

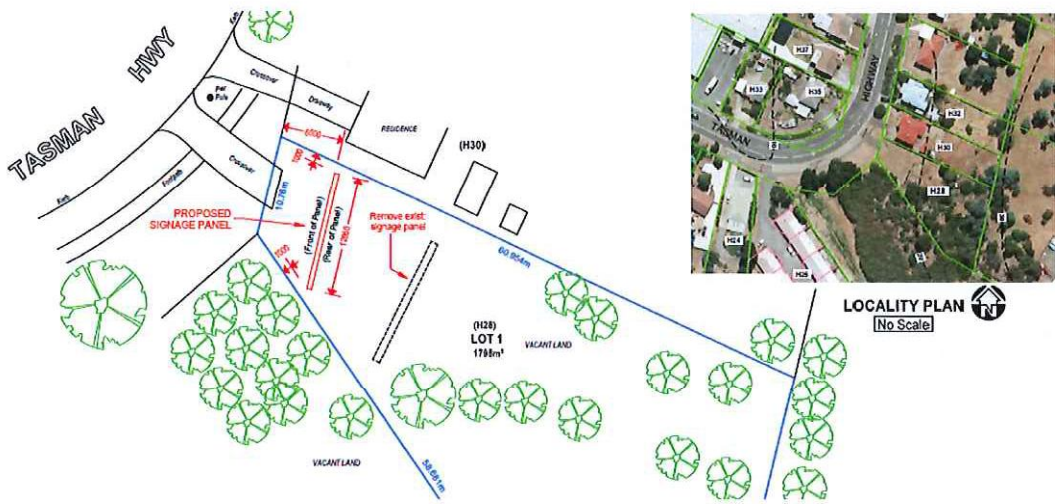


PDS

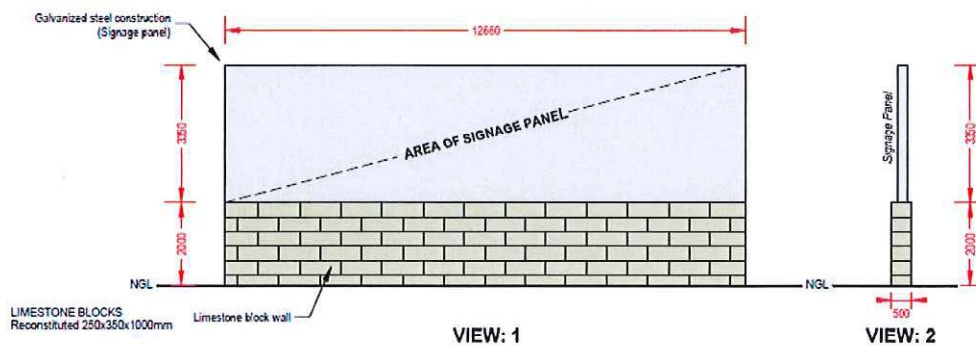
PLANNING
DEVELOPMENT
SERVICES

PROPOSAL

It is proposed to relocate a billboard type sign within the title of 28 Tasman Highway, Waverley as shown in the plan below:



The new sign will be the same dimensions as the current sign, as illustrated by the plan below:



The sign will be 12.660m long; 3.350m deep and set off the ground 2m on a limestone block plinth. The sign itself will be a steel frame set on steel uprights.

BACKGROUND

The current sign has been in place since 1974. It was part of the St Leonard's Council area. It has been in continuous use since 1974 and as such it will be claimed enjoys existing use rights.

SITE


Property Address	28 Tasman HWY, Waverley Tas 7250
Property ID	3329389
Title Reference	218533/1

The site is graphically illustrated below. The sign is easily seen in the front section of the site. The bulk of the site is vegetated with native species typical of the surrounding vegetation to the south (a public reserve). There are two small structure to the rear of the site – a hangover from some use pre 1974.



COMPLIANCE AGAINST PLANNING SCHEME

The site is zoned General Residential Use under the Launceston Interim Planning Scheme 2015. In terms of the Planning Scheme definitions the sign is best described as:

ground base sign	
<p>means a freestanding <u>sign</u> permanently attached to the ground on its own supportive structure, but not including a pole/pylon <u>sign</u>.</p>	



A Ground Base sign of this type is prohibited under Clause E18.5.1 Unacceptable Signage – third party signs.

