

PLANNING REF: PLN-I 9-794
THC WORKS REF: 6088
REGISTERED PLACE NO: 1789
APPLICANT: Stuart Bowling
DATE: 20 December 2019

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place: 95 Hampden road, Battery Point.
Proposed Works: Intensification of previously approved use (food services), alterations and signage

Under section 39(6)(b) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with the documentation submitted with Development Application PLN-I 9-794, advertised on 02 December 2019, subject to the following conditions:

- 1. The design for the signage plate frame must allow for the signage plate to be securely seated within the frame, without alteration to the signage plate (i.e., penetrations for fixings).**

Reason for condition

To ensure that the signage plate is conserved.

- 2. The replacement sign plate must not exceed the dimensions of the existing sign plate.**

Reason for condition

To ensure that the replacement sign does not result in an increased visual impact from a sign in that location.

- 3. Brickwork that is removed to facilitate installation of the proposed ductwork must be dismantled with minimal damage to the bricks. These bricks must be stored on site for their future reinstatement, and must not be used without the approval of the Tasmanian Heritage Council.**

Reason for condition

To ensure that significant fabric of the place is not lost.

- 4. Fixings for the proposed ducting must non-corrosive, and be affixed to the wall using mortar joints, and not affixed to bricks.**

Reason for condition

To ensure that significant fabric is not lost.

Please ensure the details of this notice, including conditions, are included in any permit issued, and forward a copy of the permit or decision of refusal to the Heritage Council for our records.

Should you require clarification of any matters contained in this notice, please contact Peter Coney on 1300 850 332.

A handwritten signature in purple ink, consisting of several fluid, overlapping strokes.

Ian Boersma

Works Manager – Heritage Tasmania

Under delegation of the Tasmanian Heritage Council

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-19-794	Council notice date	12/11/2019
TasWater details			
TasWater Reference No.	TWDA 2019/01660-HCC	Date of response	18/11/2019
TasWater Contact	Sam Bryant	Phone No.	(03) 6237 8642
Response issued to			
Council name	HOBART CITY COUNCIL		
Contact details	coh@hobartcity.com.au		
Development details			
Address	95 HAMPDEN RD, BATTERY POINT	Property ID (PID)	3494771
Description of development	Pizza restaurant		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Stuart Bowling Building Design	Existing / Proposed Floor Plan 1:50	A	08/11/2019
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act</i> 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>TRADE WASTE</p> <ol style="list-style-type: none"> 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. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 1. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater. <p>The payment is required by the due date as noted on the statement when issued by TasWater.</p>			
Advice			
<p>General</p> <p>For information on TasWater development standards, please visit https://www.taswater.com.au/Development/Technical-Standards</p> <p>For application forms please visit http://www.taswater.com.au/Development/Forms</p> <p>Trade Waste</p> <p>Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an</p>			

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. Oil Water Separator;

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 in accordance with the TasWater Trade Waste Flow Meter and Sampling Specifications for sampling discharge.

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>.

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

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

SEARCH OF TORRENS TITLE

VOLUME 172852	FOLIO 1
EDITION 2	DATE OF ISSUE 22-May-2017

SEARCH DATE : 08-Nov-2019

SEARCH TIME : 02.39 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Sealed Plan 172852

Derivation : Part of 8A-1R-9P Gtd. to John Montagu

Prior CT 113294/1

SCHEDULE 1

M516206 & E84877 TRANSFER to VICKI LEE SHARP and PETER
MICHAEL SHARP Registered 22-May-2017 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP172852 FENCING PROVISION in Schedule of Easements
E90735 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 22-May-2017 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: PETER MICHAEL SHARP VICKI LEE SHARP GREGORY JOHN HURD FOLIO REFERENCE: C.T.113294/1 GRANTEE: PART OF 8A 1R - 9P GRANTED TO JOHN MONTAGU		PLAN OF SURVEY BY SURVEYOR N. D. LEARY of LEARY AND COX SURVEYORS 40 MOLLE STREET HOBART 7000 PH 5220 0299 FX 5220 0290 MOB 0418 129 303 LOCATION CITY OF HOBART (SECTION W3)		Registered Number SP172852 APPROVED <i>Alice Kura</i> EFFECTIVE FROM 16 FEB 2017 Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 21 114		LAST UPI No	LAST PLAN No. P113294	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

ENLARGEMENT A 1:20

ENLARGEMENT B 1:20

ENLARGEMENT C 1:20

SEE ENLARGEMENT C SEE ENLARGEMENT B

[Signature]
 COUNCIL DELEGATE

3.2.2017
 DATE

SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 172852
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PAGE 1 OF 1 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Fencing provision

