated.
S5	Not applicable. This signage element is not illuminated.
S6	No change to illumination from what is currently approved.
S7	The night pay window sign is appropriately illuminated to serve its purpose of directing customers to the night pay window during after-hours periods when access through the doors of the control building may be limited or restricted. It will be steadily illuminated and will not flash or flicker. Because of its moderate size it will not have any material impact on the streetscape or any other nearby business. It is not within proximity to, and will not have any effect on, any electronic traffic control device.
S8	Not applicable. This signage element is not illuminated.
S10 and S11	Signage elements S10 and S11 are of moderate size and will be steadily illuminated without flashing or flickering. They are of an appropriate scale and nature to inform customers of the trading hours and in-store offers available on the site and do not have any material impact on the streetscape, on other nearby businesses or on the safety of pedestrians or vehicular traffic.

In summary, the proposed changes will enhance communication to customers of the offers and services available on the subject land, in a manner which is consistent with the highly commercial existing context of the streetscape. Additional signage elements proposed will not unduly contribute to visual clutter or proliferation of signage. There is no adverse amenity impact on any residential land and no adverse impact on the safety of pedestrians or vehicular traffic.

Proposed illuminated signage elements are of a moderate size and will be steadily illuminated, without flashing or flickering, during all hours of darkness, consistent with the approved trading hours of the development. They are of a scale that will not contribute to visual clutter during hours of darkness and which are consistent with the prevailing commercial nature of the locality. There is no potential

