

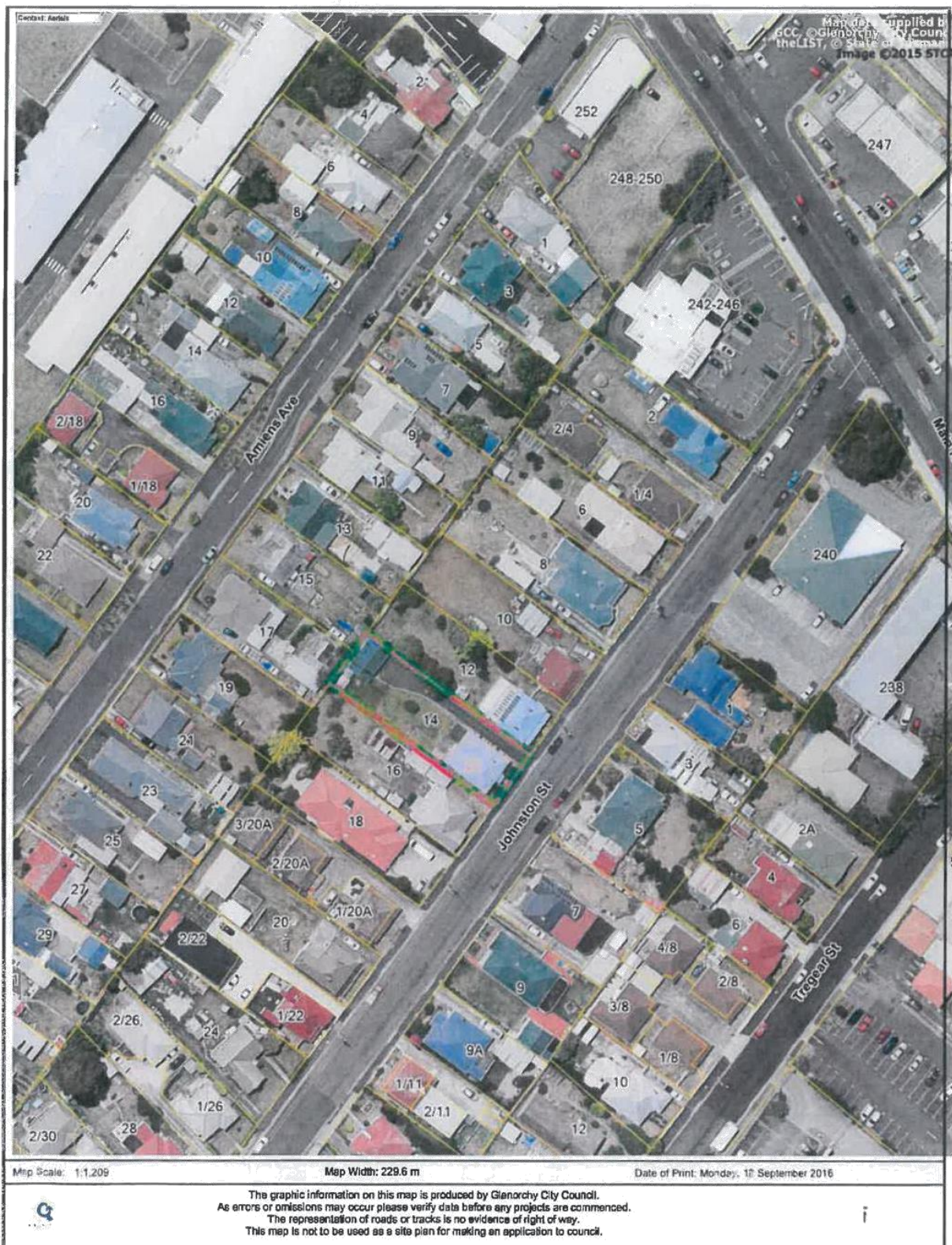
GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 19 SEPTEMBER 2016



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PLANNING

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A



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-034	Council notice date	23/02/2016
TasWater details			
TasWater Reference No.	TWDA 2016/00220-GCC	Date of response	23/02/2016
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	14 JOHNSTON ST, MOONAH	Property ID (PID)	5432718
Description of development	Multiple dwellings x3 (1 existing)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of issue
Preston - Lane	15094 A00-01	D	2/02/2016
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS & METERING			
1. A suitably sized water supply with metered connection / sewerage system and connection for this proposed 3 unit development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction a water meter must be installed, to the satisfaction of TasWater.			
DEVELOPMENT ASSESSMENT FEES			
4. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows: 1. \$327.00 for development assessment. The payment is required within 30 days of the issue of an invoice by TasWater.			



Advice

For information on TasWater development standards, please visit
<http://www.taswater.com.au/Development/Development-Standards>

For information regarding headworks, further assessment fees and other miscellaneous fees, please visit
<http://www.taswater.com.au/Development/Fees---Charges>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

Jason Taylor
 Development Assessment Manager

TasWater Contact Details

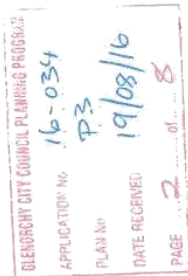
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au



number	name	address	city	state	zip	phone	fax	telex	email	url
1	JACKELL PPT LTD	14 JONSTOWN STREET	UNITED KINGDOM			1-200 8 43				

Transfer Number

A00-01,



MATERIALS & FINISHES

- (M1) 190 bogged blockwork wall. Finish to future detail.
- (M2) Stone cement sheet cladding, half joint, silicone seal, point finish, colour to future selection.
- (M3) Seven Line horizontal cladding. Paint finish. Colour to future detail.
- (M4) Galvalume roof sheeting. Profile and colour to future detail.

FIXTURES & FITTINGS - BATHROOMS

- (B1) Toilet.
- (B2) Freestanding bath.
- (B3) Bath.
- (B4) Shower.

FIXTURES & FITTINGS - KITCHEN

- (K1) Kitchen bench.
- (K2) Fixed glassing.
- (K3) Sink.
- (K4) Stove.
- (K5) Dishwasher.
- (K6) Siding panel.

- (P1) Connect all new downpipes to existing external infrastructure so gravity fed system. Finish and colour to future selection.

Preston Lane

The Information and notes for dimensions are to not necessarily. Please dimension all the dimensions over actual wall.

(1) In part of the drawing and be replaced or changed (1) with what the plan shows (1) of the plan.



