Public Notification of Application for Planning Permit

Land Use Planning and Approvals Act 1993

If you access this website you have agreed to the following Terms and Conditions:

The information on this website is provided for the purpose of encouraging public participation in the planning application process in accordance with the objectives of the *Land Use Planning and Approvals Act 1993*.

The content of this website (which includes downloadable material) is subject to copyright and is protected by law. Circular Head Council grants you a non-exclusive licence to reproduce the contents of this website in your web browser for the sole purpose of viewing the content. Circular Head Council does not and cannot authorise the reproduction, re-distribution or re-use of any of the information or documents within this application on this website in any form or for any purpose.
Any personal information contained in the application and documents are collected by Circular Head Council for the purposes only of assessing and determining the permit application in accordance with the *Land Use Planning and Approvals Act 1993.*

Such personal information may be protected by the *Personal Information Protection Act 2004* and must not be used for any other purpose.

The Application will only be available until the conclusion of the public notification period.

For help finding the property and zoning information in Circular Head the following link can be used to the Land Information System Tasmania (the LIST).

http://maps.thelist.tas.gov.au/listmap/app/list/map?bookmarkId=18634#.U-1DpC_Bd8I.email

For the Tasmanian Planning Scheme – Circular Head please see

https://www.planning.tas.gov.au/other-resources/Tasmanian-planning-scheme

Application documents are available below.

APPLICATION FOR PLANNING PERMIT

(s.*57(3) Land Use Planning and Approvals Act 1993*)

Tasmanian Planning Scheme – Circular Head

Application No	DA 2026/144
Location	46 - 48 Emmett Street, Smithton
Applicant/Owner	Elders Limited (Real Estate)/ Fisher Plaza Pty Ltd
Proposal	Third Party Advertising Sign

Application(s) may be viewed during office hours at the Council Office, 33 Goldie St, Smithton till the date listed below. In accordance with s***.57(5)*** of the Act, any person may make written representation to the General Manager, PO Box 348 SMITHTON 7330 or council@circularhead.tas.gov.au and be received by 5.00pm **30/11/2026**.

Paul Gardner
GENERAL MANAGER
Ph: 03 6452 4800
www.circularhead.tas.gov.au

6225104

33 Goldie Street
PO Box 348
SMITHTON TAS 7330
council@circularhead.tas.gov.au
(03) 6452 4800
www.circularhead.tas.gov.au

APPLICATION FOR A PLANNING PERMIT

LAND USE PLANNING AND APPROVALS ACT 1993

Tasmanian Planning Scheme – Circular Head

Office Use: Date Received: **21/10/2026** Application No: **DA 2026/144** PID: **6225104**

To: Planning Authority Circular Head Council PO Box 348 SMITHTON TAS 7330

DETAILS OF PROPOSED DEVELOPMENT OR USE

Address:	46-48 Emmett Street		
	Smithton	Postcode:	7330
	Lot No:	Certificate of Title No:	CT 198101/1

Description

3m x 1m signboard to be placed on the side of the building located on smith st frontage-

Includes:

- ☐ New Use/Change of use
- ☐ Subdivision
- ☐ New Buildings
- ☑ Alterations
- ☐ Demolition

Value of work (Inc GST) $ 2000 ☐ Contract Price ☑ Estimate

Existing Use of Site:

APPLICANT / OWNER DETAILS

Please note that all applicants need to sign this form. If the application is by an owner, all title owners listed on the title need to be on the form and sign this form.

Applicant(s): Elders Limited (Real Estate/Aiden Coombe)

Address: 54 Emmett St
Smithton Postcode: 7330

Email: aiden.coombe@elders.com.au Phone: Mobile: 0417 335 843

☐ Applicant owns the property (Tick if Yes – If No then complete the owner details below)

Owner(s): Fisher Plaza Pty Ltd

Address: 117 Massey St
Smithton Postcode: 7330

Email: mat.is.c@icloud.com Phone: Mobile: 0487 391 698.

☑ Applicant(s) listed above declare that the owner(s) of the property have been notified of the intention to make this application.

Signed By: Date: 21/10/26.

