



DEVELOPMENT APPLICATION

PDPLANPMTD-2023/041060

PROPOSAL: Signage

LOCATION: 6 Shoreline Drive, Howrah

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 24 January 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 24 January 2024. 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 24 January 2024.

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.

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

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

Proposal:

Signage

Location:

Address Shop 10 / 6 Shoreline Drive

Suburb/Town Howrah

Postcode 7018

Current
Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for
application fees to
be in the name of:
(if different from
applicant)

Estimated cost of development

\$ 17600

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 a Council Officer, please give their name

Current Use of Site:

Commercial

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. Where the application is submitted under Section 43A, the owner's 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.*

Applicant's
Signature:

Signature Alex Durb Date 14/12/2023

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST
BE SUBMITTED WITH YOUR APPLICATION.**

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- ☐ Details of the location of the proposed use or development.
- ☐ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ☐ Full description of the proposed use or development.
- ☐ Description of the proposed operation.
May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- ☐ Declaration the owner has been notified if the applicant is not the owner.
- ☐ Crown or Council consent (if publically-owned land).
- ☐ Any reports, plans or other information required by the relevant zone or code.
- ☐ Fees prescribed by the Council.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

2. **ADDITIONAL DOCUMENTATION**

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- ☐ **Site analysis plan and site plan**, including where relevant:
 - Existing and proposed use(s) on site.
 - Boundaries and dimensions of the site.
 - Topography, including contours showing AHD levels and major site features.
 - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
 - Soil type.
 - Vegetation types and distribution, and trees and vegetation to be removed.
 - Location and capacity of any existing services or easements on/to the site.
 - Existing pedestrian and vehicle access to the site.
 - Location of existing and proposed buildings on the site.
 - Location of existing adjoining properties, adjacent buildings and their uses.
 - Any natural hazards that may affect use or development on the site.
 - Proposed roads, driveways, car parking areas and footpaths within the site.
 - Any proposed open space, communal space, or facilities on the site.
 - Main utility service connection points and easements.
 - Proposed subdivision lot boundaries.

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- ☐ Where it is proposed to erect buildings, **detailed plans** with dimensions at a scale of 1:100 or 1:200 showing:
 - *Internal layout of each building on the site.*
 - *Private open space for each dwelling.*
 - *External storage spaces.*
 - *Car parking space location and layout.*
 - *Major elevations of every building to be erected.*
 - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
 - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
 - *Materials and colours to be used on rooves and external walls.*
- ☐ Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
 - *Planting concepts.*
 - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
 - *Plantings proposed for screening from adjacent sites or public places.*
- ☐ Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

SEARCH OF TORRENS TITLE

VOLUME 137553	FOLIO 1
EDITION 9	DATE OF ISSUE 02-Aug-2023

SEARCH DATE : 14-Dec-2023

SEARCH TIME : 10.45 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Plan 137553

Derivation : Part of Lot 33194 Gtd. to E.C. Powell and Part of 390 Acres Gtd. to W.S. Sharland and Ors & Part of Lot 29176 Gtd. to R.T. Calvert.

Prior CTs 136184/1, 197751/1, 250148/1, 71811/14, 71811/15, 71811/16, 71811/17, 71811/18 and 83033/13

SCHEDULE 1

E17049 & E346847 REGION RE LIMITED Registered 02-Aug-2023
at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

BENEFITING EASEMENT: (Appurtenant to the land marked D.M.N.O. on P137553) a right of way for the Purchasers their successors and assigns and the tenants servants visitors and licencees in common with all other persons having a like right at all times hereafter by day or by night with or without horses, cattle or other animals, carts, carriages or other vehicles of any description for all purposes connected with the use and enjoyment of the said land for whatsoever purpose the said land may be from time to time lawfully used to pass and repass along the land marked Right of Way marked A.B.C. on P136184

BENEFITING EASEMENT: (appurtenant to Lot 1 on P136184) Right of Carriageway over the Right of Way shown on D105381

BENEFITING EASEMENT: (appurtenant to Lot 1 on P136184) Right of Drainage over the drainage easements marked B.C.D. & E.F. on D105381

BURDENING EASEMENT: Right of Drainage [appurtenant to the land in Conveyance 35/2731] over the Drainage Reserve shown on D105381

BENEFITING EASEMENT: (appurtenant to Lot 1 on D83033) Right of Drainage over the drainage easement passing marked R.

E. on P137553

BURDENING EASEMENT: Right of Drainage [appurtenant to the land marked R.D.P.U.V. on P137553) over the Drainage Easement marked P.D.R. on P137553.

BENEFITTING EASEMENT a right of drainage (appurtenant to the land marked F.G.H.J.K.L.F. on Plan 137553) over the strip of land marked "Drainage Reserve" on Plan 136184.

BENEFITING EASEMENT (appurtenant to Lot 1 on P250148) a right of way in common with all other persons having a like right at all times hereafter by day or by night with or without horses cattle or other animals carts carriage or other vehicles of any description for all purposes connected with the use and enjoyment of the said land within described for whatsoever purposes the said land within described may be from time to time lawfully used to pass & repass along the piece of land marked Right of Way marked G.F. on P137553 for the purpose of going from Shoreline Drive on D17632 to the said land within described.

BURDENING EASEMENT:(appurtenant to Lot 1 on P197751)Right of Carriageway [appurtenant to the land owned by Hooker Rex Pty. Limited its successors and assigns adjoining the said land within described) over the strip of land marked G.F on P137553

131257 FENCING CONDITION & OTHER CONDITIONS in Transfer as relates to Lot 1 on P197751

A822008 ADHESION ORDER under Section 477A of the Local Government Act 1962 as relates to Lot 1 on P197751 Registered 21-Jan-1983 at noon

B330343 PROCLAMATION under Section 9A and 52A of the Roads and Jetties Act 1935

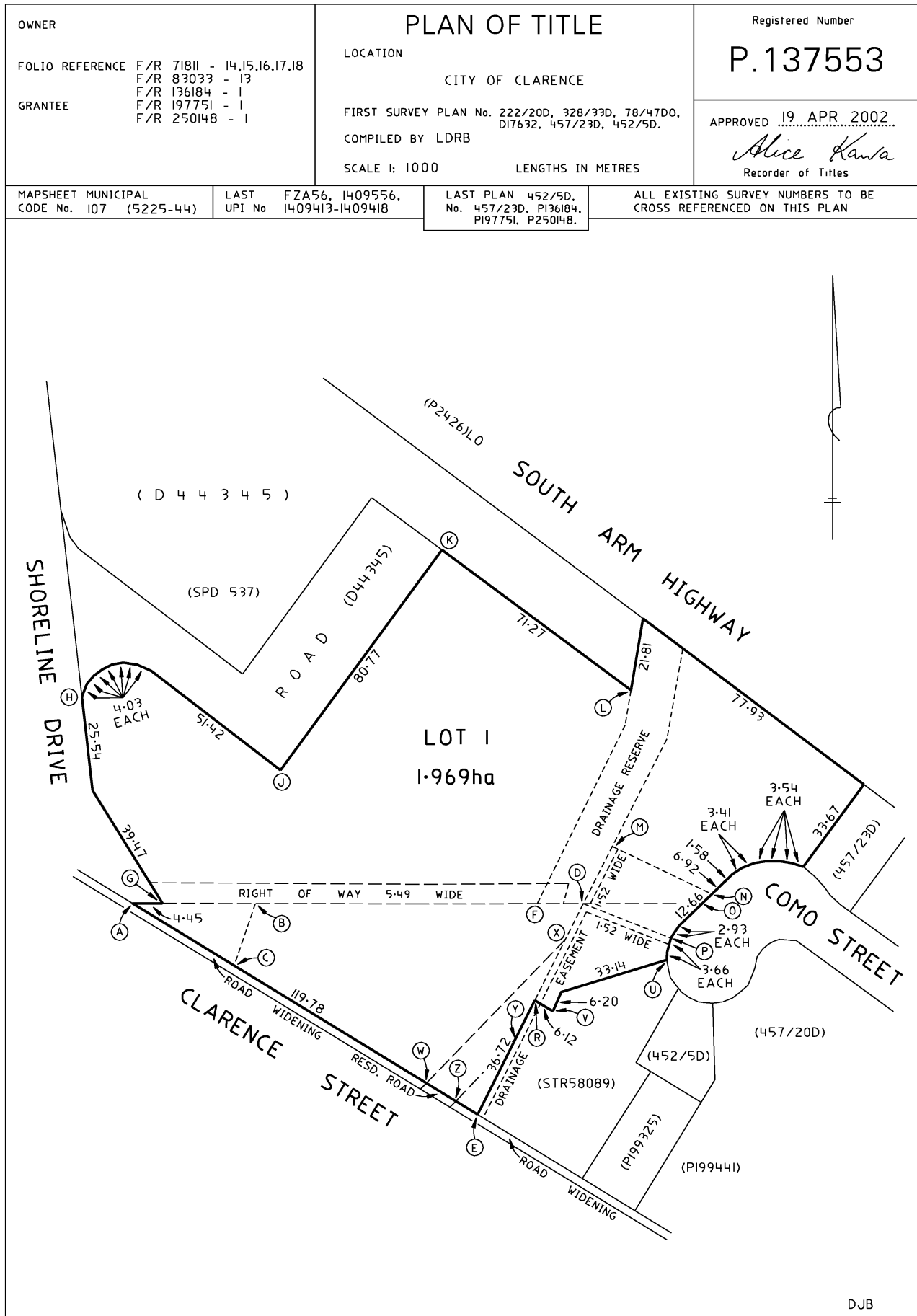
C362493 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 23-Apr-2002 at noon