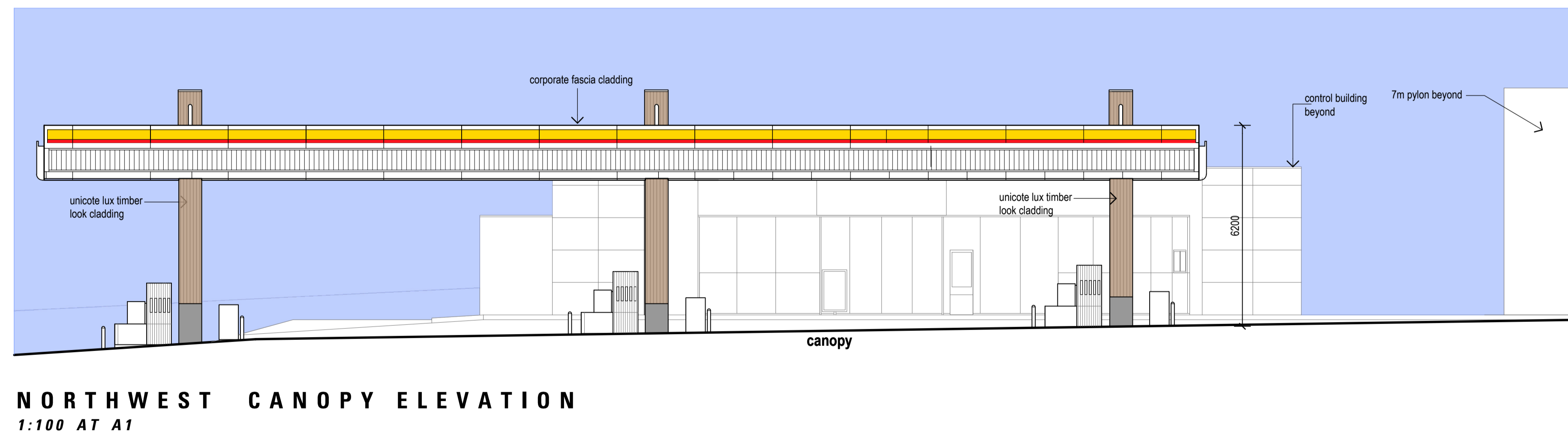
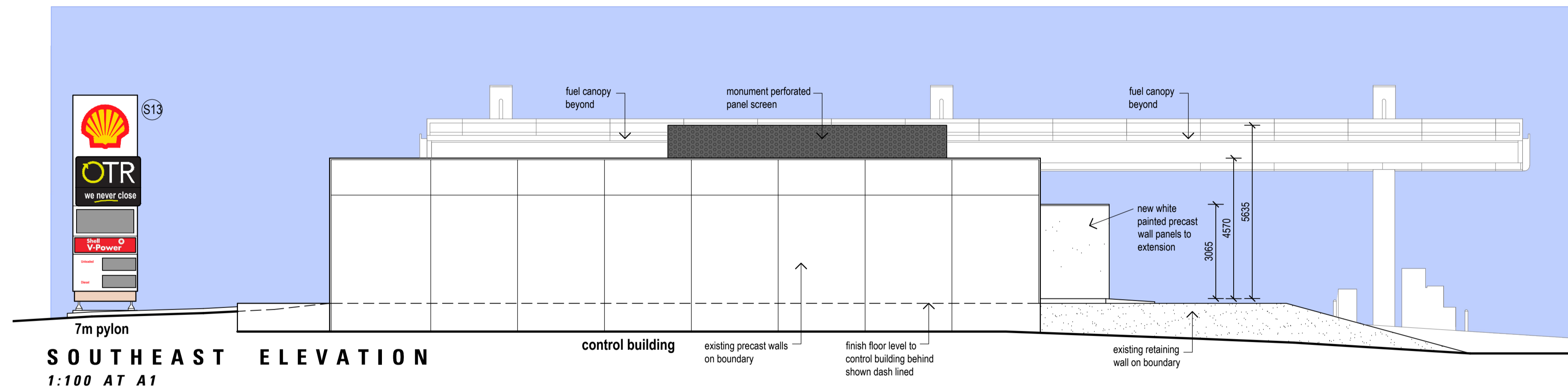
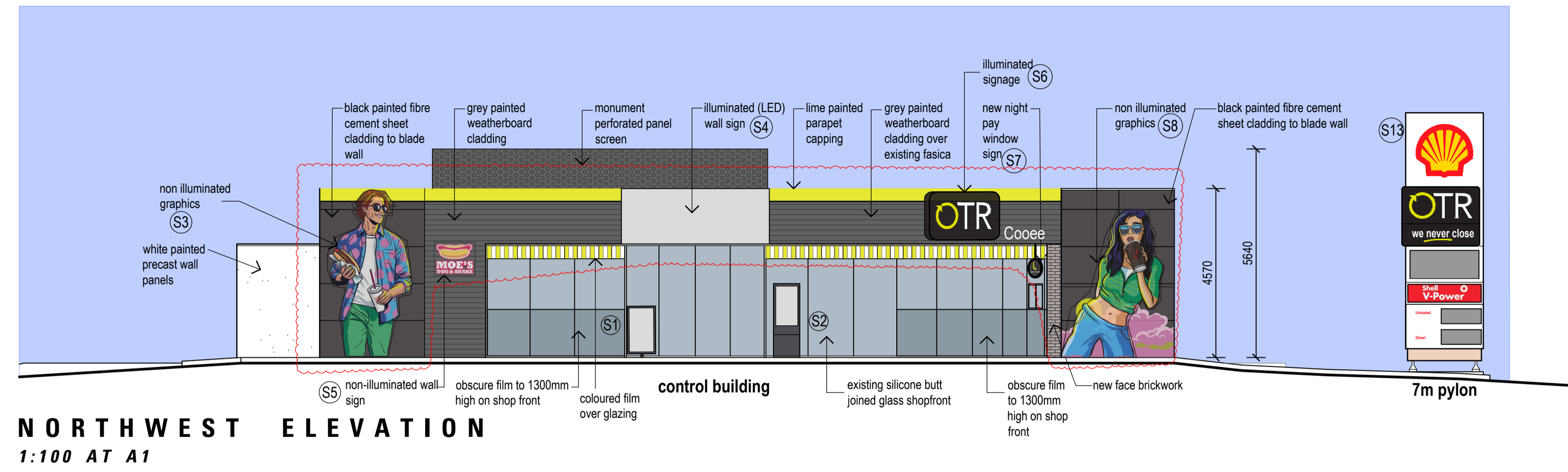
for the proposed illuminated signage elements to adversely affect the amenity of any residential premises nor to cause any risk to the safety of pedestrians or vehicular traffic.

If you require any further information, please do not hesitate to contact me on 0412 55 00 34 or by email at [a.caspar@peregrine.com.au](mailto:a.caspar@peregrine.com.au).