COUNCIL OR CROWN LAND

Must be signed if Council or Crown Land and accompanied with a letter of permission and a copy of delegation.

Signed By: Date:

☐ Minister (or delegate) of the responsible State Department or ☐ General Manager (or delegate)

33 Goldie Street
PO Box 348
SMITHTON TAS 7330
council@circularhead.tas.gov.au
(03) 6452 4800
www.circularhead.tas.gov.au

APPLICATION FOR A PLANNING PERMIT

LAND USE PLANNING AND APPROVALS ACT 1993

Tasmanian Planning Scheme – Circular Head

DESIGNER DETAILS

Designer Name: open 2 view Category: real estate marketing

Address: Postcode:

Email: Signs.tasmania@open2view.com Phone: (03) 62498647 Mobile:

Accreditation No:

DOCUMENTS AND CERTIFICATES PROVIDED

The following specified documents and certificates are provided with this application together with any necessary information to demonstrate compliance with applicable provision of the planning scheme. A separate checklist is available from Council. The Planning Scheme provisions can be viewed at www.iplan.tas.gov.au OR https://iplan.tas.gov.au/pages/plan/book.aspx?exhibit=tpscir follow the links through to Circular Head

	Document or Certificate Description	*Prepared By*
☑	Full copy of the current Certificate of Title including plan and any schedule of easements	Aiden Coombe
☑	A full description of the proposed use or development and	Aiden Coombe
☐	A description of how the proposed use or development will operate	
☐	All applicable information listed in clause 6.1.3 including: **Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200**	

LISTED REPORTS, PLANS AND SUPPORTING INFORMATION ACCOMPANYING THIS APPLICATION

A1	Dimensions with design	Aiden Coombe.

Copyright Authority: Unless a written refusal of authority to copy documents relating to this application is provided, the Council and the Crown (Tasmanian State Government) departments and agencies may provide a partial or complete copy of any documents relating to this application, to any person for the purpose of assessment. Notwithstanding this these documents may be displayed publicly in accordance with the provisions of the Land Use Planning and Approvals Act 1993, including display on a website.

DECLARATION

I/We declare the information and details supplied in this application are a true and accurate description of the proposed development.

I/We hereby give/have arranged permission for Council Officers to enter the property to conduct inspections for this application.

Applicant(s): Aiden Coombe

Signed: Date: 21/10/26.

Please Note: All applicants need to sign this form. If the application is by an owner, all title owners listed on the title need to be on the form and to sign this form.

Privacy Statement

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

The Sign will be 1 meters in width and 3 meters in length.

The sign will not be illuminated.

The sign will be used for the purpose of advertising Elders Rural Real Estate information.

The sign and sign board meet all specifications explained in C1 . 6.1, P1.1 and C1. 6.3, P1.

Signed



21/10/26.

Aiden Coombe

A1

A1



46-48 Emmett Street, Smithton.

The sign will not be road facing apart from the neighbours driveway.

This sign is not to scale and will not exceed 25% of the wall.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
198101	1
EDITION	DATE OF ISSUE
7	26-July-2025

SEARCH DATE : 12-Nov-2026
SEARCH TIME : 11.05 am

DESCRIPTION OF LAND

Town of SMITHTON
Lot 1 on Plan 198101
Derivation : Part of Lot 5 Sec E Gtd to C Edwards
Prior CT 2843/27

SCHEDULE 1

N219823 TRANSFER to FISHER PLAZA PTY LTD Registered 09-Nov-2024 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: a right of carriage way over the land marked A B C D on Plan No. 198101
BURDENING EASEMENT: a right of carriage way (appurtenant to Lot 1 on Diagram no. 335/35 over the land marked D E F G on Plan No. 198101
E420704 MORTGAGE to Westpac Banking Corporation Registered 26-July-2025 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER

FOLIO REFERENCE CT 2843 / 27

GRANTEE

PLAN OF TITLE

LOCATION TOWN OF SMITHTON

FIRST SURVEY PLAN No.