E105565 LEASE to DONUT KING 71 PTY LTD of a leasehold estate for the term of 6 years from 26-Oct-2017 (of that part of the said land within described as Shop 5 on Annexure A on the plan attached to the said lease) Registered 15-Dec-2017 at noon

E319746 LEASE to WOOLWORTHS GROUP LIMITED of a leasehold estate for the term of for 5 years from 01-Nov-2021 of that part of the said land within described referred to as Annexure B on the annexure plan of the lease Registered 16-Nov-2022 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

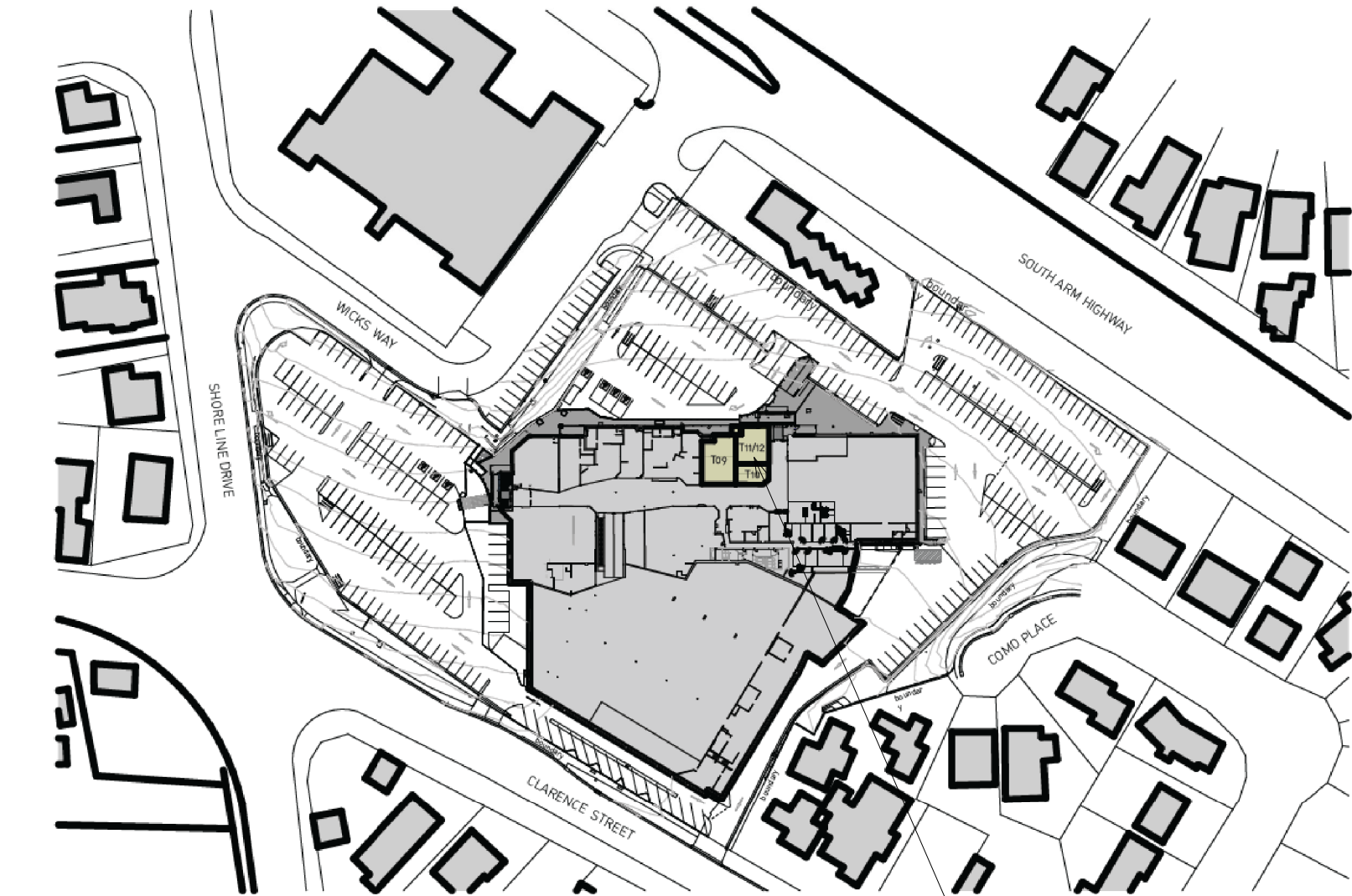
No unregistered dealings or other notations



PROJECT NAME:
PROJECT ADDRESS:
GM OF CREATIVE:
PROJECT MANAGER:
DESIGNER:
HYDRAULIC ENGINEER:
LANDLORD/REPRESENTATIVE:

ZAMBRERO SHORELINE PLAZA
SHOP 10 SHORELINE PLAZA, 6 SHORELINE DRIVE, HOWRAH TAS 7018
GRANT CROOKS,G.CROOKS@ZAMBRERO.COM, 0403 576 234
MARK CAUGHLEY, M.CAUGHLEY@ZAMBRERO.COM, 0413 117 717
AMY ROSE KLEIN, A.KLEIN@ZAMBRERO.COM, 0402 244 768
DANIEL CHANDLER, AQUALOGICAL, DANIEL.CHANDLER@AQUALOGICAL.COM.AU, 0459 942 179
KATIE BOX, KATIE.BOX@REGIONGROUP.AU, 0429 611 739

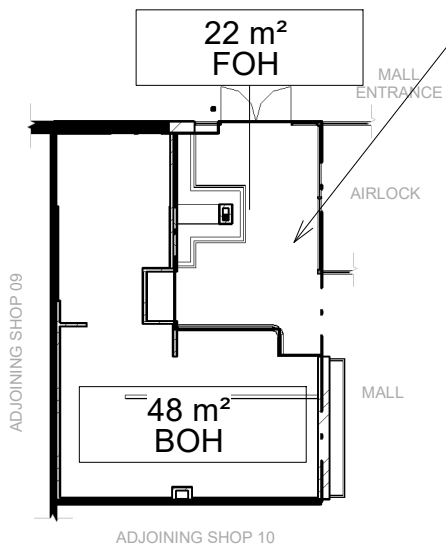
DRAWING LIST					
DRAWING NO.	DRAWING TITLE	CURRENT REV.	REVISION DESRIPTION	REVISION DATE	DRAWN BY
D004	EXTERNAL GRAPHICS SCHEDULE & ELEVATIONS	G	EXTERNAL SIGNAGE DA	16.11.23	AK
					AN



ZAMBRERO SHORELINE PLAZA

1

SITE PLAN



TOTAL AREA: 70sm

TOTAL SEATS INTERIOR: 10
TOTAL SEATS EXTERIOR: 6
GRAND TOTAL: 16

2

AREA PLAN

1 : 200

GENERAL NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE NCC, ALL RELEVANT AUSTRALIAN STANDARDS, STATUTORY REGULATIONS, LOCAL AUTHORITY REQUIREMENTS AND ALL CONDITIONS OF COUNCILS OR PCAS DEVELOPMENT/PLANNING CONSENT AND THE CONDITIONS OF THE CONSTRUCTION CERTIFICATE/BUILDING PERMIT ARE TO BE MET.

2. THE INFORMATION CONTAINED WITHIN THIS DOCUMENTATION IS TO THE BEST OF OUR KNOWLEDGE, ACCURATE AND CORRECT. HOWEVER, ALL INFORMATION IS INDICATIVE AND EXACT DIMENSIONS, SPECIFICATIONS AND OTHER RELEVANT INFORMATION SHOULD BE SOUGHT FROM THE APPROPRIATE SOURCE.

3. BUILDER IS NOT TO SCALE DRAWINGS, DIMENSIONS MISSING FROM THE PLANS OR NEEDED FOR EXECUTION OF WORK SHALL BE CLARIFIED OR PROVIDED BY ZAMBRERO SUPPORT OFFICE DESIGNER BEFORE THE WORK IS INSTALLED. FAILURE TO COMPLY WITH THIS NOTE SHALL RESULT IN BUILDER RECTIFYING THE ISSUE AS PART OF DEFECTS.