Yours Sincerely

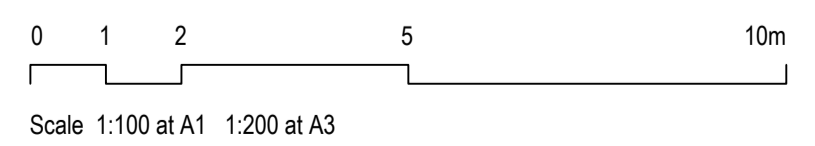
A handwritten signature in blue ink, appearing to read 'A. Caspar', with a long horizontal flourish extending to the right.

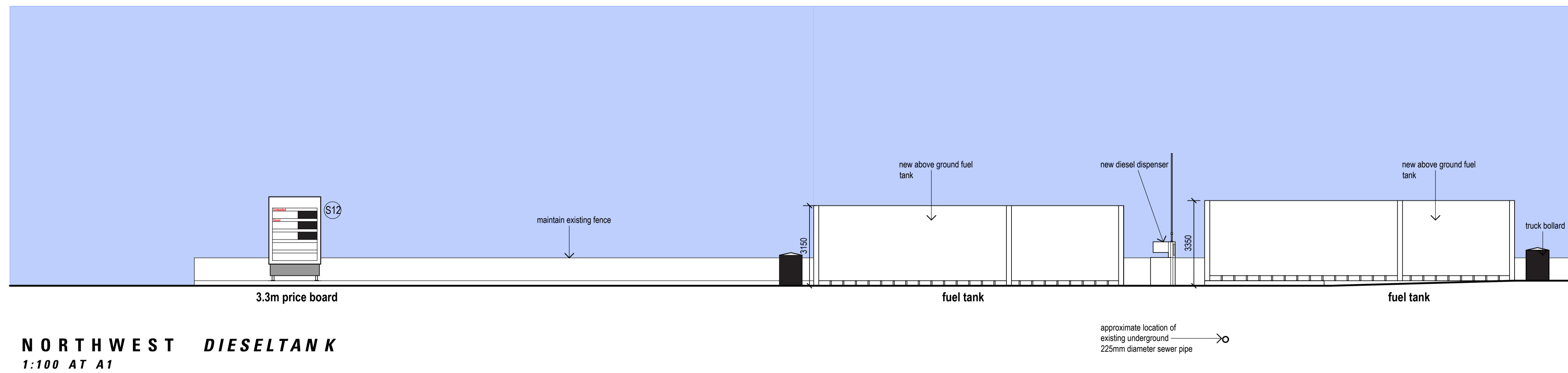
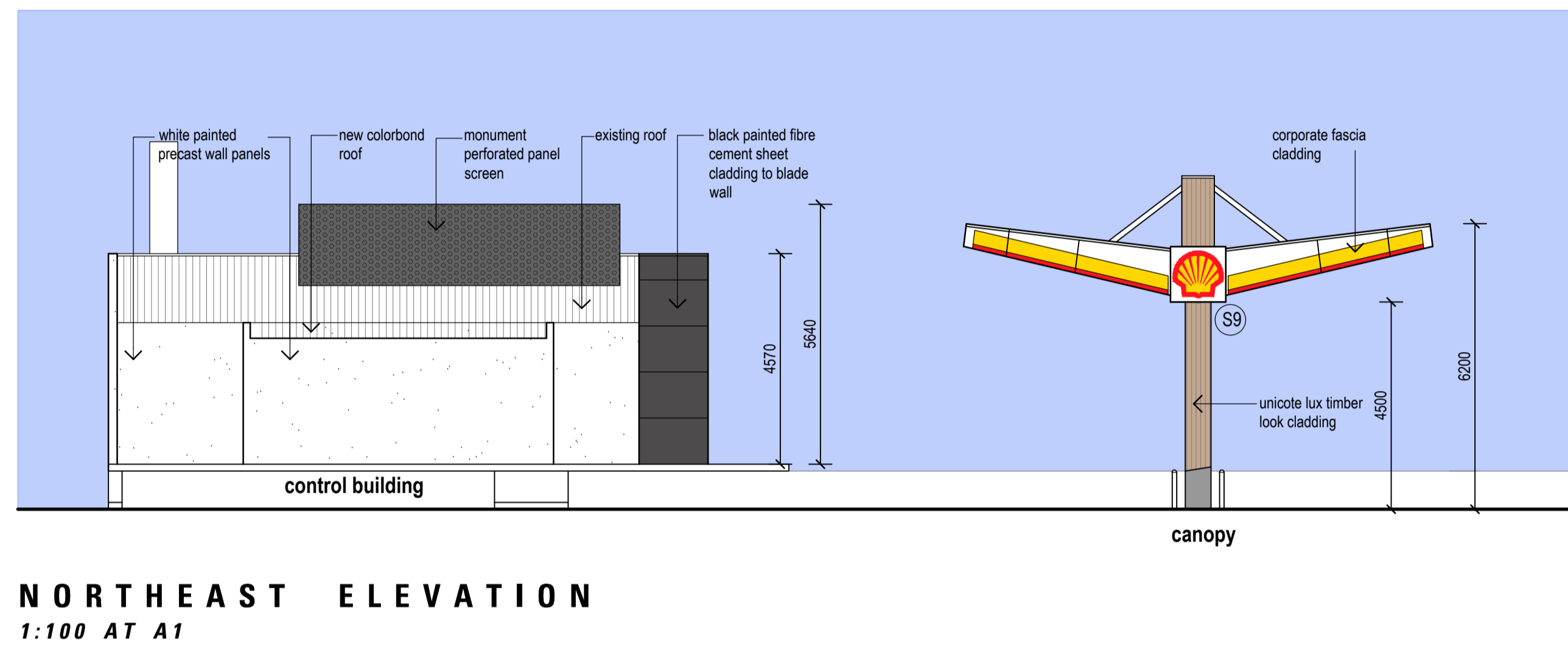
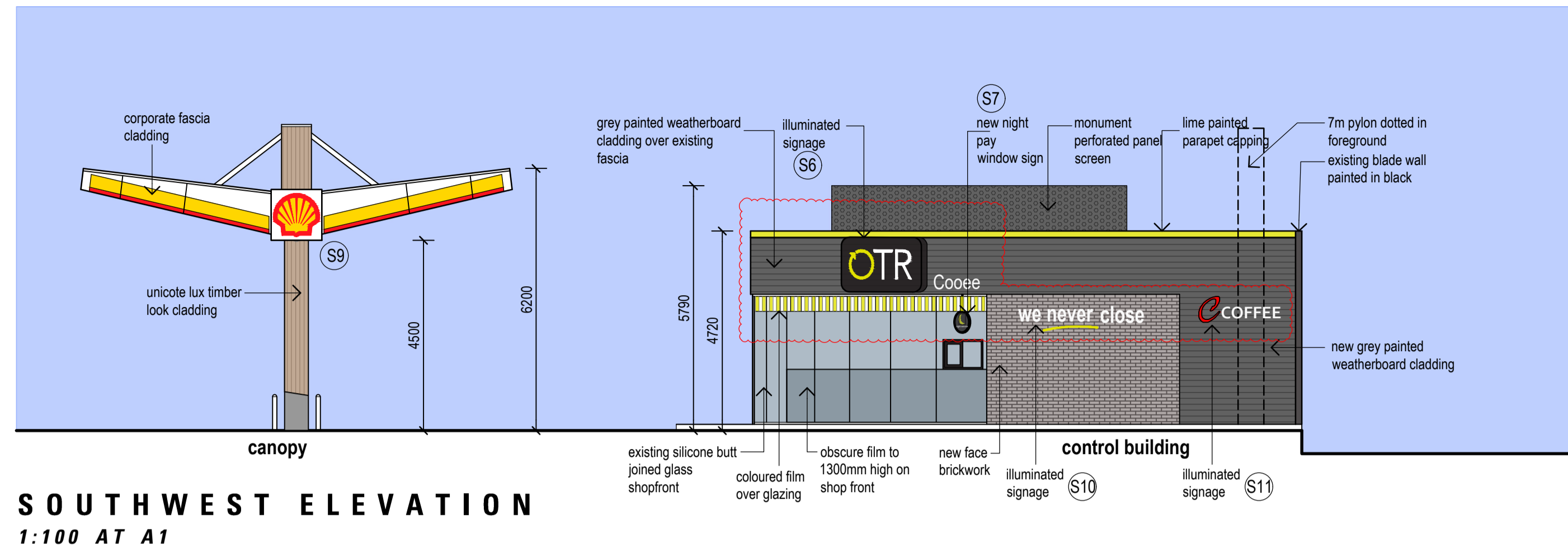
**Andrew Caspar**  
General Manager Planning  
PC Infrastructure Pty Ltd