COMPILED BY LTO

SCALE 1: 150 LENGTHS IN METRES

Registered Number
P.198101

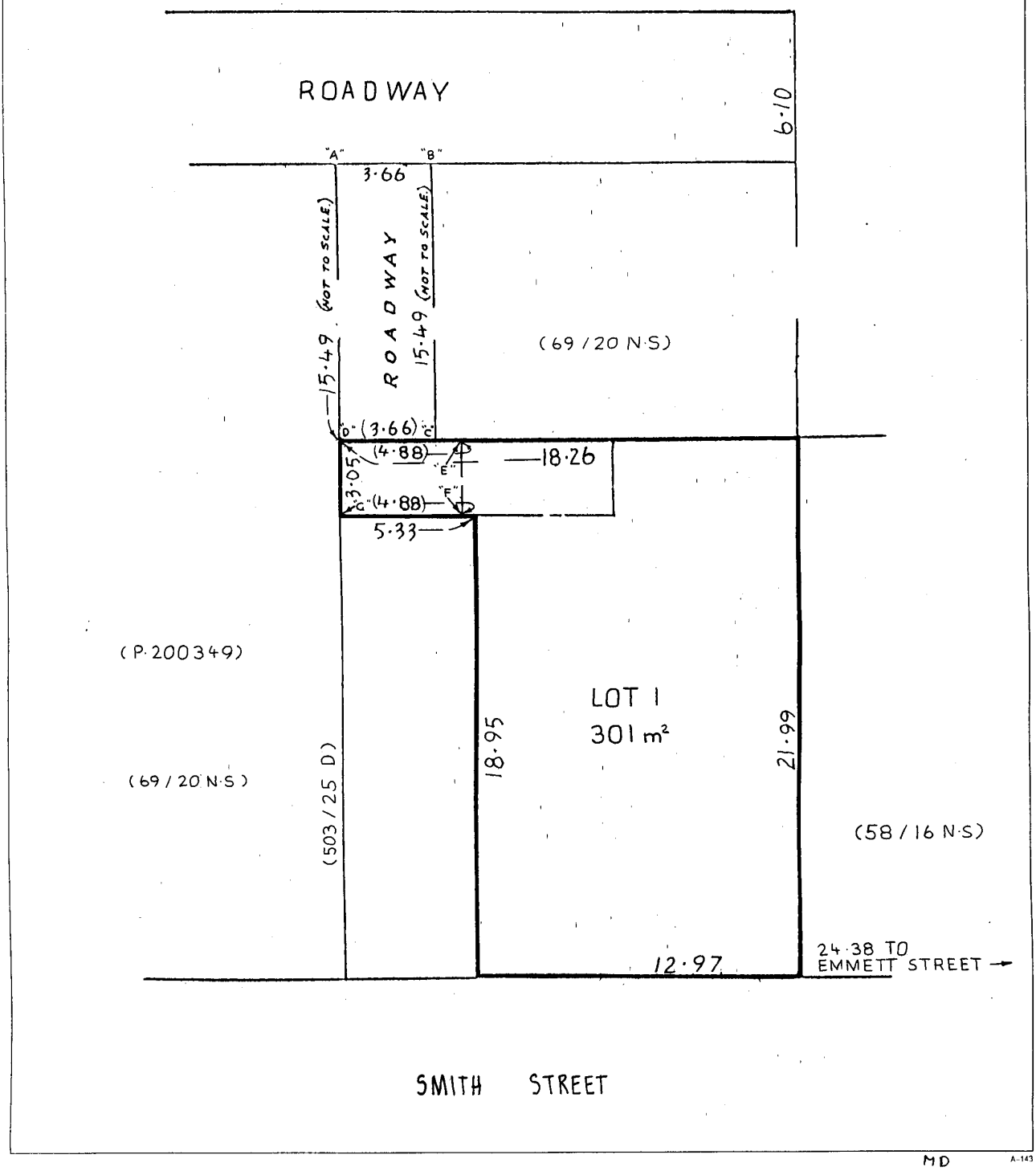
APPROVED 30 JUN 1998
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 129 (3447 21)