4. THESE DRAWINGS ARE NOT TO BE USED UNLESS THEY HAS BEEN NOTED IN THE REVISIONS COLUMN "FOR CONSTRUCTION". IT IS THE RESPONSIBILITY OF THIS CONTRACTOR TO ENSURE THAT THEY HAVE THE LATEST REVISIONS PRIOR TO COMMENCING WORK.

5. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.

6. IF IN DOUBT OF SUPPLY RESPONSIBILITY, ALLOW FOR "BY BUILDER" AND SEEK CLARIFICATION.

7. CEILING HEIGHT DIMENSIONS ARE TO FINISH SURFACES.

8. BUILDER SHALL VERIFY AND BE RESPONSIBLE FOR ALL EXISTING CONDITIONS AND DIMENSIONS. ANY DISCREPANCIES SHALL BE REPORTED IN WRITING TO THE ZAMBRERO SUPPORT OFFICE DESIGNER PRIOR TO COMMENCEMENT OF WORK.

9. ALL SYMBOLS, ABBREVIATIONS AND MATERIAL INDICATIONS USED IN THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE BUILDER HAS QUESTIONS REGARDING SAME OR THEIR EXACT MEANING, THE BUILDER SHALL REQUEST THE ZAMBRERO SUPPORT OFFICE PROJECT MANAGER AND/OR DESIGNER TO ISSUE CLARIFICATION.

10. ANY WORK OR MATERIALS OF ONE TRADE DAMAGED BY ANOTHER TRADE BECOMES THE RESPONSIBILITY OF THE OFFENDING TRADE. THE DAMAGED WORK SHALL BE REPAIRED OR REPLACED BY THE ORIGINAL INSTALLER AND THE COSTS BORNE BY THE OFFENDER. ANY MATERIALS STOLEN FROM THE PREMISES OR DAMAGED EITHER BEFORE OR AFTER INSTALLATION SHALL BE REPLACED BY THE BUILDER AT NO ADDITIONAL COST TO THE OWNER. THE BUILDER SHALL TAKE ALL NECESSARY PRECAUTIONS, SUCH AS BARRICADES, GUARDS, ETC. AS REQUIRED TO PREVENT DAMAGE AND THEFT. SPECIAL CARE SHALL BE TAKEN TO PROTECT WORK IN PLACE MATERIALS AND EQUIPMENT STORED, ETC. FROM THEFT AND VANDALISM.

11. THE BUILDER IS TO SUBMIT THE FOLLOWING SAMPLES/SHOP DRAWINGS TO ZAMBRERO SUPPORT OFFICE FOR REVIEW AND APPROVAL:

11.1. JOINERY

11.2. SIGNAGE

11.3. SAMPLES OF FINISHES AS REQUESTED IN THE FINISHES SCHEDULE

12. TENDERS

12.1. ALL BUILDER QUOTES MUST BE RETURNED TO ZAMBRERO WITHIN 14 DAYS, UNLESS OTHERWISE SPECIFIED.

12.2. BUILDER TO PROVIDE PROJECT SCHEDULE WITH QUOTE.

13. VARIATIONS

13.1. ALL VARIATIONS TO THE DESIGN BY BUILDER, DEVELOPMENT AGENT AND/OR FRANCHISE PARTNER TO BE WRITTEN AS A REQUEST BY THE BUILDER TO ZAMBRERO SUPPORT OFFICE FOR THEIR REVIEW AND APPROVAL PRIOR TO ANY WORKS COMMENCING ON SITE. UPON VARIATION REQUEST APPROVAL, THE BUILDER CAN COMMENCE WORKS.

13.2. UPON REQUEST BY THE FRANCHISE PARTNER/DEVELOPMENT AGENT/BUILDER, ZAMBRERO SUPPORT OFFICE SHALL EVALUATE AND MAKE RECOMMENDATIONS REGARDING SUBSTITUTIONS OF MATERIALS, PRODUCTS OR EQUIPMENT PROPOSED. ALL REQUESTS MUST BE IN WRITING TO ZAMBRERO SUPPORT OFFICE.

13.3. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE ALL SPECIFIED MATERIALS IN THE DRAWINGS ARE USED. IF THE BUILDER WANTS TO USE ANYTHING DIFFERENT, THIS MUST BE REQUESTED IN WRITING TO ZAMBRERO SUPPORT OFFICE.

14. ACCOUNTABILITY

14.1. THE BUILDER IS TO SPEAK DIRECTLY WITH ZAMBRERO SUPPORT OFFICE FOR ANY RESTAURANT BUILD RELATED MATTERS.

14.2. THE BUILDER IS TO ENSURE DESIGN AND BUILD IS COMPLIANT WITH DESIGN DRAWINGS.

14.3. BUILDER TO MAINTAIN AND PROVIDE FOR FULL TIME SUPERVISION BY SITE FOREMAN RESPONSIBLE IN CHARGE OF PROJECT.

15. REQUEST FOR INFORMATION

15.1. THE BUILDER IS RESPONSIBLE FOR SENDING ANY RFI FOR ANY CHANGES IN THE DESIGN SCOPE TO ZAMBRERO SUPPORT OFFICE IN WRITING.

15.2. THE BUILDER IS TO ENSURE ALL CHANGES ARE APPROVED BY ZAMBRERO SUPPORT OFFICE BEFORE COMMENCING WORKS.

16. THIRD PARTY SUPPLIER

16.1. THE BUILDER IS TO USE THIRD PARTY SUPPLIERS AS PER NOMINATED ON THE DRAWINGS OR AS PER SPECIFICATIONS.

16.2. THE BUILDER IS TO ENSURE ALL EQUIPMENT, STEEL BENCHES AND SMALLWARES ARE DELIVERED TO SITE PRIOR TO THE RESTAURANT OPENING. IT REMAINS THE BUILDER'S RESPONSIBILITY TO ARRANGE DELIVERY SCHEDULES WITH THIRD PARTY SUPPLIERS.

16.3. THE BUILDER WILL BE ADVISED OF DELIVERY DATES OF EQUIPMENT, STAINLESS STEEL BENCHES, AND SMALLWARES AND IS TO ENSURE THAT THEY OR THEIR NOMINATED CONTRACTORS ARE ON SITE TO ACCEPT GOODS.

16.4. IF THE DATE SCHEDULED IS NOT SUITABLE, IT IS THEN THE RESPONSIBILITY OF THE BUILDER TO CONTACT THE SUPPLIER FOR A NEW DATE.

16.5. BUILDER IS ADVISED THERE MAY BE ITEMS OF EQUIPMENT AND/OR MATERIALS THAT REQUIRE LONG FABRICATION/ORDER TIMES. THE BUILDER IS CAUTIONED AND WILL BE REQUIRED TO ORDER THESE WELL IN ADVANCE OF TIME OF DELIVERY.

17. PROGRESS UPDATES

17.1. THE BUILDER IS TO ENSURE THAT PHOTOS ARE SENT ON A WEEKLY BASIS TO SHOW THE PROGRESS OF THE STORE BUILD.

17.2. THE BUILDER IS TO SUPPLY A WEEKLY BUILD PROGRESS REPORT TO THE PROJECT MANAGER FOR ZAMBRERO TO TRACK PROGRESS WITH THE INITIAL BUILD SCHEDULE SUPPLIED.

18. PROJECT CLOSEOUT

18.1. THE BUILDER IS TO COMPLETE ALL DEFECTS WITHIN 7 DAYS FROM PRACTICAL COMPLETION.

18.2. IT IS THE RESPONSIBILITY OF THE BUILDER TO MEET THE PROJECT TIMELINE 19. COMPLIANCE

19.1. BUILDER IS TO BE PRESENT AT ALL INSPECTIONS INCLUDING BUILDING, SHOPPING CENTRE DEFECTS, HEALTH AND PLUMBING INSPECTIONS (IF APPLICABLE) AS PER TIMES AND DATE ALLOCATED.

19.2. BUILDER TO SECURE ALL RELEVANT HOARDING AND FOOTPATH PERMITS NEEDED FOR INSTALLATION AND WORKS PERTAINING TO SIGNAGE AND SHOPFRONT WORKS FROM LOCAL AUTHORITIES.

19.3. BUILDER TO SECURE ALL REQUIRED CERTIFICATIONS TO ENABLE THE RELEASE OF THE OCCUPATION CERTIFICATION AS WORKS ARE COMPLETED.