In respect of each lot shown on the plan Vicki Lee Sharp, Peter Michael Sharp and Gregory John Hurd will not be required to fence

Signed by **Gregory John Hurd** in the presence of:

Witness signature

Full name (print)

Witness address

Signed by **Vicki Lee Sharp and Peter Michael Sharp** in the presence of:

Witness signature

Full name (print)

Witness address

(USE ANNEXURE PAGES FOR CONTINUATION)

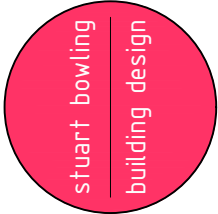
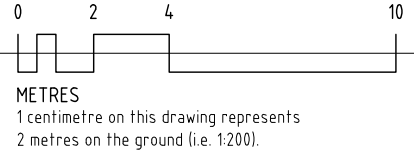
SUBDIVIDER: Vicki Lee Sharp, Peter Michael Sharp and Gregory John Hurd FOLIO REF: CT 113294/1 SOLICITOR & REFERENCE: Dobson Mitchell Allport James Ramsay	PLAN SEALED BY: Hobart City Council DATE: 3 FEBRUARY 2017 5576930 REF NO.
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

SITE NOTES	
Property Address:	95 Hampden Road Battery Point, 7004
Property ID:	3494771
Title Reference:	172852/1
Site Area:	316 sqm.
THR ID Number:	1789
Municipality:	Hobart City Council
Zone:	11.0 Inner Residential

SCHEDULE OF PROPOSED WORKS	
MARK	DESCRIPTION
A	EXISTING TENANCY 1 (PREVIOUSLY APPROVED AS CAFE). PROPOSED CHANGE TO PIZZA RESTAURANT. REFER TO PHOTOS ON DWGS. DA03 & DA04.
B	EXISTING TENANCY 1 STORAGE ROOM. PROPOSED TO BE FOOD STORAGE ROOM.
C	EXISTING REFUSE STORAGE (UNDER COVER). REFER TO PHOTO ON DWG. DA04.
D	EXISTING SIGNAGE TO BE REMOVED. PROPOSED SIGN ON EXISTING SIGN MOUNT (ie. SAME SIZE). REFER TO PHOTOS ON DWGS. DA05.
TYPICALLY, EXTENT OF PROPOSED AREAS OF PROPOSED WORKS SHOWN YELLOW SHADED.	