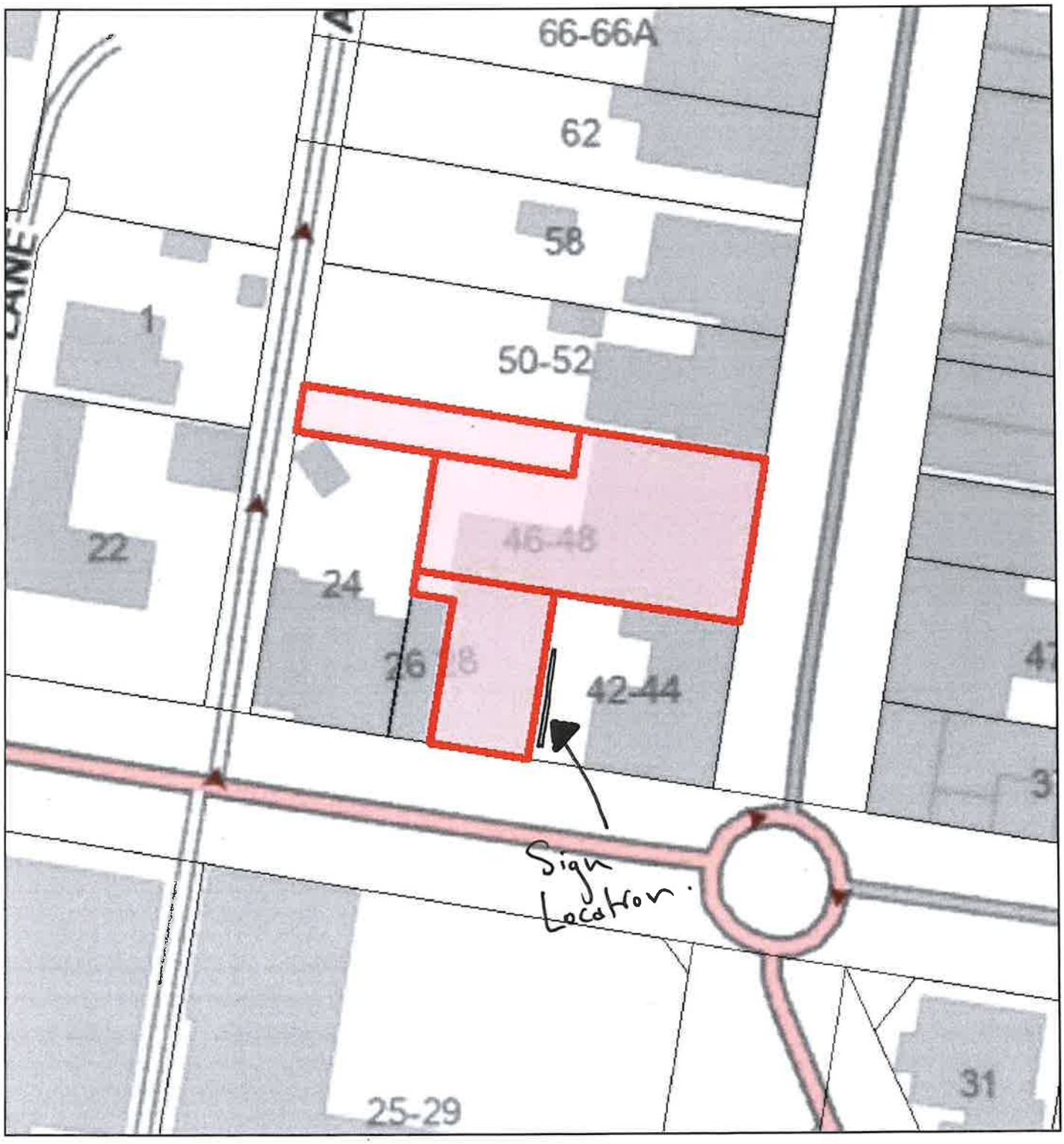
LAST UPI No 4402653

LAST PLAN No. 335 / 35 D

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



PROPERTY ID: 6225104
PROPERTY ADDRESS: 46-48 EMMETT STREET
SMITHTON TAS 7330
CONSTRUCTION YEAR: 1933



PREMIUM PROPERTY Information Report

PROPERTY DETAILS - 46-48 EMMETT ST SMITHTON

Property Name:		
Land Use:	Commercial - MIXED-SHOPS/OFFICES (valuation purposes only)	
Improvements:	SHOPS & OFFICES	
Improvement Sizes (Top 3 by Size):	**Improvement:**	**Area:**
	OTHER IMPROVEMENTS	1108.0 square metres
Number of Bedrooms:		
Construction Year of Main Building:	1933	
Roof Material:	Galvanised Iron	
Wall Material:	Brick	
Land Area:	0.1336 hectares	
Title References:	112349/2 251963/1 198101/1	
Municipality:	CIRCULAR HEAD View Municipality Information Report	
Title owner:	112349/2 : FISHER PLAZA PTY LTD 251963/1 : FISHER PLAZA PTY LTD 198101/1 : FISHER PLAZA PTY LTD	