19.4. BUILDER TO PROVIDE CERTIFICATION OF COMPLIANCE TO ZAMBRERO SUPPORT OFFICE FOR ALL WORKS COMPLETED ON SITE. THIS IS TO INCLUDE, BUT NOT LIMITED TO:

19.4.1. SPRINKLER

19.4.2. MECHANICAL

19.4.3. FIRE EXTINGUISHER

19.4.4. PLUMBING

19.4.5. ELECTRICAL

19.4.6. EXIT & EMERGENCY LIGHTS

19.4.7. GLAZING

19.4.8. PART J6 LIGHTING

19.4.9. SLIP RATING FOR FLOOR

19.4.10. STRUCTURAL

19.4.11. WATERPROOFING

19.4.12. COOLROOM

DEMOLITION

20. ALL MATERIALS FROM THE SELECTIVE DEMOLITION EXCEPT AS OTHERWISE NOTED OR SPECIFIED SHALL BECOME THE PROPERTY AND RESPONSIBILITY OF THE CONTRACTOR. REMOVE ALL DEMOLITION MATERIAL AND DEBRIS FROM THE SITE AS QUICKLY AS POSSIBLE.

21. CONTRACTOR TO REMOVE ALL SCREWS, NAILS AND HOOKS FROM REMAINING EXISTING PARTITIONS.

22. CUT AND PATCH

22.1. ANY CUT, REMOVAL, AND PATCHING, INCLUDING, BUT NOT NECESSARILY LIMITED TO:

22.1.1. PROTECTION OF EXISTING WORK TO REMAIN.

22.1.2. MAINTENANCE OF NECESSARY EXITING DURING COURSE OF CONSTRUCTION.

22.1.3. DEBRIS REMOVAL.

22.1.4. PATCHING AS NECESSARY TO MATCH EXISTING.

22.2. WHERE OPENINGS ARE CUT OVERSIZED OR IN IMPROPER LOCATIONS, THE EXCESS REMOVED MATERIAL SHALL BE REPLACED WITH NEW AT NO EXTRA COST TO OWNER.

PLUMBING

23. WATER HEATER SUPPLY TO COMPLY WITH NCC 2019 CLAUSE J7.2.

ELECTRICAL

24. BUILDER TO LIAISE WITH ELECTRICAL BUILDERS TO ENSURE ALL POWER, DATA AND COMMUNICATION REQUIREMENTS ARE APPROPRIATE AND ACCESSIBLE.

25. BUILDER TO ENSURE EXISTING ELECTRICAL DISTRIBUTION BOARD IS IN GOOD WORKING ORDER PRIOR TO COMMENCING ON SITE.

26. DIMENSIONS ARE TO CENTER LINE OF GPO.

FLOORING

27. FLOOR LININGS & FLOOR COVERINGS TO BE AS PER NCC 2019 CLAUSE C1.10 & SPECIFICATION C1.10.

28. SLIP RESISTANCE RATING REQUIRED:

28.1. RAMP STEEPER THAN 1:14 P5 OR R12 AS PER NCC 2019 TABLE D2.14.

28.2. STAIR & LANDING NOSING P3 AS PER NCC 2019 TABLE D2.14.

29. THE FRONT RAMP AND LANDING ARE TO BE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS INCLUDING MEETING THE DIMENSIONAL REQUIREMENTS FOR THE LANDING AND THE INSTALLATION OF THE SLIP RATED TILES AND DOOR THRESHOLD RAMP.

30. TEST CERTIFICATES ARE REQUIRED TO BE PROVIDED THAT OUTLINE COMPLIANCE WITH THE REQUIREMENTS OF THE SLIP RESISTANCE CLASSIFICATION IN ACCORDANCE WITH TABLE D2.14 AND AS4586-2013.

31. A NOSING STRIP IS TO BE PROVIDED TO THE NOSING OF THE TWO REAR STEPS THAT HAS A SLIP RESISTANCE OF P3.

32. WATERPROOFING AS PER NCC 2019 CLAUSE F1.7 AND AS3740-2010

33. STAINLESS STEEL TRANSITION STRIP TO BE INSTALLED AT ALL CONCRETE/ OTHER MATERIAL CHANGE. REFERENCE FLOOR FINISHES PLAN.

GLAZING, WALLS AND CEILINGS

34. WALL LININGS & CEILING LININGS TO BE AS PER NCC 2019 CLAUSE C1.10 & SPECIFICATION C1.10

35. LESSOR TO SUPPLY SOLID FILLED INTERTENANCY WALLS TO EXTEND TO THE UNDERSIDE OF THE CEILING SLAB. BUILDER TO NOTIFY ZAMBRERO SUPPORT OFFICE IF OTHERWISE.

36. BUILDER TO SET OUT ALL PARTITIONS, WALLS, NEW WORKS BEFORE COMMENCING ANY BUILD WORKS ON SITE, AND REPORT ANY DISCREPANCIES WITH THE DRAWINGS WITH ZAMBRERO SUPPORT OFFICE.

37. GLAZED ASSEMBLIES AS PER NCC 2019 CLAUSE F1.13, PART J2 & AS2047-2014.

38. ALL TRADES ARE TO TAKE SUITABLE PRECAUTIONS SO AS TO PROTECT ALL OTHER WORK ON THIS JOB FROM CONTAMINATE SPILL, DRIPS, OVERSPRAY, ETC. THIS IS TO INCLUDE, BT NOT LIMITED TO: CARPETS, FLOORING, MILLWORK, GLASS, ETC.

39. PROVIDE ADEQUATE BLOCKING IN PARTITIONS FOR FIXING OF MILLWORK ATTACHMENTS, FIXTURES, EQUIPMENT, OR WHERE NOTED ON PLAN.

40. WHERE NEW PARTITIONS ARE IN LINE/FLUSH WITH EXISTING PARTITIONS, AFFECTED PARTITION JOINT IS TO BE ONE SMOOTH CONTINUOUS SURFACE.

41. ALL PLASTERBOARD PARTITIONS TO BE FILLED, TAPED, SANDED AND PRIMED TO FLOOR TO RECEIVE FINISHES. REPAIR ALL DAMAGED EXISTING WALL FACES TO RECEIVE NEW FINISHES AS PER SPECIFICATIONS.

42. REPORT ANY FORESEEABLE INTERFERENCE WITH DUCTS, PIPE BEAMS, ETC. IMMEDIATELY TO ZAMBRERO SUPPORT OFFICE.

43. ALL PAINT WORK, UNLESS OTHERWISE SPECIFIED, IS TO BE THREE (3) COAT WORK. ONE (1) BASE COAT AND TWO (2) FINISH COATS.

44. ALL WALLS AND DOORWAYS TO HAVE A MINIMUM LUMINANCE CONTRAST OF 30% IN ACCORDANCE WITH CLAUSE 13.1 OF AS 1428.1-2009.

FIRE AND EMERGENCY SERVICES

44. THE BUILDER SHALL MAKE CERTAIN THAT THE WORK OF NEW CONSTRUCTION WILL NOT OBSTRUCT FIRE DEPARTMENTS ACCESS TO OTHER PORTIONS OF THE BUILDING. EXITS FROM SAID BUILDING WILL BE MAINTAINED FREE AND CLEAR OF ALL OBSTRUCTIONS.

45. A FINAL FIRE SAFETY CERTIFICATE IS REQUIRED TO BE PROVIDED FOR THE BUILDING FOR ALL FIRE SAFETY MEASURES AS LISTED IN THE FIRE SAFETY SCHEDULE ATTACHED TO THE BUILDINGS CONSTRUCTION CERTIFICATE PRIOR TO THE ISSUING OF ANY OCCUPATION CERTIFICATE.

46. TEST CERTIFICATES ARE REQUIRED TO BE PROVIDED THAT OUTLINE COMPLIANCE WITH THE REQUIREMENTS OF CLAUSE C1.10 AND SPECIFICATION C1.10 OF NCC 2019.

47. FLOOR LININGS & FLOOR COVERINGS AS PER NCC 2019 CLAUSE C1.10 & SPECIFICATION C1.10.

48. WALL LININGS & CEILING LININGS AS PER NCC 2019 CLAUSE C1.10 & SPECIFICATION C1.10.

49. AIR HANDLING DUCTWORK AS PER NCC 2019 CLAUSE C1.10 & SPECIFICATION C1.10.

50. EMERGENCY LIGHTING AS PER NCC 2019 CLAUSE E4.2, E4.4 AND AS2293.1-2018.

51. EXIT SIGNAGE AS PER NCC 2019 CLAUSE E4.5, E4.8 AND AS2293.1-2018.

52. FIRE BLANKETS AS PER AS3504-2006 AND AS2444-2001.

53. EWIS LOCATIONS ARE TO BE ALTERED TO SUIT THE DESIGN AS REQUIRED IN ACCORDANCE WITH BCA CLAUSE E4.9.

54. SPRINKLER LOCATIONS TO BE ALTERED TO SUIT THE NEW DESIGN AS REQUIRED IN ACCORDANCE WITH BCA CLAUSE E1.5.

55. PORTABLE FIRE EXTINGUISHERS AS PER NCC 2019 CLAUSE E1.6 AND AS2444-2001.

56. DIRECTIONAL EXIT SIGNS AS PER NCC 2019 CLAUSE NSW E4.6, E4.8 AND AS2293.1-2018.

57. SMOKE HAZARD MANAGEMENT SYSTEMS TO BE ALTERED TO SUIT THE NEW DESIGN AS REQUIRED IN ACCORDANCE WITH BCA CLAUSE E2.2.

58. SMOKE SEALS ARE TO BE PROVIDED TO THE DOORWAY AND ANY OTHER OPENINGS OFF THE EDB LOCATED IN THE KITCHEN HALLWAY IF IT IS LOCATED IN A PATH OF TRAVEL TO AN EXIT.