Project: JACKELL PTY LTD
14 JOHNSTON STREET
MOONAH

Scale: LOWER FLOOR PLAN
UNIT 02

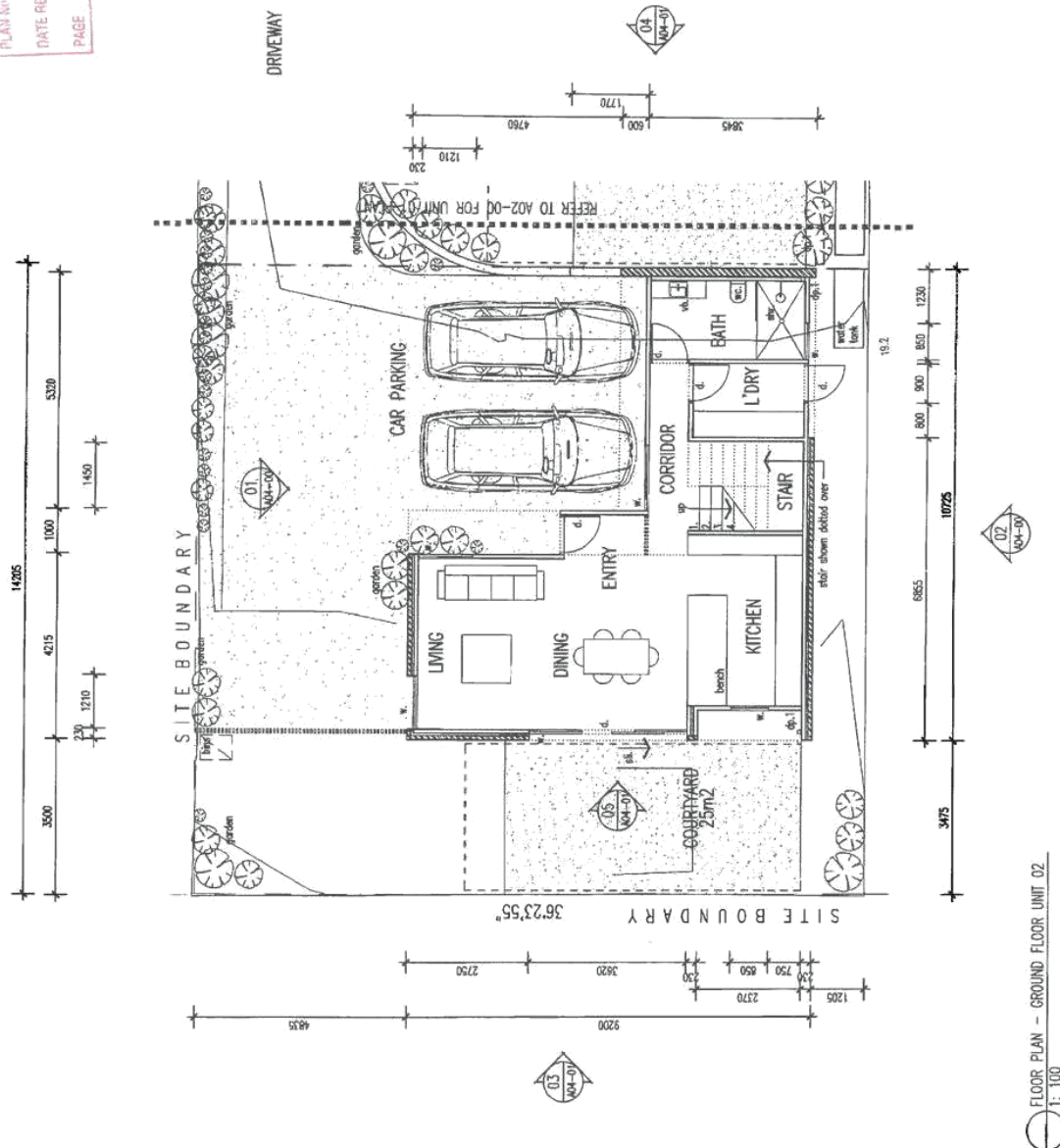
Section: 1:100

Revision	By	Date
1	20/08/16	DA. Burrell
2	01/09/16	DA. Burrell
3	06/09/16	DA. Burrell
4	06/09/16	DA. Burrell
5	06/09/16	DA. Burrell
6	06/09/16	DA. Burrell
7	06/09/16	DA. Burrell
8	06/09/16	DA. Burrell

Project No: 15094

Drawing Number

A02-00





Attachments - Glenorchy Planning Authority - 19 September 2016

MATERIALS & FINISHES

- (S1) 150 lagged blackboard wall. Finish to future detail form cement sheet cladding/pole allow new post finish color to future selection
- (S2) Spot Lines horizontal cladding. Paint finish. Colour to future detail.
- (S3) Decorated roof sheeting. Profile and color to future detail.

ROOFING & FINISHES - BUILDINGS

- (S4) 150 lagged blackboard wall. Finish to future detail form cement sheet cladding/pole allow new post finish color to future selection
- (S5) Spot Lines horizontal cladding. Paint finish. Colour to future detail.
- (S6) Decorated roof sheeting. Profile and color to future detail.

Connect all new downpipes to existing council infrastructure via gravity fed system. Finish and color to future selection.

46.1



GLENORCHY CITY COUNCIL PLANNING DEPARTMENT
APPLICATION NO: 16-034
PLAN NO: P3
DATE RECEIVED: 19/06/16
PAGE: 6 OF 8

Address
45 Gough Street, Moonah TAS 7800
Project No: 16-034
ACSC: 16-034
Architect
3 Third Road South Yarr VIC 3141
Tel: 03 9594 1111
info@prestonlane.com.au
prestonlane.com.au

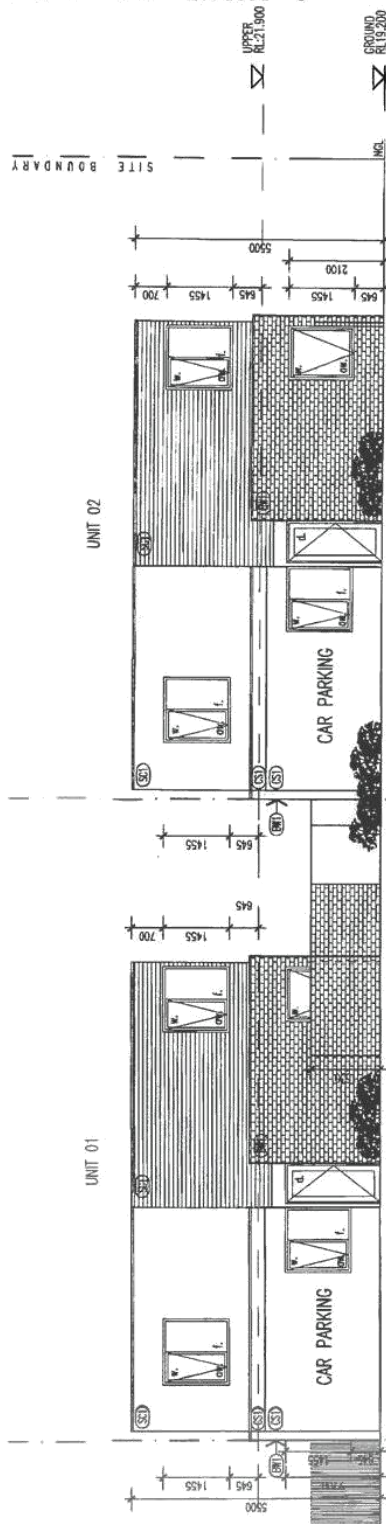
The information is not to be used for any other purpose. If you are not a client, you must not use this information for any other purpose. If you are a client, you must not use this information for any other purpose. If you are a client, you must not use this information for any other purpose.

Project: JACKELL PTY LTD
14 JOHNSTON STREET
UNITS

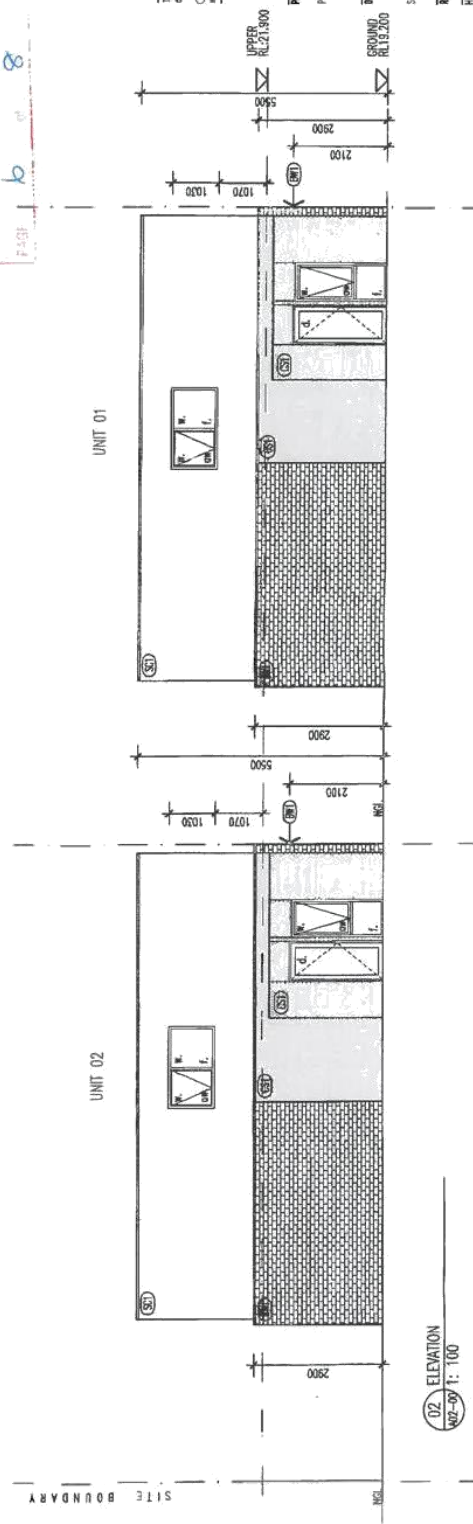
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ELEVATIONS

Item	Material	Finish
1	150 lagged blackboard wall	Finish to future detail form cement sheet cladding/pole allow new post finish color to future selection
2	Spot Lines horizontal cladding	Paint finish. Colour to future detail.
3	Decorated roof sheeting	Profile and color to future detail.