Interested parties:	FISHER PLAZA PTY LTD	
Postal address: (Interested Parties)	117 MASSEY ST SMITHTON TAS 7330	

OWNERSHIP HISTORY - 46-48 EMMETT ST SMITHTON

TYPE	NAME	ADDRESS	FROM	TO
Ownership	FISHER PLAZA PTY LTD	117 MASSEY ST SMITHTON TAS 7330	17/09/2024	
Ownership	AMANDA AGNES CUMMING, DANIEL HENRY CUMMING	27 CROWN POINT RISE CHIRNSIDE PARK VIC 3116	23/05/2003	17/09/2024
Ownership	PATRICIA MARY AMBROSE, ROBERT CARYLE AMBROSE	46-48 EMMETT STREET SMITHTON TAS 7330	22/10/1985	23/05/2003
Ownership	AMBROSE PROPERTIES PTY LTD	46-48 EMMETT STREET SMITHTON TAS 7330	01/07/1982	22/10/1985

PROPERTY SALES - 46-48 EMMETT ST SMITHTON

CONTRACT DATE	REAL ESTATE	CHATTELS	OTHER	SETTLEMENT DATE
19/07/2024	$430,000			17/09/2024
28/02/2003	$265,000			23/05/2003
22/10/1985	$100,000			22/10/1985

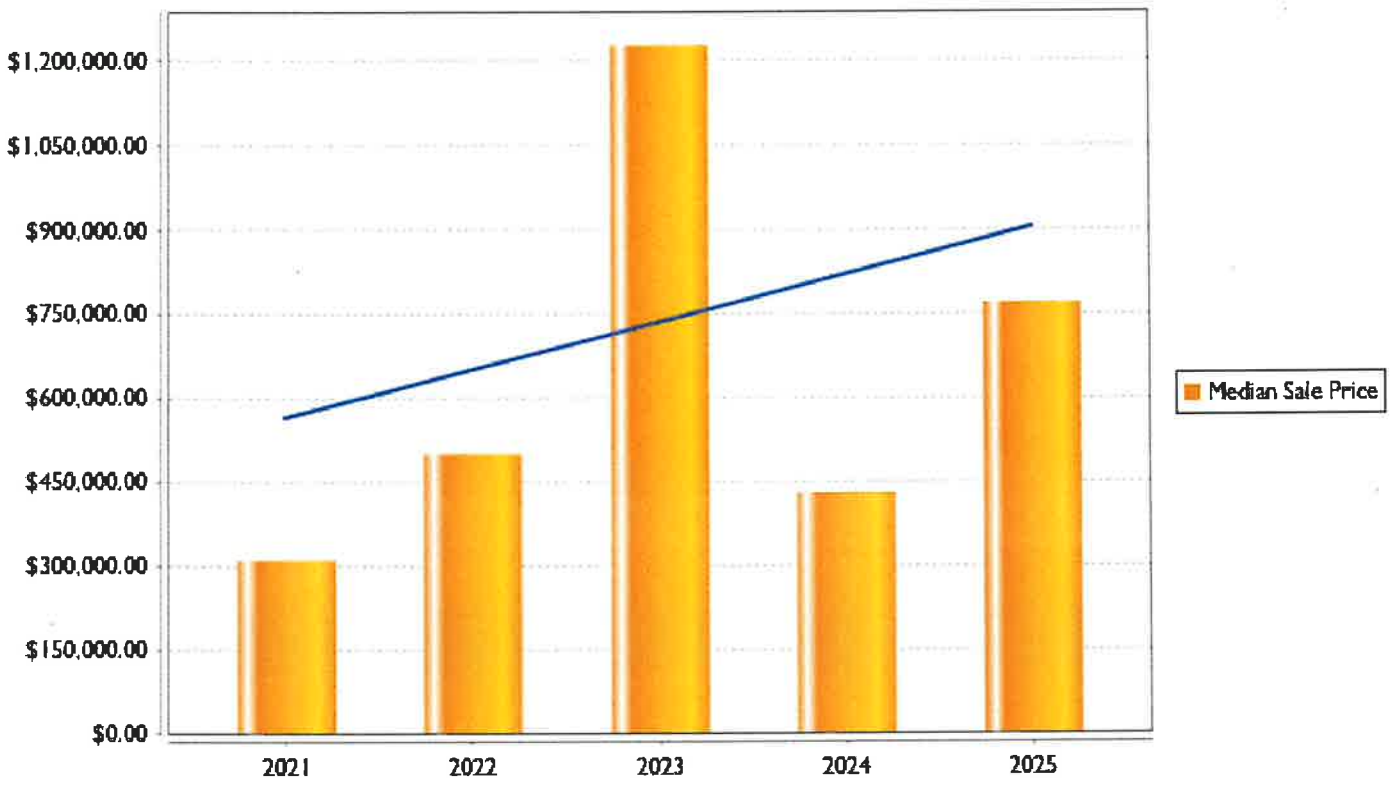
SALES STATISTICS - (Commercial - MIXED-SHOPS/OFFICES) - SMITHTON (Last 12 Months)