59. THE PROVISIONS FOR EGRESS WILL COMPLY WITH PART D1 OF THE NCC.

60. ALL REQUIRED EXIT DOORS WILL HAVE AN UNOBSTRUCTED HEIGHT OF 1980MM AND AN UNOBSTRUCTED WIDTH OF 800MM IN ACCORDANCE WITH CLAUSE D1.6 OF THE BCA. THE UNOBSTRUCTED WIDTHS IN THE REQUIRED EXITS AND IN THE PATHS OF TRAVEL TO THE REQUIRED EXITS, EXCEPT FOR THE DOORWAYS, WILL NOT BE LESS THAN 1000MM.

61. REQUIRED EXIT DOORS WILL BE READILY OPERABLE WITHOUT KEY FROM THE SIDE THAT FACES A PERSON SEEKING EGRESS BY A SINGLE HANDED DOWNWARD ACTION ON A SINGLE DEVICE WHICH IS LOCATED BETWEEN 900MM AND 1200MM ABOVE THE FLOOR. IN ACCORDANCE WITH CLAUSE D2.7 OF THE BCA.

62. ALL ELECTRICITY/DISTRIBUTION BOARDS, OR CENTRAL ELECOMMUNICATIONS DISTRIBUTION BOARDS, LOCATED IN THE PATHS OF TRAVEL WILL BE ENCLOSED IN NON-COMBUSTIBLE CONSTRUCTION OR A FIRE PROTECTIVE COVERING, WITH DOORS PROVIDED WITH SMOKE SEALS IN ACCORDANCE WITH CLAUSE D2.7 OF THE BCA.

HEATING, VENTILATING AND COOLING

63. REFRIGERATED CHAMBERS, STRONGROOMS & VAULTS AS PER NCC 2019 CLAUSE G1.2.

64. THE CONSTRUCTION/INSTALLATION OF THE COOLROOM IS TO BE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, NCC REQUIREMENTS AND ZAMBRERO'S COOLROOM FITOUT AND SPECIFICATION GUIDELINES, INCLUDING:

65. ALL PIPES, CONDUITS AND REFRIGERATION CONDENSATE PIPES MUST COMPLY WITH ALL REQUIRED STANDARDS, AND SHOULD BE CONCEALED OUT OF CUSTOMER SIGHT AND CHASED IN WALLS, FLOORS, PLINTHS OR CEILINGS.

66. MECHANICAL VENTILATION AS PER NCC 2019 PART J5 AND AS1668.2-2012.

67. BUILDING SEALING AS PER NCC 2019 PART J3.5 EXHAUST FANS.

68. VENTILATION TO BE PROVIDED IN ACCORDANCE WITH PART F4 OF THE BCA AND AS1668.1-2015 AND AS1668.2-2012. ENERGY EFFICIENCY OF THE AIR CONDITIONING AND VENTILATION TO BE IN ACCORDANCE WITH PART J5 OF THE BCA.

69. BUILDER TO ENSURE EXISTING AIR CONDITIONING UNITS ARE IN GOOD WORKING ORDER PRIOR TO COMMENCING ON SITE.

70. COOLROOM CONDENSER IS NOT TO BE LOCATED IN CAVITY SPACE ABOVE COOLROOM. BUIDER TO CONFIRM LOCATION ON SITE WITH ZAMBRERO SUPPORT OFFICE AND LANDLORD.

LIGHTING

71. ARTIFICIAL LIGHTING AS PER NCC 2019 CLAUSE F4.4, PART J6 AND AS/NZS1680.0-2009.

EQUIPMENT

72. ALL FITTINGS, MECHANISMS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS.

73. BUILDER TO SEEK APPROVAL FROM ZAMBRERO SUPPORT OFFICE PROJECT MANAGER FOR CUTOUTS IN BENCHING AND FIXTURES AS REQUIRED TO ALLOW FOR CABLE ACCESS.

Zambbrero Pty Ltd
Suite 1 Level 11, Gateway Tower
1 Macquarie Place
Sydney NSW 2000
Australia

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REV	DESCRIPTION	DATE
B	MUDMAP REV02	11/10.23
C	PRELIMINARY CONCEPT	23.10.23
D	PRELIMINARY CONCEPT REV01	26.10.23
E	PRELIMINARY CONCEPT REV02	10.11.23
F	FOR APPROVAL & TENDER	16.11.23
G	EXTERNAL SIGNAGE DA	16.11.23

DRW BY: AK CHK BY: AN

SCALE @ A2: As indicated

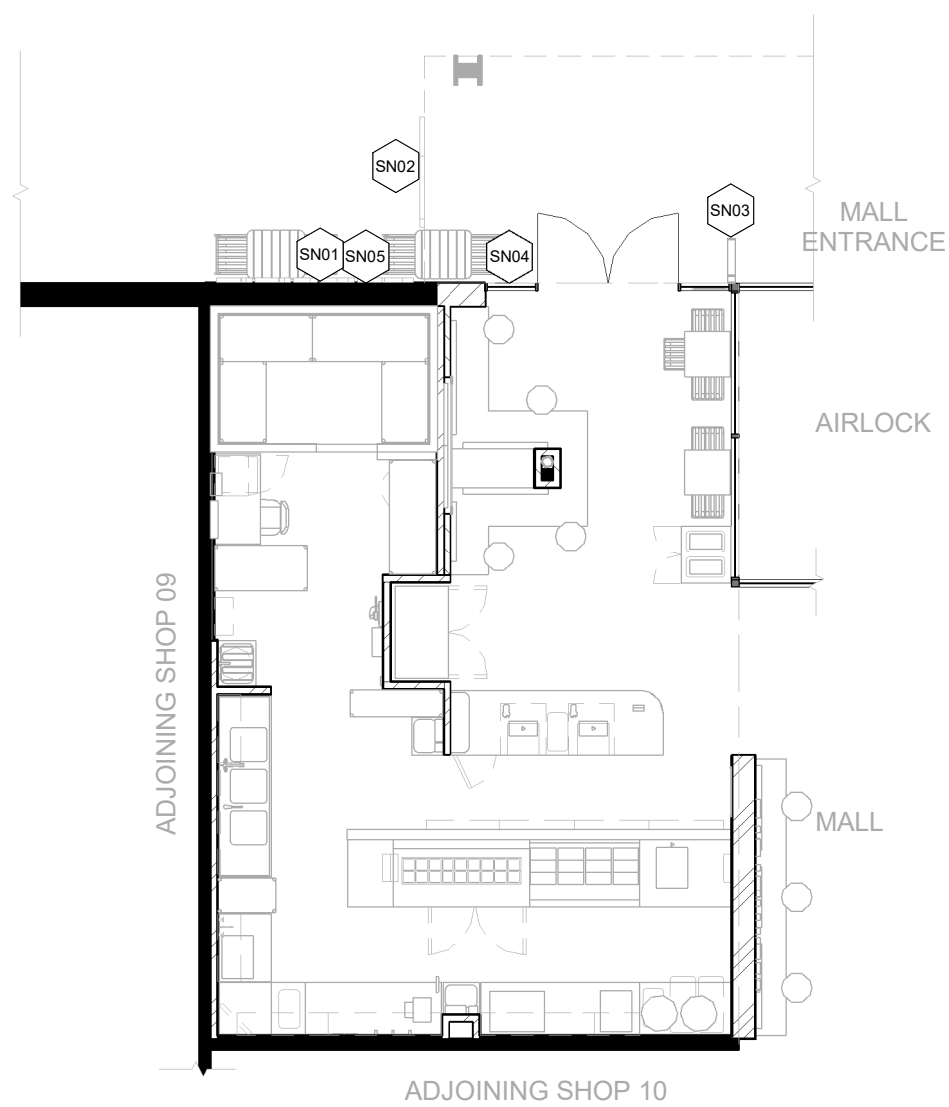
PROJECT NAME:
ZAMBRERO SHORELINE PLAZA

PROJECT ADDRESS:
SHOP 10 SHORELINE PLAZA, 6 SHORELINE DRIVE, HOWRAH TAS 7018

DRAWING NAME:
COVER PAGE

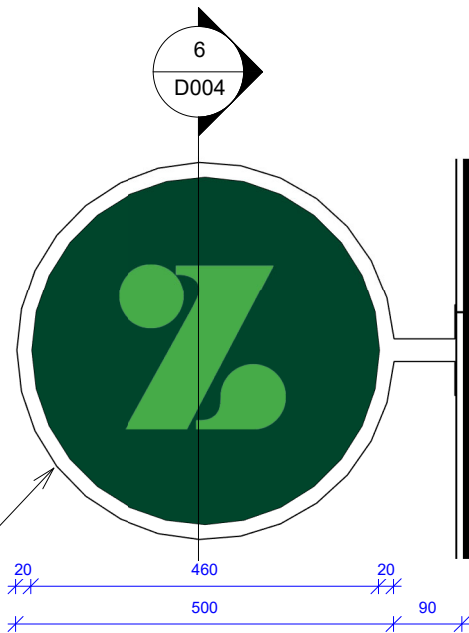
DRAWING NO.:

D000

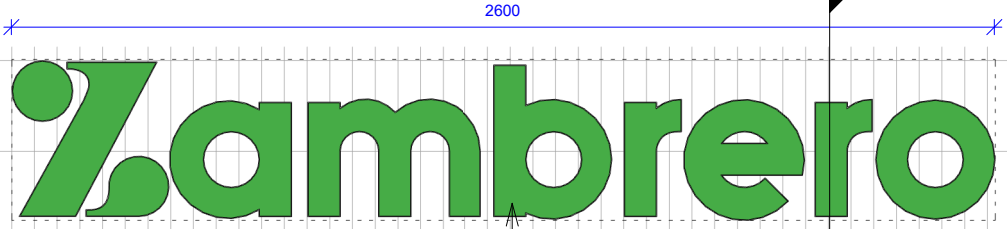


1 GRAPHICS PLAN
D004 1:100

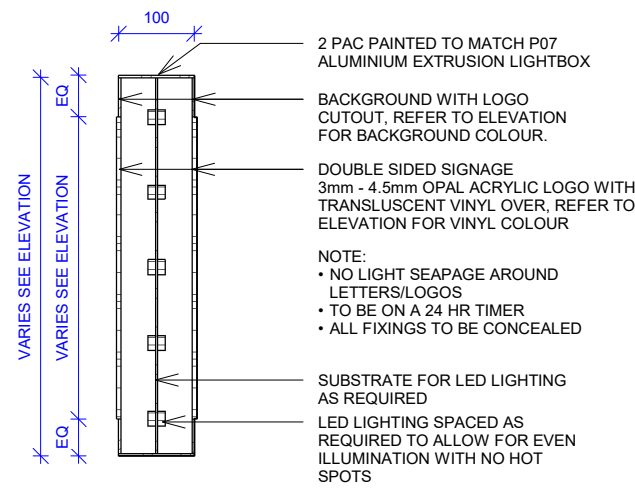
DOUBLE SIDED ILLUMINATED LIGHTBOX FIXED TO EXTERNAL WALL. ALUMINIUM EXTRUSION LIGHTBOX TO MATCH PMS 3435C BACKGROUND WITH TEXT CUT OUT IN ACM PANEL PMS 3435C WITH OPAL ACRYLIC LOGO WITH AVERY AUTUMN GREEN VINYL OVER. LETTERS ONLY ILLUMINATED. REFER TO DETAILS.



2 SIGN 01
D004 1:20



ILLUMINATED INDIVIDUAL FABRICATED LETTERS. 3mm OPAL ACRYLIC FACE WITH DIGITAL PRINT AVERY AUTUMN GREEN VINYL OVER. FABRICATED FROM 3mm ALUMINIUM

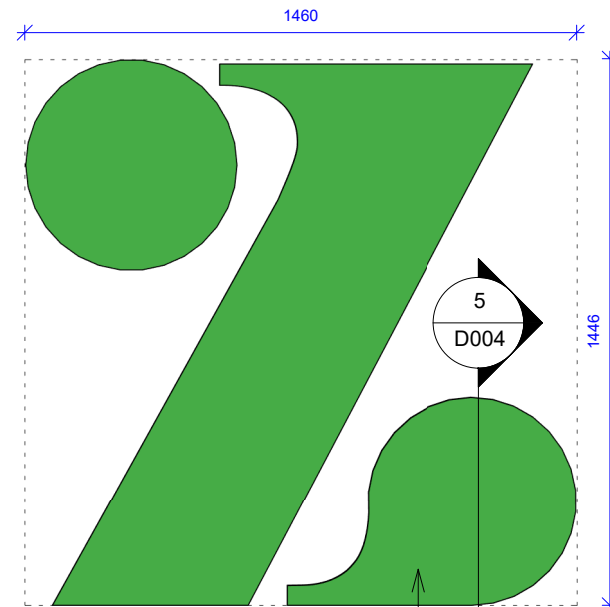


3 SIGN 03 SECTION
D004 1:10

INDIVIDUAL COMPUTER CUT PRINTED GRAPHICS WITH MATTE LAMINATE TO MATCH PANTONE 3435C AND 361C, ADHERED TO INTERIOR FACE OF GLAZING IF NOT TINTED. COS. CONTRACTOR TO CONFIRM STORE TRADING HOURS WITH PROJECT MANAGER PRIOR TO MANUFACTURE

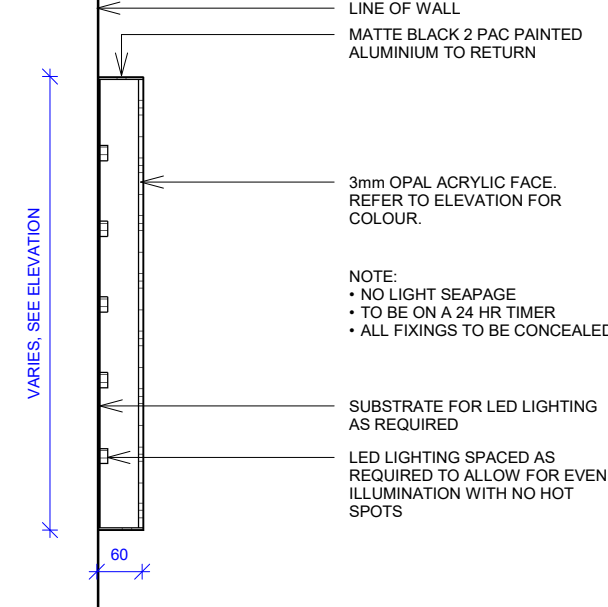


4 SIGN 04
D004 1:10



5 SIGN 02
D004 1:20

ILLUMINATED INDIVIDUAL FABRICATED 'Z' LOGO. 3mm OPAL ACRYLIC FACE WITH DIGITAL PRINT AVERY AUTUMN GREEN VINYL OVER. FABRICATED FROM 3mm ALUMINIUM.



6 SIGN 01 & 02 SECTION
D004 1:10



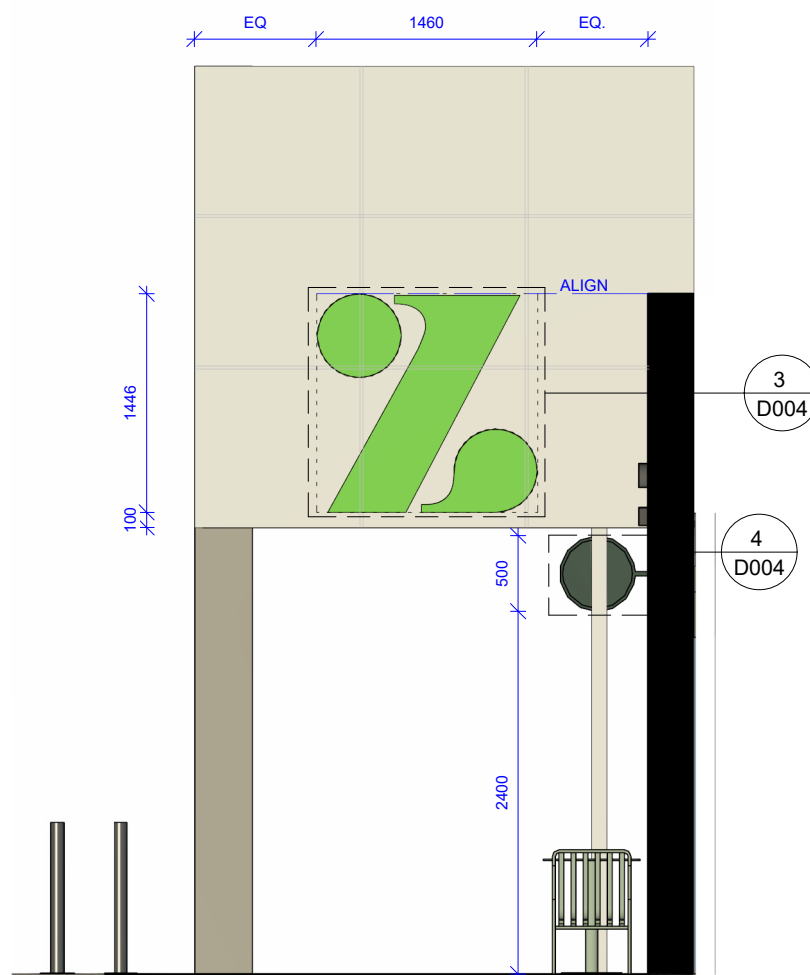
7 SIGN 05
D004 1:20

MASKED AND SPRAYED LETTERS TO EXTERNAL SHOPFRONT WALL. COLOURS TO MATCH PANTONE 361C 75% TINT & 361C 25% TINT.