The proposal then relies on pre-existing use rights and the provisions of Clause 9.1 of the Planning Scheme.

9.1 Changes to an Existing Non-conforming Use

9.1.1 Notwithstanding any other provision in this planning scheme, whether specific or general, the planning authority may at its discretion, approve an application:

- (a) to bring an existing use of land that does not conform to the scheme into conformity, or greater conformity, with the scheme; or
- (b) to extend or transfer a non-conforming use and any associated development, from one part of a site to another part of that site; or
- (c) for a minor development to a non-conforming use, where there is –

- (a) no detrimental impact on adjoining uses; or
- (b) the amenity of the locality; and
- (c) no substantial intensification of the use of any land, building or work.

In exercising its discretion, the planning authority may have regard to the purpose and provisions of the zone and any applicable codes.

The proposal relates to an application *to extend or transfer a non-conforming use and any associated development, from one part of a site to another part of that site.*

The issues which need to be considered are:

- (a) No detrimental impact on adjoining uses, OR
- (b) The amenity of the locality; AND
- (c) No substantial intensification of the use of any land, building or work.

In dealing with point (c) first, the sign is a direct replacement of the current sign and as such there is no *substantial intensification of the use of any land*.

The second consideration relates to impact on adjoining use OR the amenity of the locality.

The sign as it currently is located appears to have little impact on adjoining uses. There is one habitable window on the adjoining dwelling which currently looks out to the sign being on the up-side of the window. In future it will look at the sign being down-side of the window.

As the sign is to the south of the dwelling over shadowing is not an issue. Any shadows come from the dwelling across the subject site (see below).



Whether the sign is forward on the site or in its current location the impact on the area will be similar. In its current location it is set high on the site and thus visible from a greater distance. In its new location it is closer to the front – so set more into the site. The exposure to a greater audience is not an issue as the sign will have the same degree of exposure to the same number of vehicles.

CONCLUSION

This is a simple case of moving a sign within an established Ground Base sign site. It meets all the tests specified in Clause 9.1 of the Launceston Interim Planning Scheme 2015 and there would be few reasons not to support this proposal.

Thursday the 8th of September 2016

To whom it may concern,

I am the owner of the block of land situated at 28 Tasman Hwy in Waverley, Launceston Tasmania as described in title reference 218533/1.

To the best of my knowledge the existing advertising billboards have been on this property in excess of 40 years. Claude Neon own these billboards and pay a small fee for their use. Claude Neon did not originally erect the billboards this was a company that sold out to Claude Neon approximately 15 years ago.

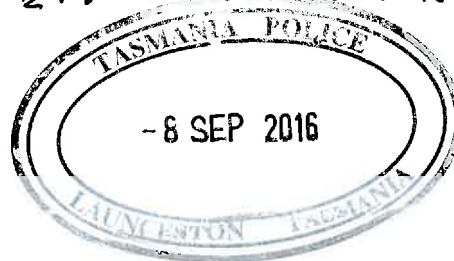
The son of the previous owner (deceased) and I had a conversation at the time I purchased the block of land in relation to the approval of these billboards. Brian Quarry was just a teenager at the time the boards were erected and recalls making the trip to the St. Leonards council rooms with his father to sign documents in relation to the boards. They also received a small fee for the boards which just covered the rates and taxes payable on both the land and their family residence at 30 Tasman Hwy.

Sometime between the application being approved by the St Leonards Council and today the paper work has ceased to exist.