Number of Sales:	0
Highest Sales Price:	
Median Sales Price:	
Mean Sales Price:	
Lowest Sales Price:	

LAST 5 SALES - (Commercial) - SMITHTON View in LISTmap

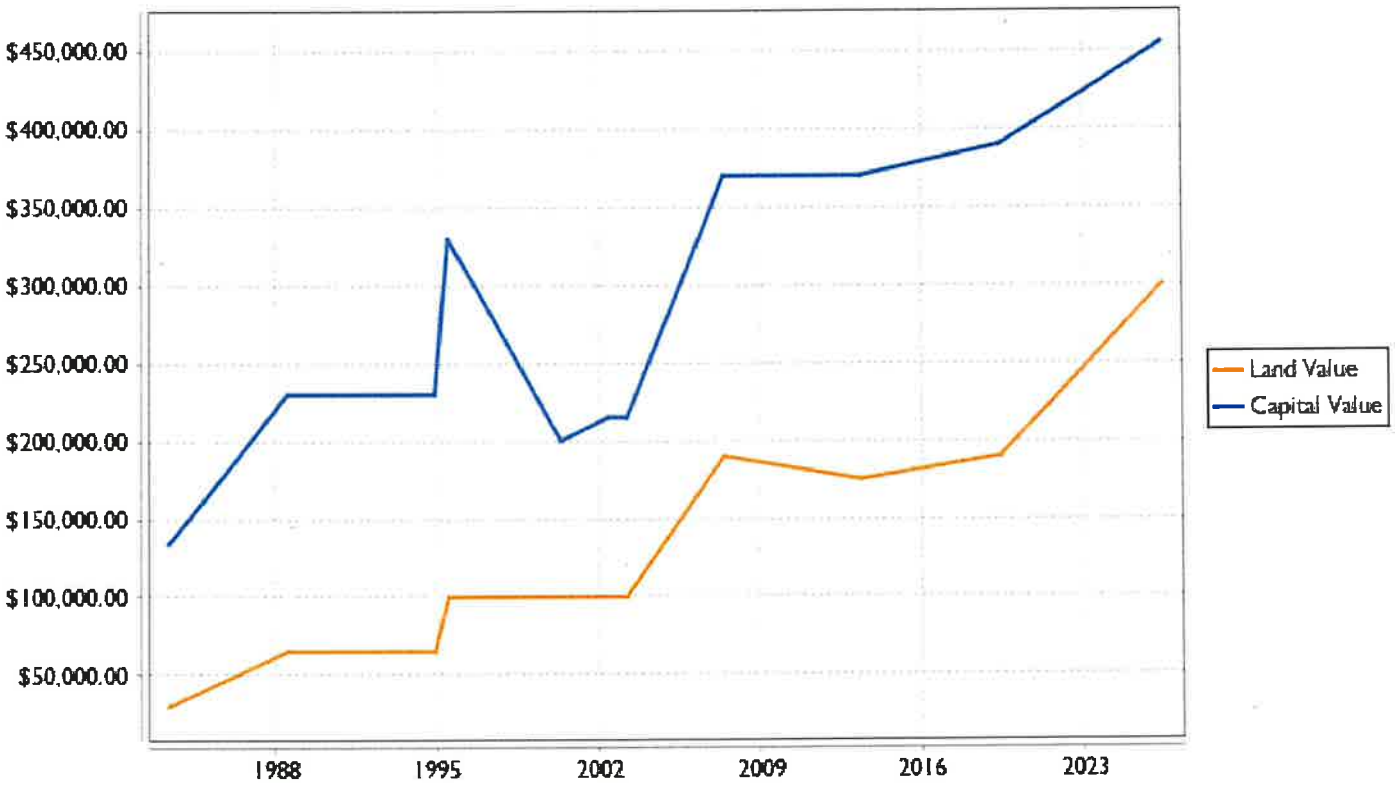
ADDRESS	CONTRACT DATE	SALE PRICE
26 KING ST SMITHTON TAS 7330	02/04/2026	$250,000
122 NELSON ST SMITHTON TAS 7330	27/02/2026	$360,000
73-75 EMMETT ST SMITHTON TAS 7330	29/10/2025	$365,000