Project No: 150394
Drawing Number: A04-00



01 ELEVATION
A04-00: 1:100

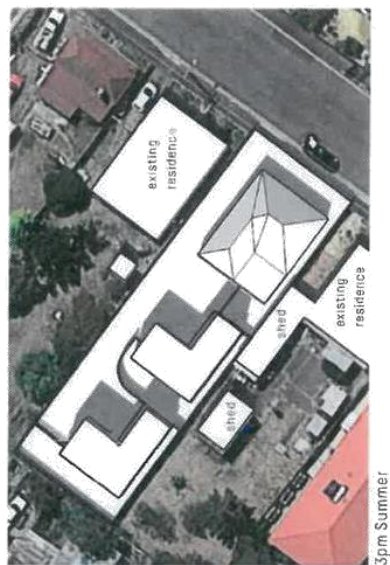


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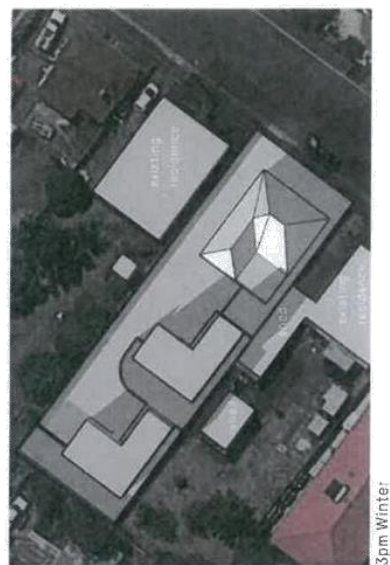
JOHNSTON STREET UNITS

Shadow Diagrams

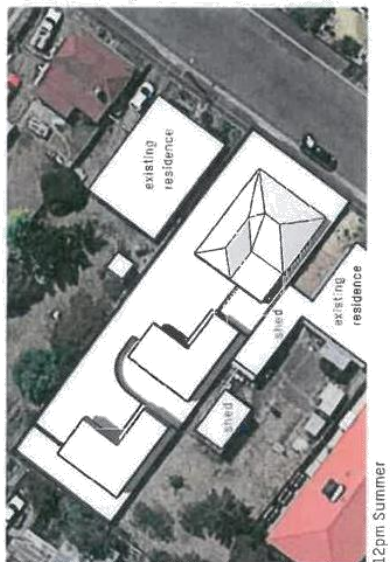
14 Johnston Street, Moonah



3pm Summer



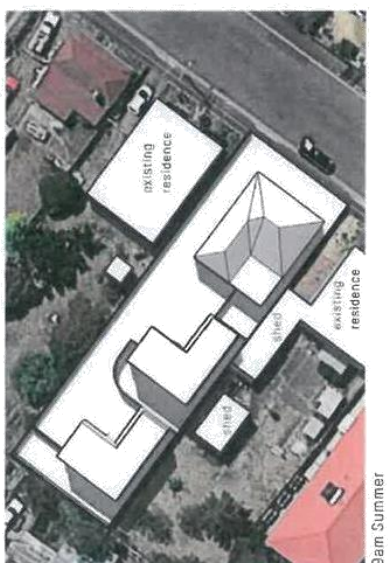
3pm Winter



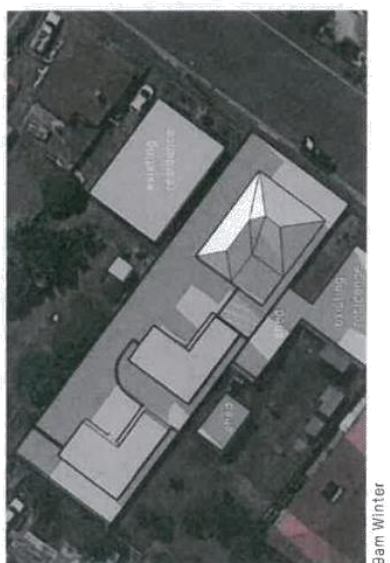
12pm Summer



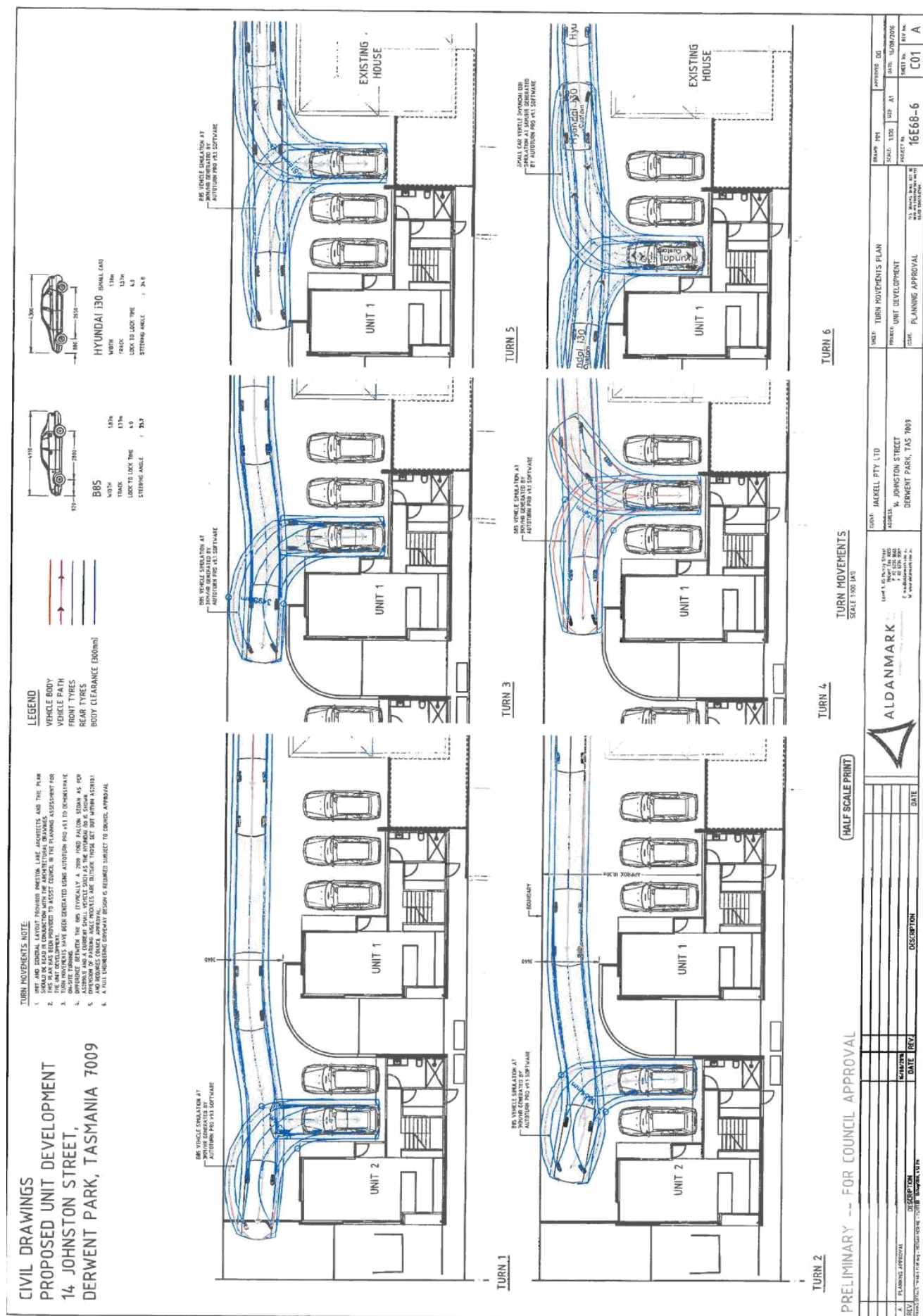
12pm Winter



9am Summer



9am Winter







Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-105	Council notice date	31/05/2016
TasWater details			
TasWater Reference No.	TWDA 2016/00741-GCC	Date of response	06/06/2016
TasWater Contact	Anthony Cengia	Phone No.	(03) 6237 8243
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	178 MAIN RD, MOONAH	Property ID (PID)	5436874
Description of development	Restaurant (food services) with drive-through facility and signage		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Zambrero Pty Ltd	D100	A	20.05.16
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application: CONNECTIONS, METERING & BACKFLOW 1. The applicant must engage a suitably qualified professional to assess the suitability of the existing property water & sewer connections to service the proposal. The property service connections must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. TRADE WASTE 2. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. 3. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. 4. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent. DEVELOPMENT ASSESSMENT FEES 5. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows: a. \$197.00 for development assessment. The payment is required within 30 days of the issue of an invoice by TasWater.			



Advice

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure. Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:

Location of all pre-treatment devices i.e. grease arrestor;

Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and Location of an accessible sampling point for sampling discharge.

Details of the proposed use of the premises, including the types of food that will be prepared and served and the estimated number of patrons and/or meals on a daily basis.

At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application form is also required. If the nature of the business changes or the business is sold, TasWater is required to be informed in order to review the pre-treatment assessment.