# NEW SERVICE STATION COMPLEX

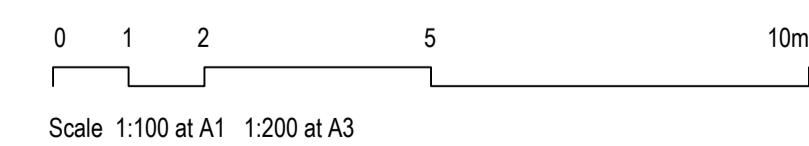
## 42-46 BASS HIGHWAY COOEE TAS

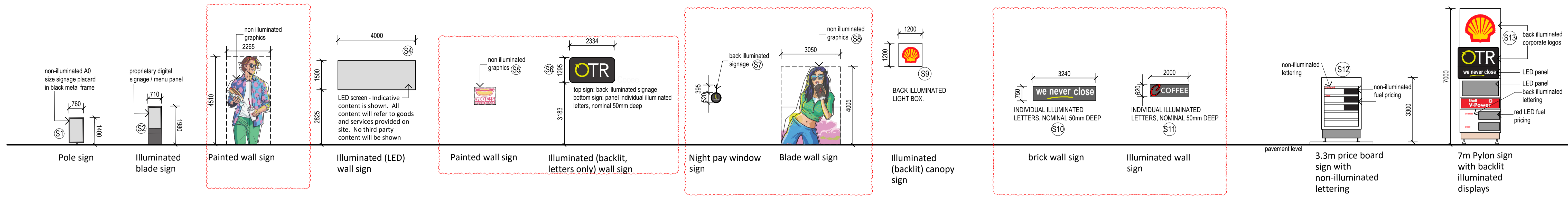




# NEW SERVICE STATION COMPLEX

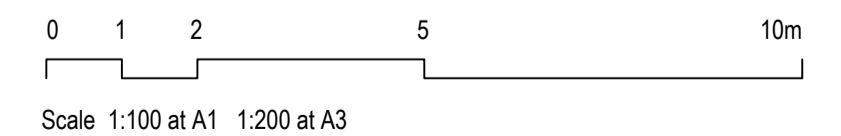
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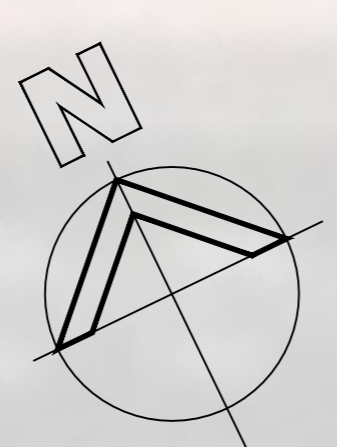