Rachael Roberts
42 Belhaven Crescent Newstead
Launceston Tasmania
0487189589

MA Roberts

Const B. Austin 7184



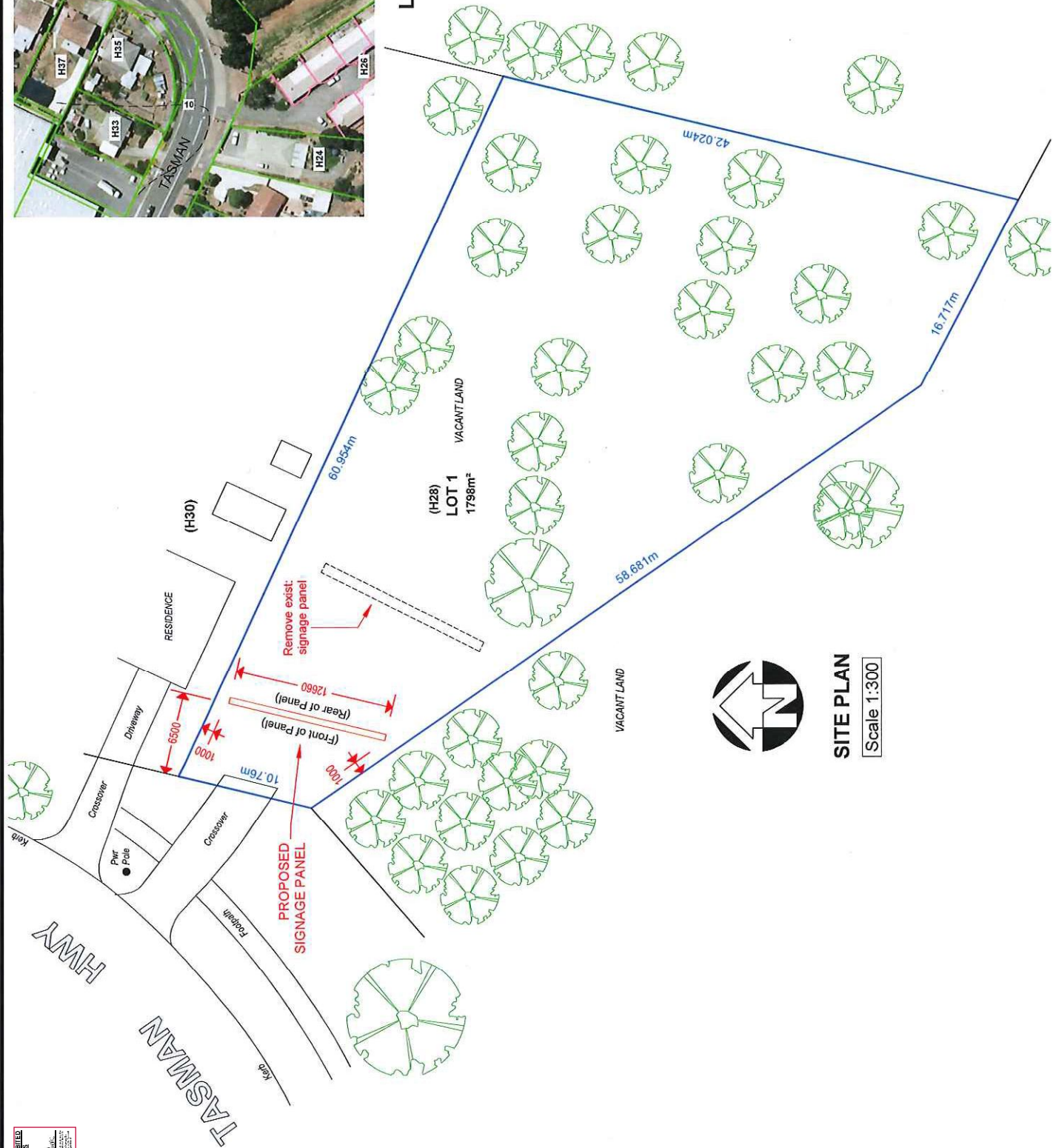


LOCALITY PLAN

No Scale

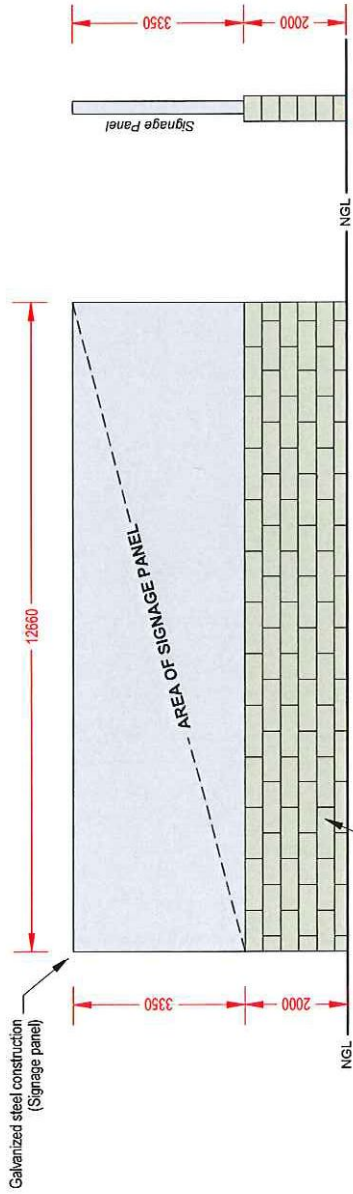
NOTE:
Site to be checked and all boundaries pegged
via Certified Surveyor prior to construction

Matzin Capital Pty Ltd PO Box 749, Subiaco, WA, 6904 M: 08 93909318 P: 08 93644955	
Project:	SIGNAGE PANEL
Location:	LOT 1 (#25) TASMAN HWY WAVERLEY
Revision: 1	DATE 14/07/2016