The application forms are available at <http://www.taswater.com.au/Customers/Liquid-Trade-waste/Commercial.uer>

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

Jason Taylor
Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Coates Directional

2 SIDED ILLUMINATED OUTDOOR SIGN

SPECIFICATIONS

Coates Directional Sign is available in the following size:
2300mm high x 700mm wide.

CONSTRUCTION

Internal frame and base are hot dipped galvanised steel. Removable cabinet faces are anti reflective polycarbonate sheet. Edgebanding is available in either black or red powdercoat aluminium.

ILLUMINATION

Flourescent tube (graphic elements to illuminate only - black background is opaque)

GRAPHICS & COLOURS

Cabinet faces - reverse applied vinyl graphics to suit Zambrero requirements
Cabinet edgebanding - black powdercoat aluminium available



36 Doody St Alexandria
NSW 2015 Australia
T +61 29698 3122
F +61 29698 2378
coatesignco.com.au
sales@coatesignco.com.au

[illegible]

CITY COUNCIL PLANNING PROGRAM
 IN No. 16-105
 PLAN No. P1
 DATED 24-5-16
 2 of 12

PROJECT NAME: MOONAH DRIVE THRU
PROJECT ADDRESS: 178 MAIN STREET, MOONAH TAS 7009
HEAD OF BUILDING AND DESIGN: SALLY FONG - sally@zambiero.com
DESIGNER: CHRISTIAN MEOGROSSI - c.meogrossi@zambiero.com
HYDRAULIC ENGINEER: TBD
MECHANICAL ENGINEER: TBD
LANDLORD/REPRESENTATIVE: TBD

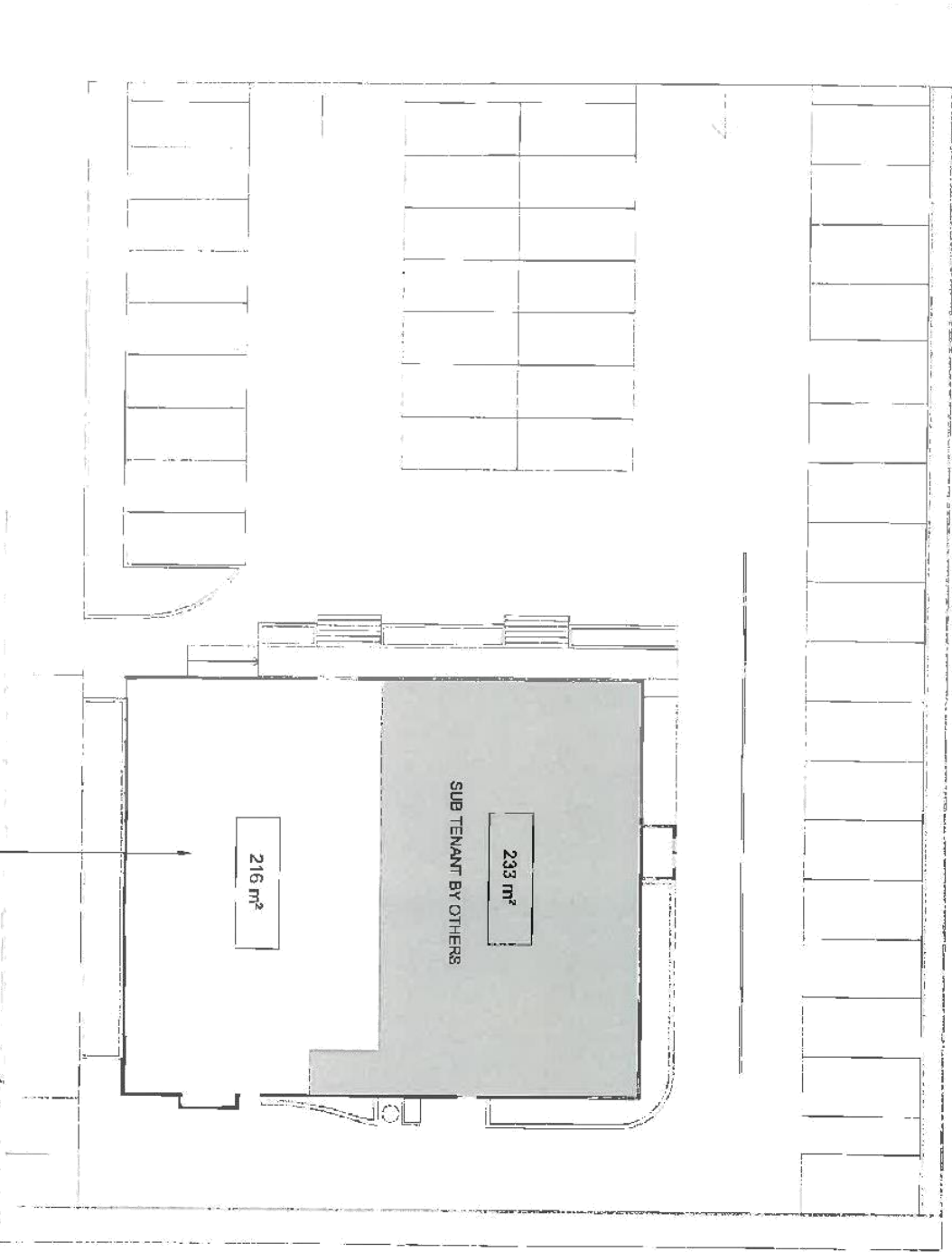
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D001	EQUIPMENT, PLUMBING & SANITARY SCHEDULE	0	FOR CONSTRUCTION REV 02
D002	ELECTRICAL, LIGHTING, FURNITURE & DRAWINGS	0	FOR CONSTRUCTION REV 02
D003	MECHANICAL SCHEDULE	0	FOR CONSTRUCTION REV 02
D004	SITE PLAN	0	FOR CONSTRUCTION REV 02
D005	BUILDING & EXCAVATION PLAN	0	FOR CONSTRUCTION REV 02
D006	PROPOSED TYPICAL PLAN	0	FOR CONSTRUCTION REV 02
D007	REFLECTED CEILING PLAN	0	FOR CONSTRUCTION REV 02
D008	POWER & DATA PLAN	0	FOR CONSTRUCTION REV 02
D009	FLOOR FINISHES & HYDRAULICS PLAN	0	FOR CONSTRUCTION REV 02
D010	SECTIONAL DETAILS	0	FOR CONSTRUCTION REV 02
D011	ELEVATIONS - FRONT OF HOUSE	0	FOR CONSTRUCTION REV 02
D012	ELEVATIONS - REAR/BACK OF HOUSE	0	FOR CONSTRUCTION REV 02
D013	ELEVATIONS - BACK OF PORCH	0	FOR CONSTRUCTION REV 02
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ZAMBRERO MOONAH DT

MAIN ROAD

MAXWELL STREET



GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION No. 16-105
PLAN No. P2
DATE RECEIVED 29/08/16
PAGE 1 of 11