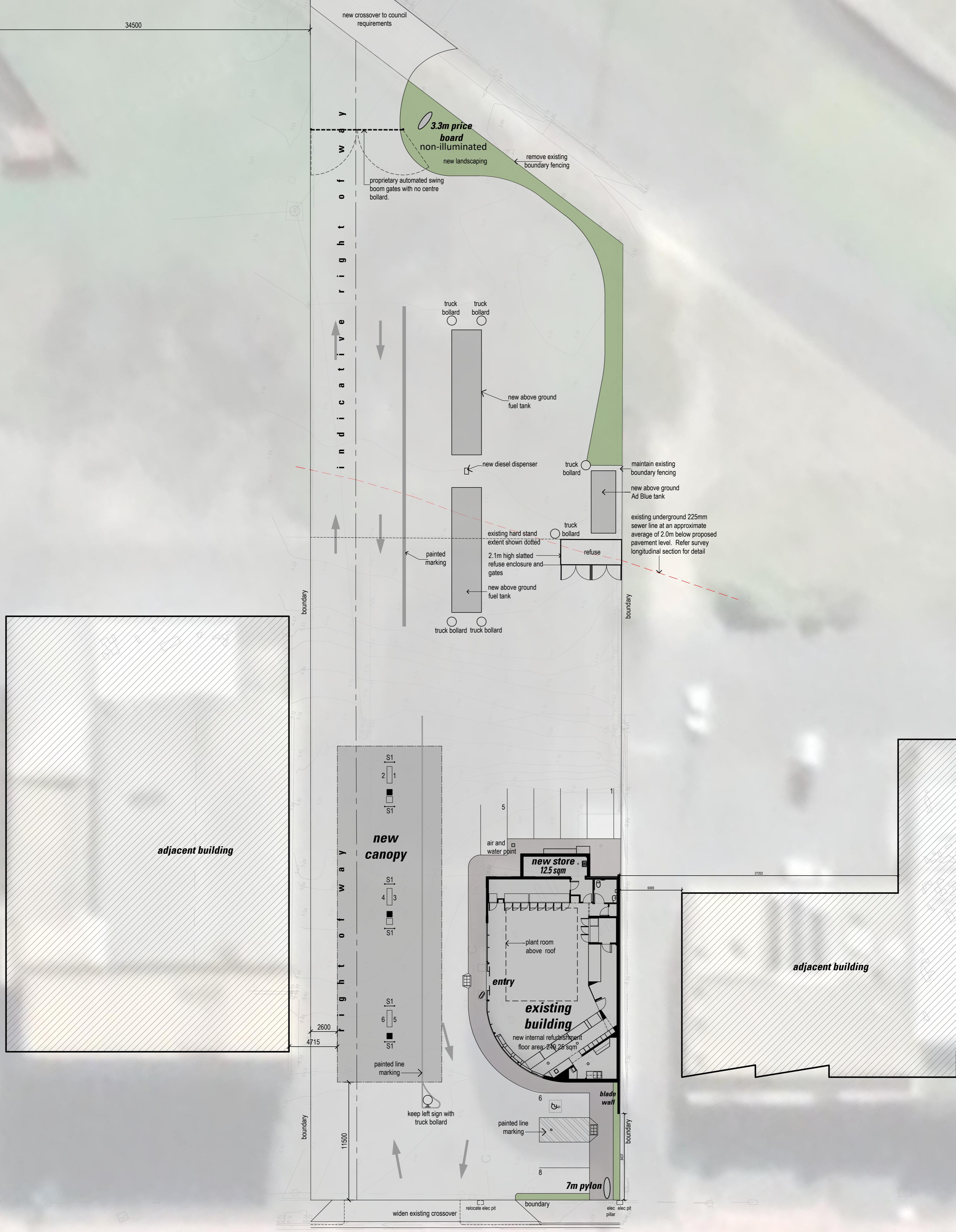
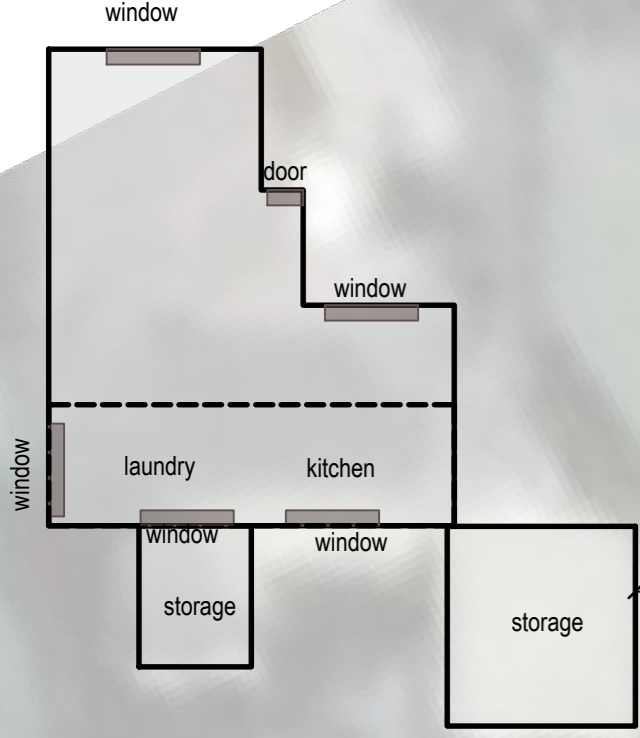




**SIGNAGE ELEVATIONS**  
1:100 AT A1

**NEW SERVICE STATION COMPLEX**  
42-46 BASS HIGHWAY COOEE TAS





**SITE PLAN**

1:200 AT A1

**NEW SERVICE STATION COMPLEX**  
42-46 BASS HIGHWAY COOEE TAS