SHEET SIZE: A3	P1 of 2



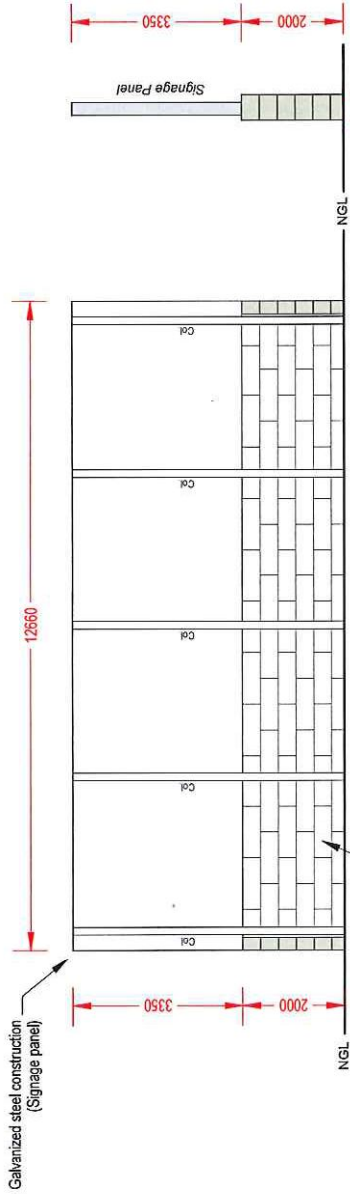
SITE PLAN

Scale 1:300

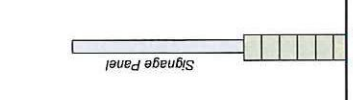


VIEW: 1

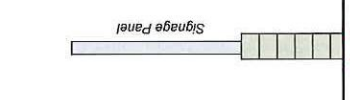
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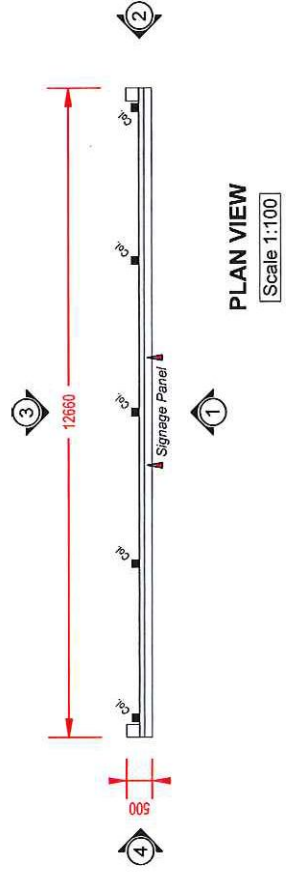
VIEW: 3



VIEW: 2



VIEW: 4



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Project: SIGNAGE PANEL	Location: LOT 1 (#25) TASMAN HWY WAVERLEY
Revision: 1	DATE 14/07/2016
SHEET SIZE: A3	P2 of 2