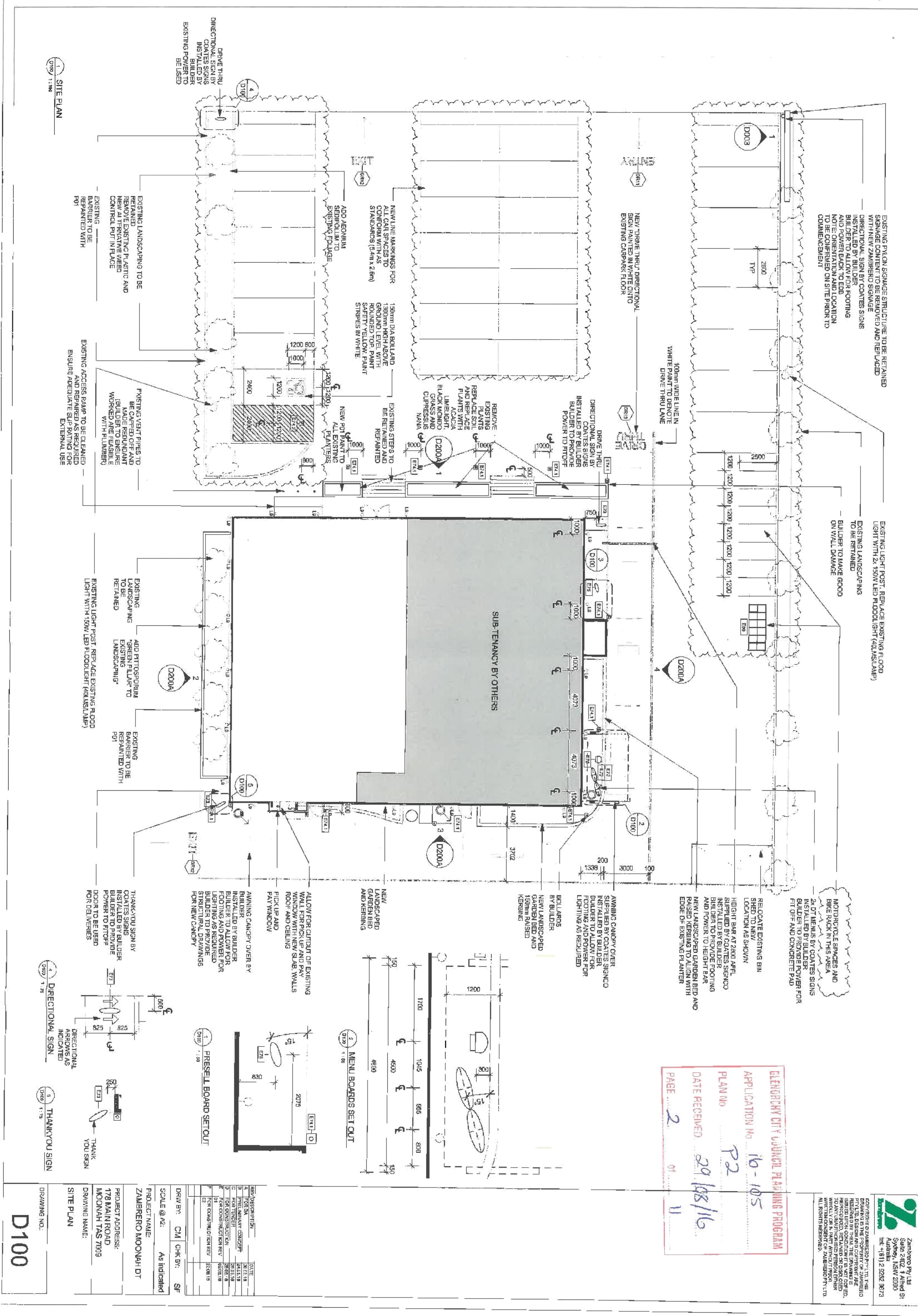
Zambiero Pty Ltd
Suite 2402, 1 Alfred St
Sydney, NSW 2000
Tel: (01) 2 922 5673

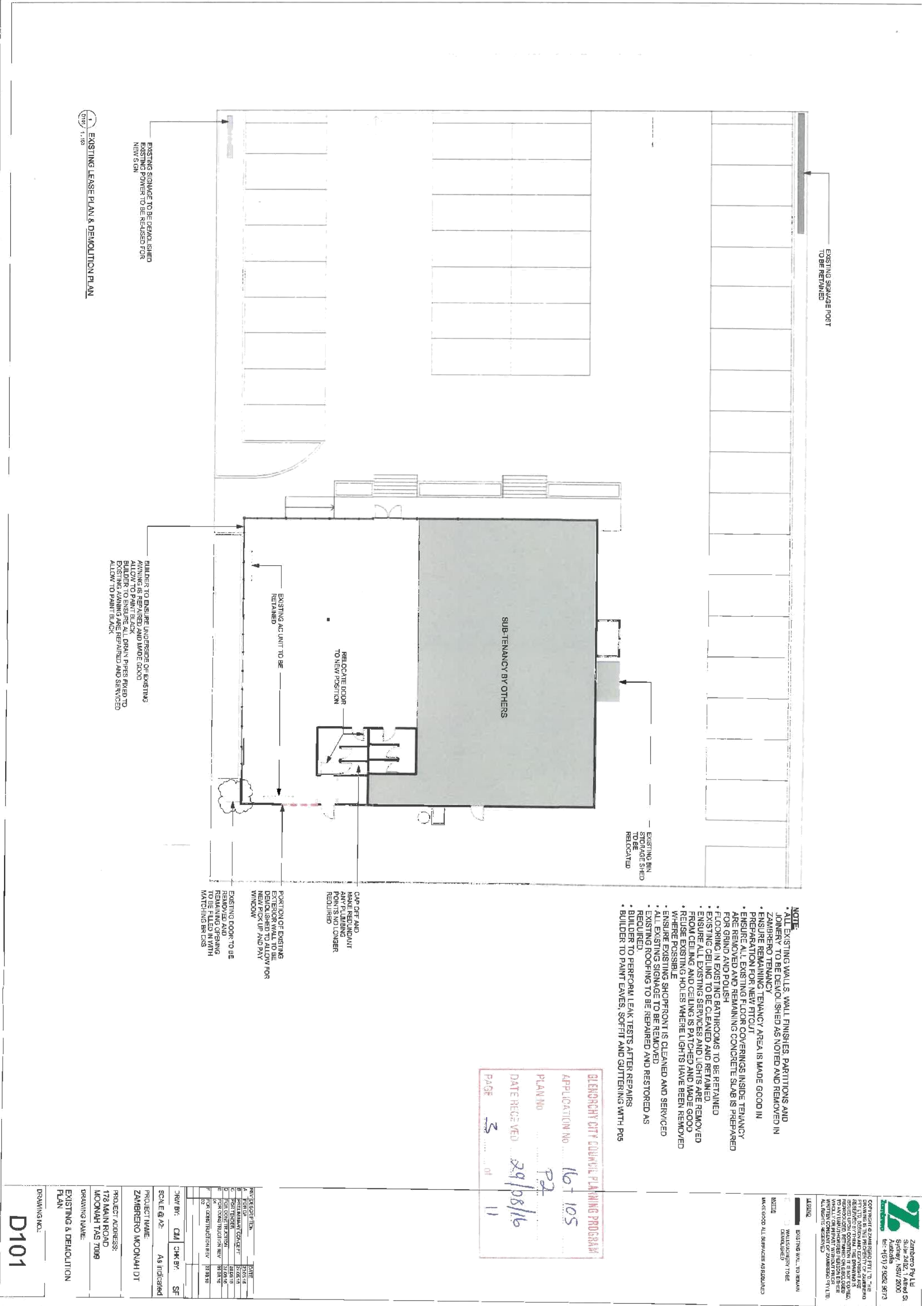
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Y	2005.10
Z	2005.10

PROJECT NAME:
ZAMBRERO MOONAH DT
PROJECT ADDRESS:
178 MAIN ROAD
MOONAH TAS 7009
DRAWING NAME:
COVER PAGE

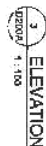
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D000











PROJECT ADDRESS:
178 MAIN ROAD
MOONAH TAS 7008

DRAWING NAME: _____

ELEVATIONS - SHOPFRONT

SCALE @ A2: 1 : 100

PROJECT NAME: ZAMBRERO MOONAH DT

PROJECT ADDRESS: 178 MAIN ROAD
MOONAH TAS 7008

DRAWING NAME: ELEVATIONS - SHOPFRONT

DRAWING NO.: D200A

16-105 P2 29/08/16	11 of
--------------------------	----------

Zambeed

Zambeed Pty Ltd
Building 24/22, 1 Ayres St
Sydney, NSW 2000
Australia
Tel: +61 (0) 2 9252 9677