8 ELEVATION
D004 1:50

EXISTING BOLLARDS



9 ELEVATION
D004 1:50

NOTES:

ARTWORK PROOF TO BE PROVIDED TO PROJECT MANAGER FOR APPROVAL, PRIOR TO ANY MANUFACTURING OF SIGNS.

ZAMBRERO TO PROVIDE WORKING ARTWORK FILES TO NOMINATED SIGNAGE CONTRACTOR PRIOR TO MANUFACTURE.

SIGNAGE CONTRACTOR TO CONFIRM ON SITE DIMENSIONS FOR ALL SIGNAGE PRIOR TO MANUFACTURE

ALL DECALS TO BE APPLIED TO INTERNAL FACE OF GLAZING, UNLESS OTHERWISE NOTED. SIGNAGE CONTRACTOR TO ASSESS SITE CONDITIONS AND SUITABILITY, AND REPORT ANY POTENTIAL ISSUES SUCH AS EXISTING WINDOW TINTING TO THE PROJECT MANAGER.

REV	DESCRIPTION	DATE
C	PRELIMINARY CONCEPT	23.10.23
E	PRELIMINARY CONCEPT REV02	10.11.23
F	FOR APPROVAL & TENDER	16.11.23
G	EXTERNAL SIGNAGE DA	16.11.23

DRW BY: AK CHK BY: AN

SCALE @ A2: As indicated

PROJECT NAME:
ZAMBRERO SHORELINE PLAZA

PROJECT ADDRESS:
SHOP 10 SHORELINE PLAZA, 6 SHORELINE DRIVE, HOWRAH TAS 7018

DRAWING NAME:

EXTERNAL GRAPHICS SCHEDULE & ELEVATIONS

DRAWING NO.:

D004

21/12/2023

Clarence City Council
PO Box 96
Rosny Park TAS 7018

To whom it may concern,

**RE: PLANNING PERMIT APPLICATION FOR SIGNAGE AT SHOP 10 / 6 SHORELINE DRIVE
HOWRAH TAS 7018**

On behalf of the applicant Zambrero, please find attached the following documentation for a planning permit application over land at the above-mentioned address:

- Planning Permit Application Form
- Certificate of Title;
- Plans and Elevations Package.

1.0 SUBJECT SITE

The subject site is located at Shop 10 / 6 Shoreline Drive Howrah and is formally described as Lot 1 on Plan 137553. The subject tenancy is an existing tenancy with a primary frontage to the centre's carpark and South Arm Highway beyond. The surrounding land uses consist of a mix of commercial and residential premises in the established commercial zoning. The location of the site and surrounds are indicated below in Figure 1-2 respectively.



Figure 1: Subject Site Location

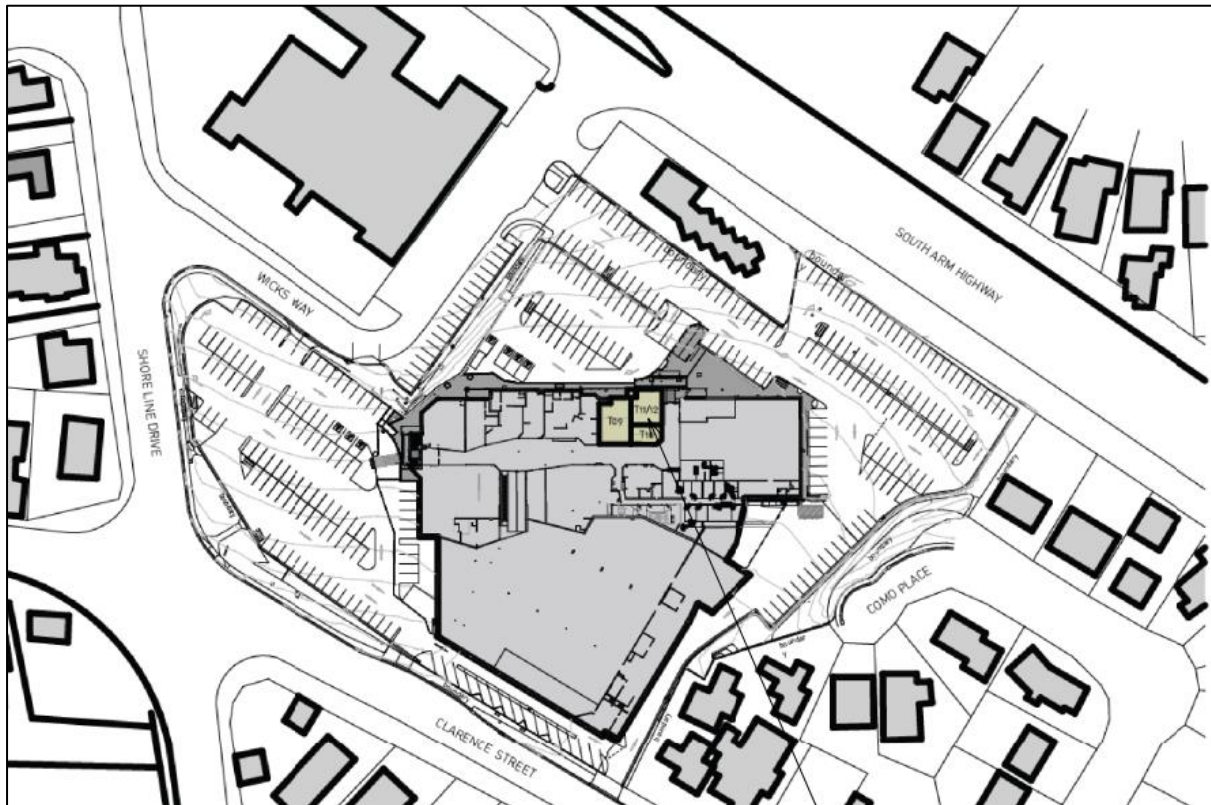


Figure 2: Tenancy Location Plan

2.0 PROPOSED WORKS

The proposed works as part of this planning permit application can be summarised as follows:

- 1 x New Internally Illuminated Fascia Sign reading *Zambrero* measuring 2800mm (W) x 425mm (H);
- 1 x New Internally Illuminated Fascia Sign reading *Z* measuring 1446mm (W) x 1460mm (H);
- 1 x New Internally Illuminated Blade Sign reading *Z* measuring 460mm (D);
- 1 x New Operating Hours Vinyl Sign;
- 1 x New Vinyl Sign reading Menu Items and Slogan measuring 3023mm (W) x 1300mm (H).

Full details of the proposal are available on the attached plans and elevations package.