SALES TRENDS - (Commercial - MIXED-SHOPS/OFFICES) - CIRCULAR HEAD (Last 10 Years)

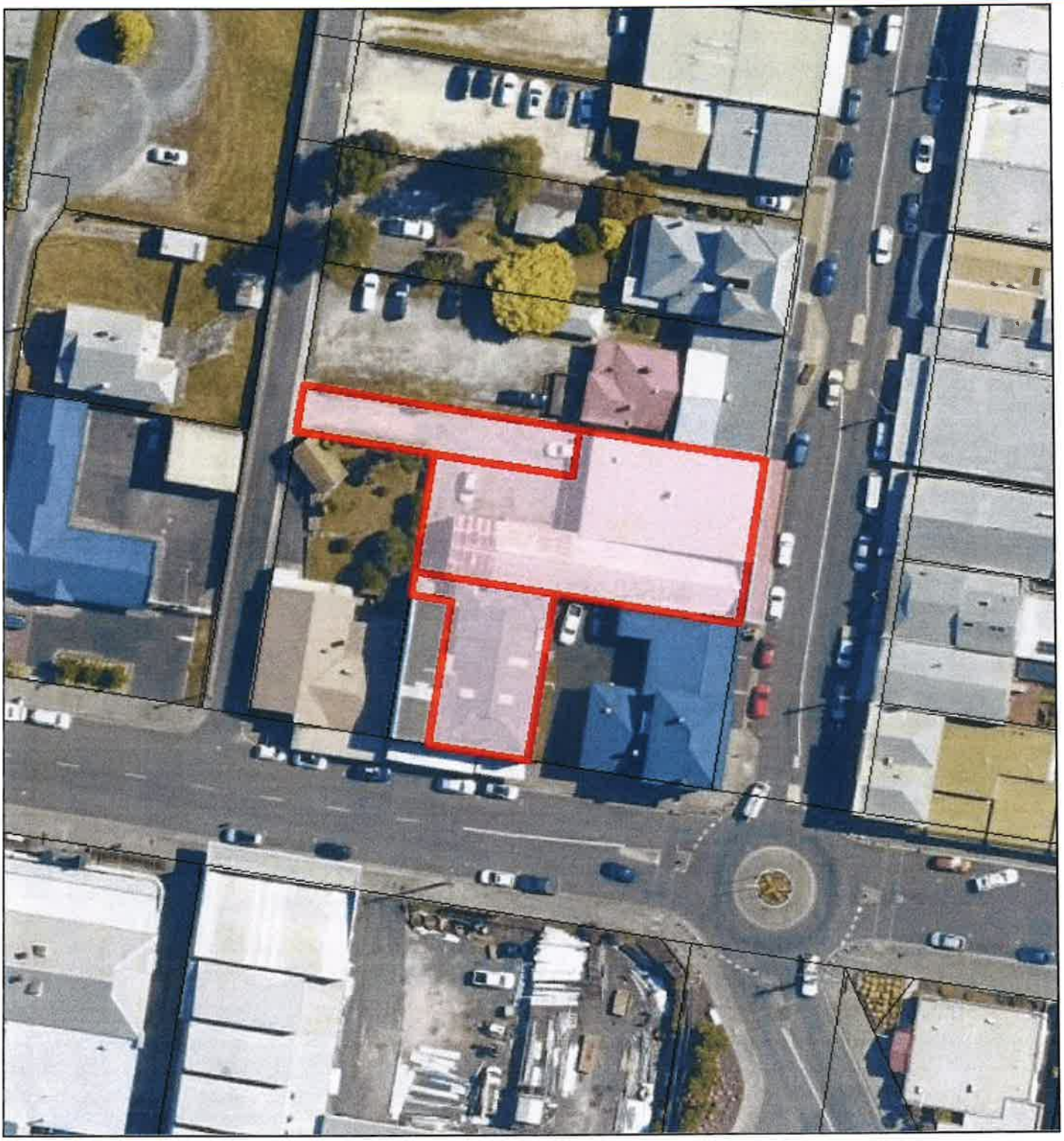


PROPERTY VALUATIONS - 46-48 EMMETT ST SMITHTON

DATE INSPECTED	LEVELS AT	LAND	CAPITAL	AAV	REASON
02/12/2025	01/07/2025	$300,000	$455,000	$55,144	FRESH VALUATION
16/01/2019	01/07/2018	$190,000	$390,000	$43,404	FRESH VALUATION
26/10/2012	01/07/2012	$175,000	$370,000	$39,232	REVALUATION
19/03/2007	01/10/2006	$190,000	$370,000	$35,864	REVALUATION
20/03/2003	01/09/1999	$100,000	$215,000	$31,860	AMEND AREA FROM TITLES
09/05/2002	01/09/1999	$100,000	$215,000	$31,860	ALTERATIONS
09/02/2000	01/09/1999	$100,000	$200,000	$29,640	REVALUATION
01/11/1994	01/09/1994	$100,000	$330,000	$45,500	REVALUATION 1995
01/11/1994	01/07/1988	$65,000	$230,000	$33,020	TENANCY AMENDMENT ...CREATED TENANCY 1560069
27/04/1988	01/07/1988	$65,000	$230,000	$32,500	REVAL 88
17/12/1982	01/07/1983	$30,000	$134,000	$21,242	REVAL'83



AERIAL IMAGERY



MULTIPLE TENANCIES

PROPERTY ID	PART OCCUPIED	AAV
1301462	SHOP & OFFICES	$21,544
1301470	OFFICES	$33,600

Explanation of Terms

Property ID	A unique number used for Valuation purposes.
Date Inspected	The date the property was inspected for the valuation.
Levels At	Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.
Land Value	Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.
Capital Value	Capital Value is the total value of the property (including the land value), excluding plant and machinery.
AAV	Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.
Interested Parties	This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).
Postal Address	This is the last advised postal address for the interested parties.
Multiple Tenancies	Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.
Similar Criteria	Properties in the same locality with a Capital Value within a range of 10% of the property.

No information obtained from the LIST may be used for direct marketing purposes.

Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

© COPYRIGHT. Apart from any use permitted under the Copyright Act 1968, no part of the report may be copied without the permission of the General Manager, Land Tasmania, Department of Natural Resources and Environment Tasmania, GPO Box 44 Hobart 7001. Personal Information Protection statement