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1 ELEVATION
D200B 1:100



2 ELEVATION
D200B 1:100



3 ELEVATION
D200B 1:100



4 ELEVATION
D200B 1:100

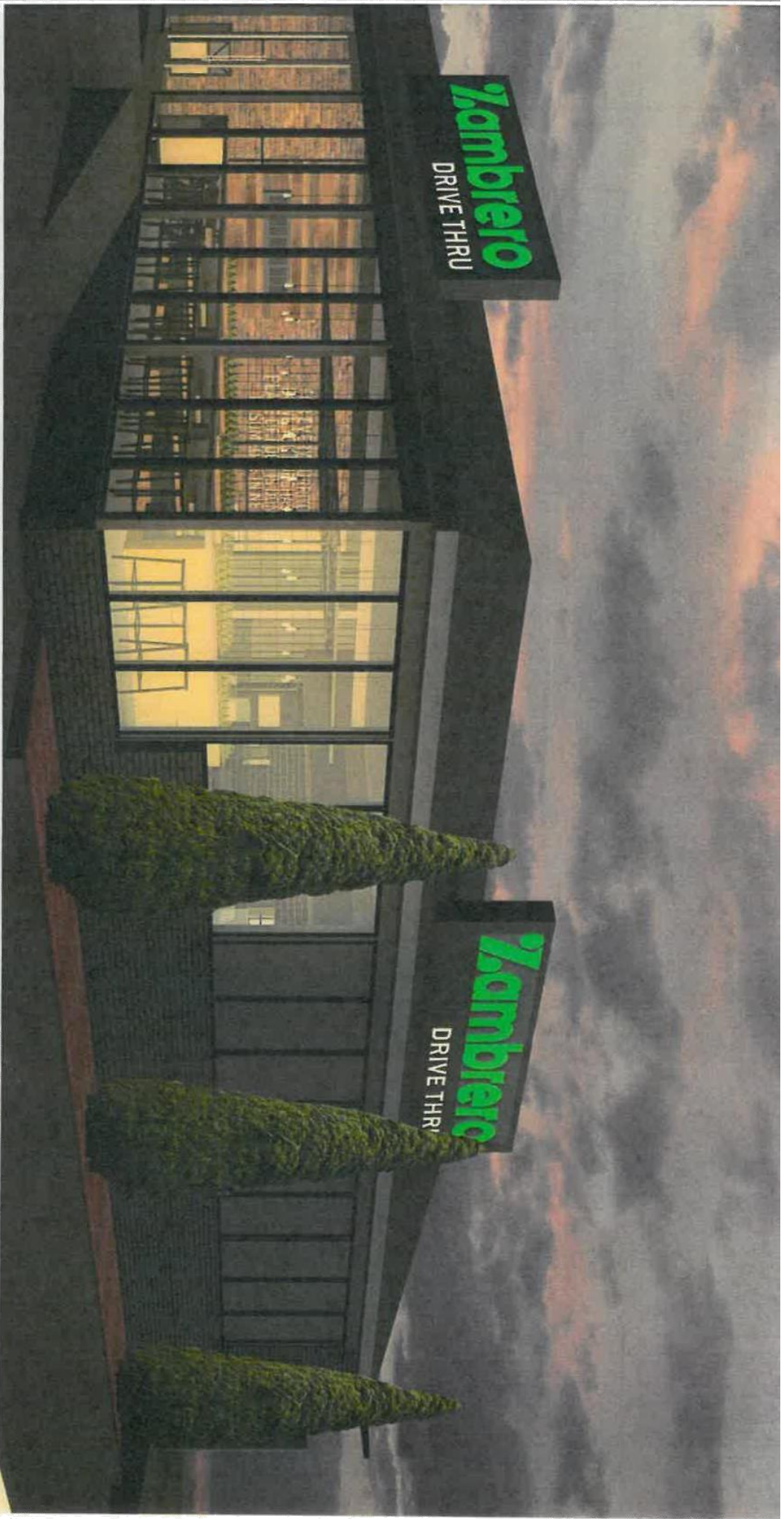


Zambrero Pty Ltd
Suite 20/22, 1 Alfred St
Sydney, NSW 2000
Australia
Tel: +61(0)2 9222 9573

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GLENORCHY CITY COUNCIL PLANNING PROGRAM	
APPLICATION No.	16-105
PLAN No.	P2
DATE RECEIVED	29/08/16
PAGE 6	of 11

REVISED BY	DATE
A	FOR CONSTRUCTION REV. 22.08.16
B	FOR CONSTRUCTION REV. 22.08.16
C	
D	
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PROJECT ADDRESS:	178 MAIN ROAD MOONAH TAS 7009
DRAWING NAME:	ELEVATIONS - SHOPFRONT RENDERED
DRAWING NO.:	D200B



GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION NO. 16-105

PLAN NO. P2

DATE RECEIVED 29/08/16

PAGE 7 of 11

Zambriero Pty Ltd
Suite 2402, 1 Alfred St
Sydney, NSW 2000
Australia
Tel: +61 (0)2 9252 3003

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99	FOR I.D.	24.01.10
100	FOR I.D.	24.01.10

PROJECT NAME: ZAMBRERO MOONAH DT

SCALE @ A2:

PROJECT ADDRESS: 178 MAIN ROAD MOONAH TAS 7009

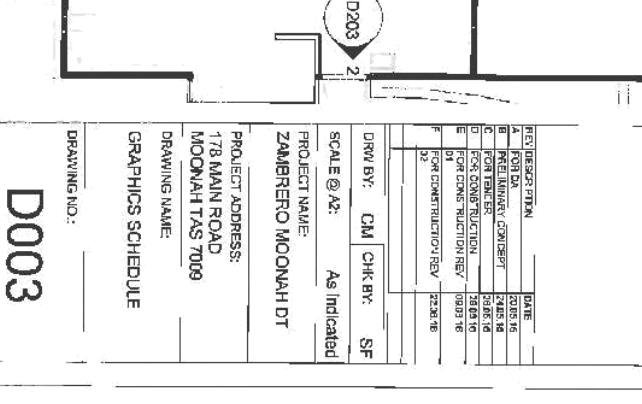
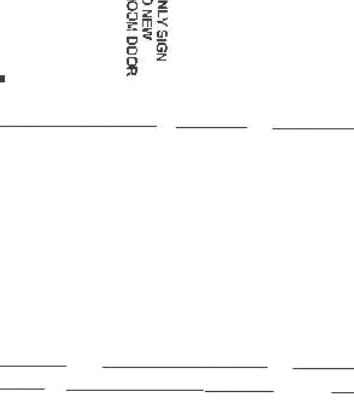
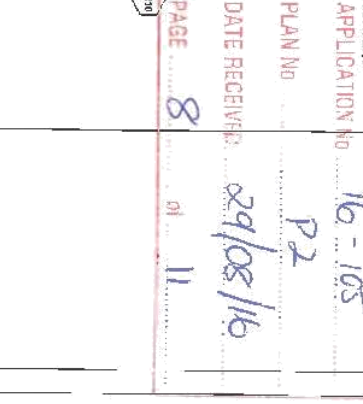
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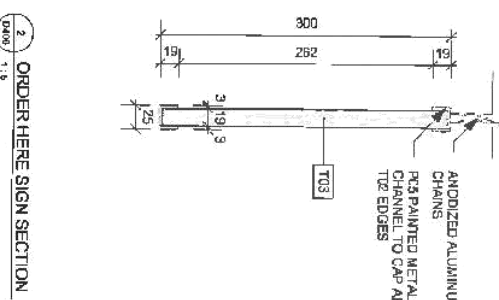
DRAWING NO.: D300



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 Tel: +61 (0) 2 9225 9673

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GRANDCITY CITY SCHOOL PLANNING PROGRAM
APPLICATION No. 16-105
PLAN No. P2
DATE RECEIVED 29/08/16
PAGE 9 of 11

Zambardo Pty Ltd
 21 Alfred St
 Sydney, NSW 2000
 Australia
 Tel: (+61) 2 9232 5673

REV	DESCRIPTION	DATE
A	FOR TENDER	25.05.18
B	FOR CONSTRUCTION	25.05.18
C	FOR CONSTRUCTION REV	06.06.18
D	FOR CONSTRUCTION REV	22.08.18
02		

DATE BY:	CHECK BY:	SIGNATURE:
DRAWN BY: CM	CHECK BY:	SIGNATURE:

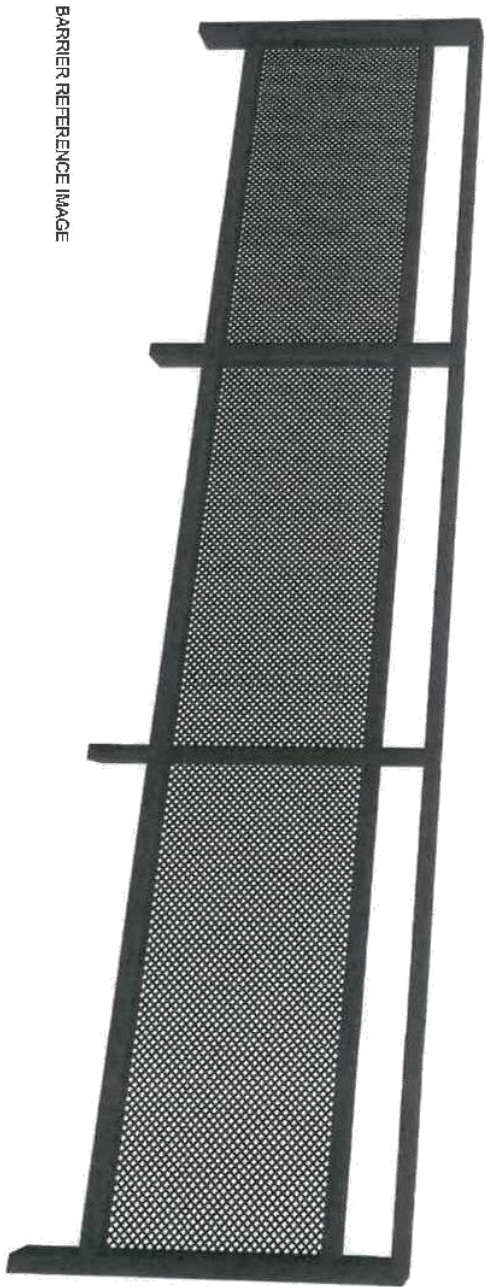
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PROJECT ADDRESS:
178 MAIN ROAD
MOONAH TAS 7009