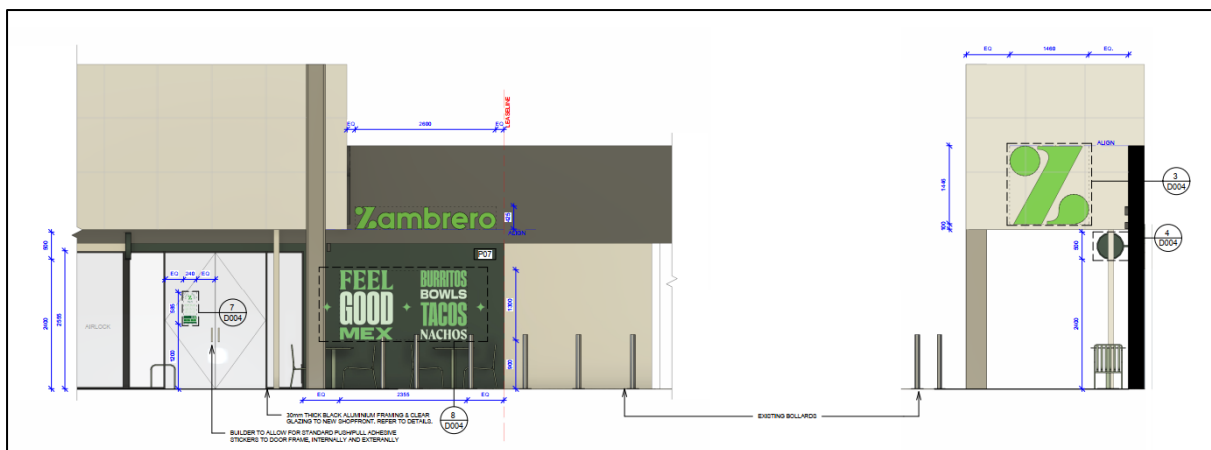


Figure 3: Proposed Shopfront Elevation

3.0 TOWN PLANNING CONTROLS AND ASSESSMENT

3.1 Zoning

The subject site is zoned as General Business under the Tasmanian Planning Scheme – Clarence. The objectives of the General Business Zone are as follows:

- *To provide for business, retail, administrative, professional, community, and entertainment functions within Tasmania's main suburban and rural centres.*
- *To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.*
- *To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.*
- *To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.*

It is seen that the continued investment in the site and tenancy agrees directly with the intent of the zone through adding to the vibrant mixed use of the area. The proposal continues to facilitate a high end retail tenancy within the zoning and provides a high level of pedestrian activity at ground level through a modern designed shopfront with high levels of clear glazing.

3.2 Applicable Codes

3.2.1 Signs Code

The Signs Code has the following purpose:

- i. To provide for appropriate advertising and display of information for business and community activity.*
- ii. To provide for well-designed signs that are compatible with the visual amenity of the surrounding area.*
- iii. To ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.*

The proposed signage meets the general requirements of the Signs Code as the proposed signage has been designed to respect the commercial setting of the site and the streetscape. The signage has been integrated into the design of the building and shopfront, and will not contribute to visual clutter, noting the amount of proposed signage. There signage is seen to be minimal in nature and necessary to the identification of the business and will not result in unreasonable loss of amenity to the surrounding area noting the established commercial setting of the site.

The proposed signage works require assessment against P1.1 of C1.6.1 Design and Siting of Signs. P1.1 outlines the following:

A sign must:

- a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and*
- b) be compatible with the streetscape or landscape, having regard to:*
 - i. the size and dimensions of the sign;*
 - ii. the size and scale of the building upon which the sign is proposed;*
 - iii. the amenity of surrounding properties;*
 - iv. the repetition of messages or information;*
 - v. the number and density of signs on the site and on adjacent properties; and*

- vi. the impact on the safe and efficient movement of vehicles and pedestrians.*

The proposed signage is seen to be permissible and appropriate for the zoning and is considered to be compatible with the existing streetscape having regard to the size and bulk scale and the surrounding developments. Noting the sites location within the established commercial precinct, the proposed amount of signage is considered to be minimal for business identification purposes. The proposed signage will not contribute to visual clutter and has been designed to be minimal in nature to ensure no adverse amenity impacts, noting that the proposed signage is in locations typically expected for signage on commercial buildings for business identification purposes.

The proposed signage works require assessment against P1.2 of C1.6.1 Design and Siting of Signs. P1.2 outlines the following:

If a roof sign, sky sign or billboard, the sign must:

- a) be located within the applicable zone for the relevant sign type set out in Table C1.6;*
- b) meet the sign standards for the relevant sign type in Table C1.6; and*
- c) not contribute to visual clutter or cause unreasonable loss of amenity to the surrounding area, having regard to:*
 - i. the size and dimensions of the sign;*
 - ii. the size and scale of the building upon which the sign is proposed;*
 - iii. the amenity of surrounding properties;*
 - iv. the repetition of messages or information;*
 - v. the number and density of signs on the site and on adjacent properties; and*
 - vi. the impact on the safe and efficient movement of vehicles and pedestrians.*

The proposed signage is seen to be permissible and appropriate for the zoning and is considered to be compatible with the existing streetscape having regard to the size and bulk scale and the surrounding developments. The proposed is also seen to meet the relevant sign standards as outlined, and noting the sites location within the established commercial precinct, the proposed amount of signage is considered to be minimal for business identification purposes. The proposed signage will not contribute to visual clutter and has been designed to be minimal in nature to ensure no adverse amenity impacts, noting that the proposed signage is in locations typically expected for signage on commercial buildings for business identification purposes.

The proposed signage works require assessment against P3 of C1.6.1 Design and Siting of Signs. P3 outlines the following:

The number of signs for each business or tenancy on a street frontage must:

- a) not unreasonably increase in the existing level of visual clutter in the streetscape, and where possible, reduce any existing visual clutter in the streetscape by replacing existing signs with fewer, more effective signs; and*
- b) not involve the repetition of messages or information.*

The proposed signage has been designed to respect the commercial setting of the site and the streetscape. The signage has been integrated into the design of the building and shopfront, and will not be visually dominant within the vicinity, noting the surrounding shopfront designs. The proposed colours are sympathetic and considered to be a key element of the businesses identity and will fit well within the streetscape. The proposed signage will not contribute to visual clutter and has been designed to be minimal in nature to ensure no adverse amenity impacts, noting that the proposed signage is in locations typically expected for signage on commercial buildings for business identification purposes.

The proposed signage works require assessment against P1 of C1.6.2 Illuminated Signs. P1 outlines the following:

An illuminated sign must not cause an unreasonable loss of amenity to adjacent properties or have an unreasonable effect on the safety, appearance or efficiency of a road, and must be compatible with the streetscape, having regard to:

- a) the location of the sign;*
- b) the size of the sign;*
- c) the intensity of the lighting;*
- d) the hours of operation of the sign;*
- e) the purpose of the sign;*
- f) the sensitivity of the area in terms of view corridors, the natural environment and adjacent residential amenity;*
- g) the intended purpose of the changing message of the sign;*
- h) the percentage of the sign that is illuminated with changing messages;*
- i) proposed dwell time; and*
- j) whether the sign is visible from the road and if so the proximity to and impact on an electronic traffic control device.*

The proposed signage has been designed to respect the commercial setting of the site and the streetscape. The signage has been integrated into the design of the building and shopfront, and will not be visually dominant within the vicinity, noting the surrounding shopfront designs. The signage is seen to be crucial to the identification of the business and is of appropriate size and scale. The proposed signage is not seen to negatively impact the amenity of the surrounding land uses nor will it impact or be misinterpreted as a traffic control device. The sign does not display changing messages only illuminating the fixed signs.

3.3 Assessment Summary

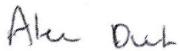
As highlighted in an assessment against applicable planning scheme policies, it is considered that the proposed works are appropriate for the subject tenancy. The tenancy is not considered to contain any fabric that will be unduly affected by the proposed works. The rebranding of the existing facade is seen to be a positive and reversible addition to the building, which is currently established within a commercial precinct. The proposed works will not have an effect on neighbouring buildings. In line with the planning scheme objectives, the proposal contributes to the vibrancy, investment and high-quality design of the area while balancing the mix of commercial interests. The proposed signage complies with the development controls for signage and advertising structures as the signage has been developed to complement the architectural design of the building and to avoid visual clutter. In line with the standards set under planning scheme, the proposed signage considers the local significance of the site within the precinct, the compatibility of the signs with the commercial streetscape and the cumulative impact of signage on visual clutter.

4.0 SUMMARY

This letter style planning report has reviewed the planning permit application for the proposed works to the existing tenancy for Zambrero. The proposed works are seen to comply with the local planning controls as they have been developed to complement the architectural design of the building. The design is sympathetic to the character of the local area as it proposes simplistic materials which comply with the site's zoning. The proposed works will not introduce any negative impacts and are seen as a good design outcome for the site. The works to the shopfront are seen as a desirable design outcome and will not detract from the amenity of the site or surrounding area. Ultimately the proposal complies with the intent and design objectives of the local planning controls and represents ongoing investment in the area in line with council's vision. For these reasons it is seen that the proposal should receive full planning approval.

Please do not hesitate to contact the undersigned on the below details for further discussion.

Kind regards,



Alec Duck *BURbanEnvPlan*
Town Planner
Platinum Planning Solutions

M: 0408 195 450
E: alec@platinumplanning.com.au
W: www.platinumplanning.com.au

Hi Rachel

I can confirm the following information regarding the supporting information required to allow the submission to continue and for approval.

Zambrero Shoreline
Shop 10 Shoreline Plaza Shopping Centre
6 Shoreline Drive
Howrah TAS 7018

- Trading Hours;
 - 10.30am – 9pm
- Signage Lumens Lux
 - The sign to be installed will be 45lux, unfortunately we could not get a converted lumens reading. As a comparison a TV nominally operate around 23lux

Kind Regards

Lexie Batchelor | Project Manager