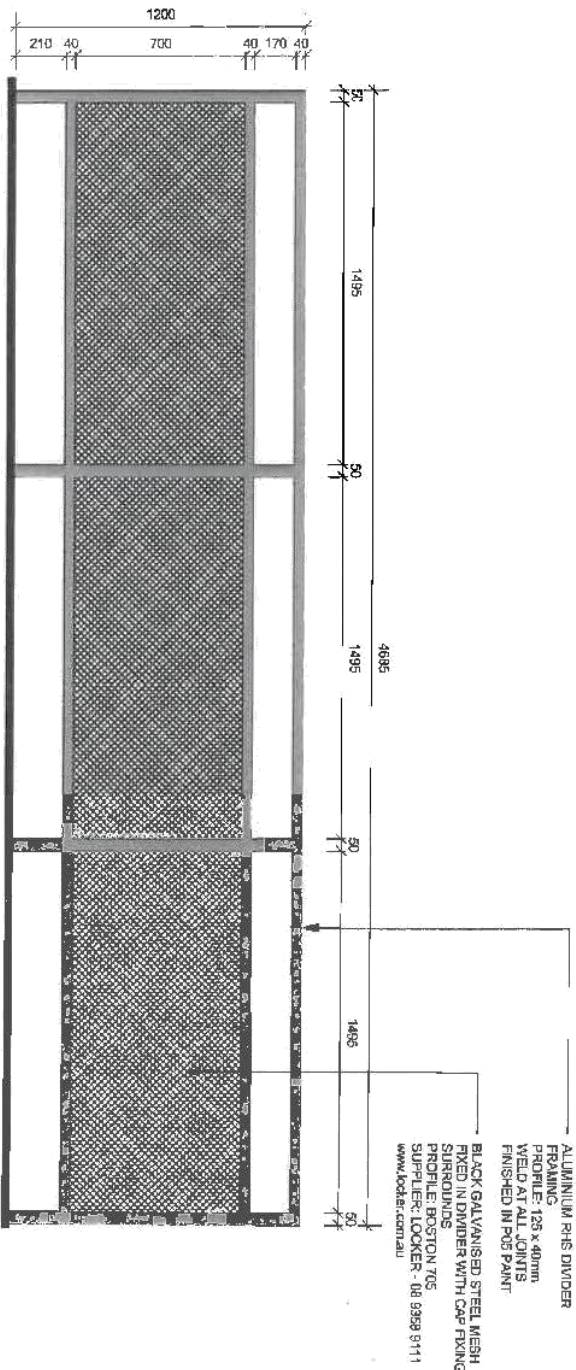
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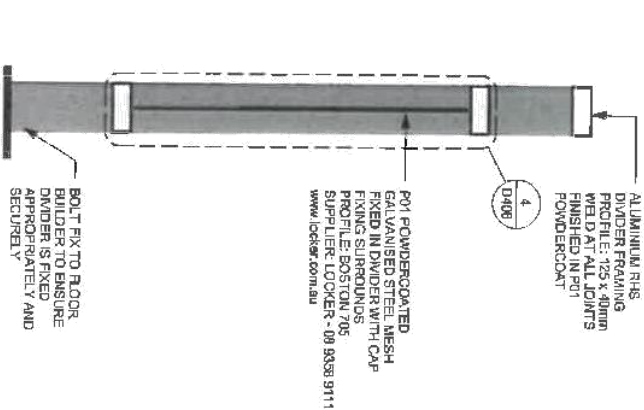
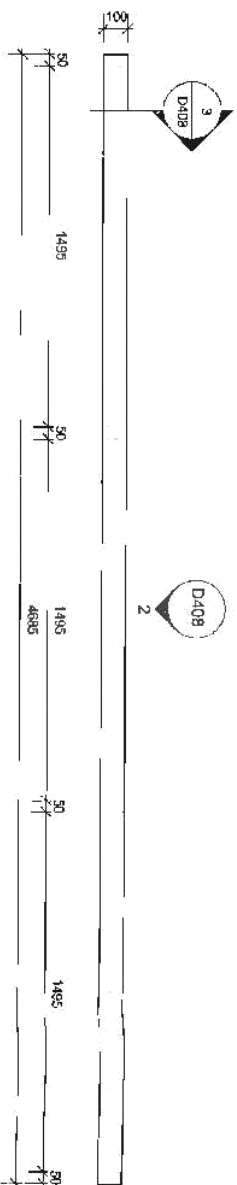
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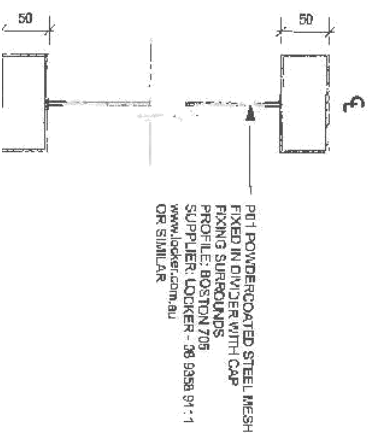
BARRIER REFERENCE IMAGE



2 ELEVATION
Dwg 1:20



3 SECTION
Dwg 1:10



GLLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION NO. 16-105

PLAN No. P2

DATE RECEIVED 22/08/16

PAGE 10 of 11

Zambrero Pty Ltd
Suite 2402, 1 Alfred St
Sydney NSW 2000
Australia
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CO-OPERATION AGREEMENT
PROVIDING THE PROPERTY OF THE
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PLANNING AUTHORITY ARE
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AUTHORITY ARE NOT TO BE
USED FOR ANY OTHER PURPOSE
WITHOUT THE WRITTEN CONSENT
OF THE PLANNING AUTHORITY.

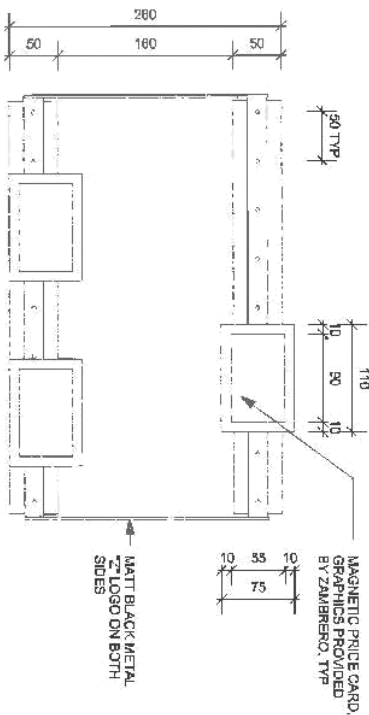
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F	FOR CONSTRUCTION	2016.10
G	FOR CONSTRUCTION	2016.10
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V	FOR CONSTRUCTION	2016.10
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Z	FOR CONSTRUCTION	2016.10

Drawn by: CM
Checked by: SF

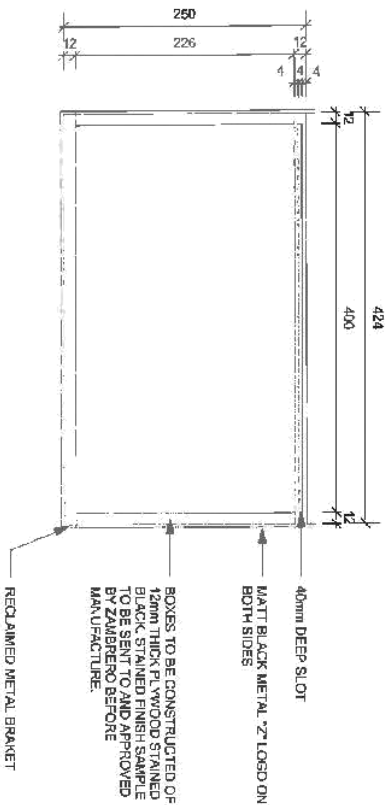
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Project Name: ZAMBRERO MOONAH DT

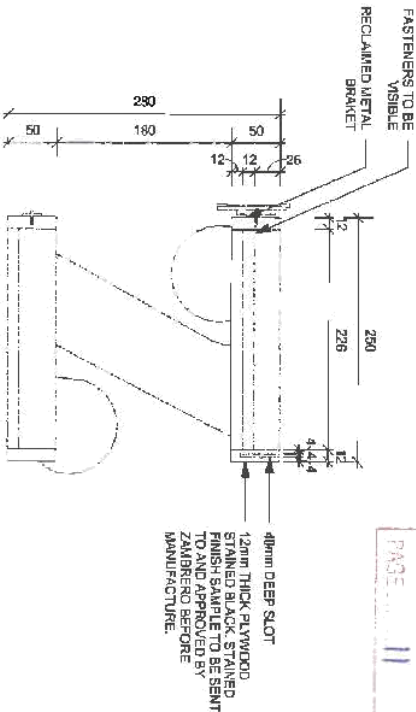
Project Address: 178 MAIN ROAD
MOONAH TAS 7008



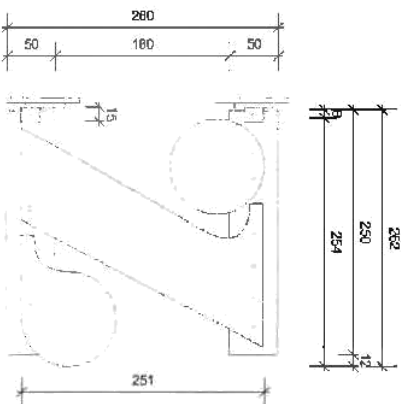
1 RETAIL FRONT ELEVATION DETAIL
DWG/ 1:5



2 RETAIL PLAN DETAIL
DWG/ 1:5



3 RETAIL SECTION DETAIL
DWG/ 1:5



4 RETAIL SIDE ELEVATION DETAIL
DWG/ 1:5

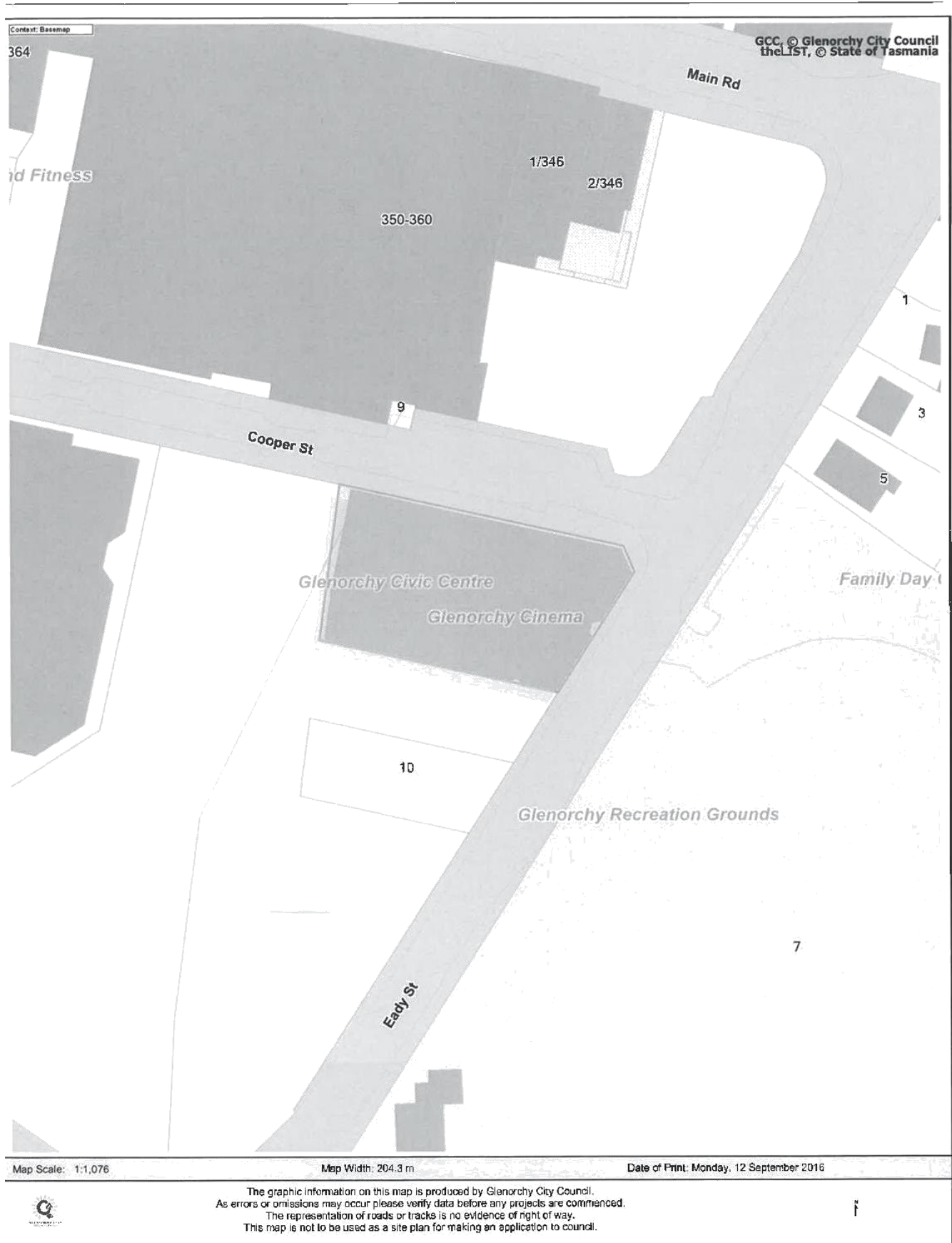
RESEARCH CITY COUNCIL PLANNING PROGRAM
APPLICATION NO 16-105
PLAN NO P2
DATE RECEIVED 29/08/16
PAGE 11 OF 11

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REV/DESCRIPTION	DATE
A. FOR TENDER	24/06/16
B. FOR CONSTRUCTION	28/08/16
C. FOR CONSTRUCTION REV	09/09/16
D. FOR CONSTRUCTION REV	22/08/16
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DRAWN BY: CM CHK BY: SF
SCALE @ A2: 1:5
PROJECT NAME: ZAMBERO MOONAH DT
PROJECT ADDRESS: 178 MAIN ROAD MOONAH TAS 7009
DRAWING NAME: RETAIL DISPLAY DETAILS
DRAWING NO: D410





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-151	Council notice date	21/07/2016
TasWater details			
TasWater Reference No.	TWDA 2016/01029-GCC	Date of response	25/07/2016
TasWater Contact	Tim Watson (Trade Waste)	Phone No.	6237 8336
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	4 EADY ST, GLENORCHY	Property ID (PID)	2019805
Description of development	Shop Fitout - alteration from butcher to cafe		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Long View Design	FLOOR PLAN/A-02	R:0	05/07/2016
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
TRADE WASTE			
1. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. 2. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. 3. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent.			
DEVELOPMENT ASSESMENT FEES			
4. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater for this proposal of \$201.93 for development assessment as approved by the Economic Regulator and the fees will be indexed as approved by the Economic Regulator from the date of the Submission to Planning Authority Notice for the development assessment fee, until the date they are paid to TasWater. Payment is required within 30 days from the date of the invoice.			
Continue next page....			



Advice

TRADE WASTE

Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a site and plumbing plan with:

- a. Location, type and if applicable, volume, of all pre-treatment devices as specified within the **Commercial Customers Pre-treatment Guidelines** available from www.TasWater.com.au
- b. Plumbing plans specifying all fixtures to be connected to the pre-treatment
- c. Notes that clearly specify that basket strainers will be fitted to washup and food prep sinks
- d. Location of an accessible trade waste sampling point
- e. Location of a hose tap within 6m of any grease arrestor to facilitate of cleaning the pre-treatment device. Backflow protection is required as per the relevant Australian Standard.
- f. Details of the types of food that will be prepared and estimated number of meals on a daily basis.

At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a **Trade Waste Application form is also required**; available from <http://www.taswater.com.au/Your-Account/Forms>

If the nature of the business changes or the business is sold, TasWater is required to be informed in order to review the pre-treatment assessment.

For more information: <http://www.taswater.com.au/Customers/Liquid-Trade-waste/Commercial>

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

Jason Taylor
Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au



Artwork for Approval



FASCIA PANEL 7500 X 1800

FASCIA PANEL CORNER 1900 X 1800

FASCIA PANEL 13420 X 1800

SIGNAGE PRODUCED FROM 3mm ALUMINIUM COMPOSITE MATERIAL CNC ROUTER CUT TO SHAPE
FITTED TO PAINTED OUT FASCIAS

MAIN & SECONDARY SIGNAGE TEXT APPROX : 4900 X 1500 X 3m EACH COFFEE CUP SHAPE APPROX 1200 X 1600 X 3mm

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North Hobart Tasmania 7000
P: 62344470
e: info@hobartsignwriters.com.au
w: hobartsignwriters.com.au

poolsigns
DESIGNS

Job #

9115

Client : K & S HINSON

Date : 24/08/2016