DA01. SITE PLAN 1:200

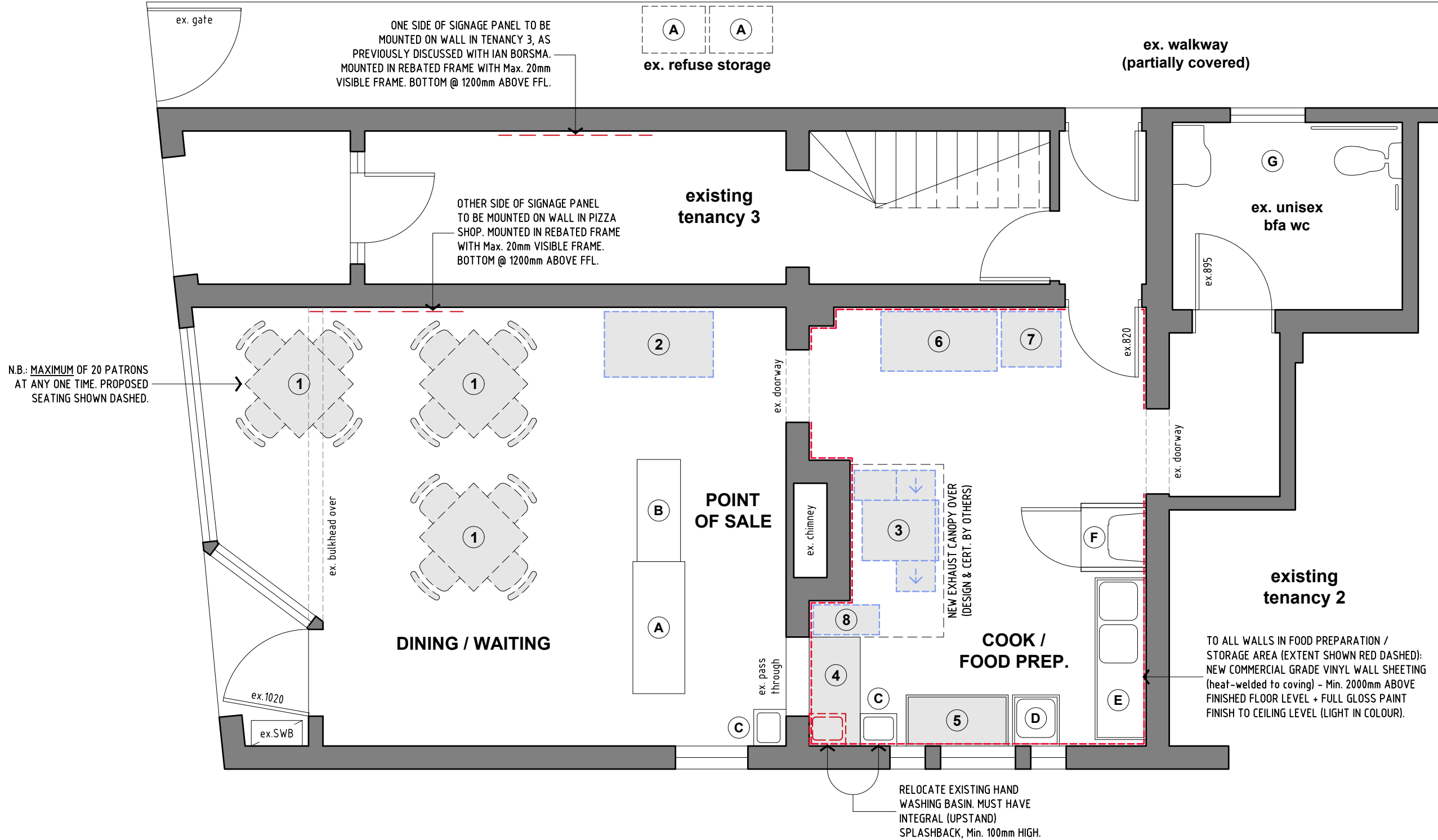


SHEET No. 01 OF 05			
		20.11.2019	DATE
	B.	ADDITIONAL INFO. FOR THE RFI LETTER.	
	A.	DEVELOPMENT APPLICATION SET.	
	REV.		DESCRIPTION

Project:	PROPOSED PIZZA RESTAURANT & SIGNAGE at No. 95 Hampden Road BATTERY POINT, 7004 for Tahir Aftab
Drawing:	SITE PLAN

DWG. No.:	0084 DA01
Date:	20.11.19
Scale:	1:200 @ A3
Drawn:	S.Bowling

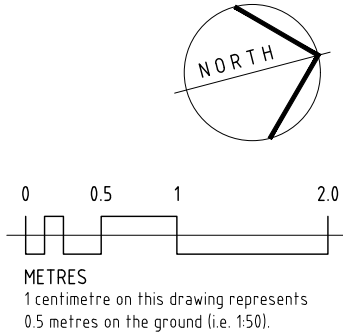
Stuart Bowling Building Design B. Environmental Design	Phone: 0418 380 391 Email: stuart.bowling@outlook.com Licence: CC 7560 ABN: 34 531 056 735
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EXISTING EQUIPMENT			
MARK	DESCRIPTION	MARK	DESCRIPTION
A	EXISTING COFFEE MAKING AREA.	E	EXISTING DOUBLE BOWL WASH SINK. N.B.: HAS DRY BASKET ARRESTOR IN PLACE.
B	EXISTING POINT OF SALE (P.O.S.).	F	EXISTING CLEANERS SINK IN CUPBOARD.
C	EXISTING Min. 11L HAND WASHING BASIN (RELOCATE WHERE INDICATED).	G	EXISTING AS 1428.1 COMPLIANT UNISEX TOILET.
D	EXISTING SINGLE BOWL FOOD PREP SINK. N.B.: HAS DRY BASKET ARRESTOR IN PLACE.	N.B.:	ALL EXISTING EQUIPMENT / FIXTURES & FITTINGS PREVIOUSLY APPROVED BY COUNCIL.

PROPOSED (ADDITIONAL) EQUIPMENT			
MARK	DESCRIPTION	MARK	DESCRIPTION
1	PROPOSED DINING TABLES. N.B.: MAXIMUM OF 20 PATRONS AT ANY ONE TIME.	5	NEW FOOD PREP BENCH (NOM. 600 D x 1200 x 900 H). STAINLESS STEEL TOP ON S.T. SUPPORT FRAME.
2	GLASS DOOR COOLERS AS SELECTED. (drinks / deserts fridges).	6	PIZZA PREP FRIDGE. EXACT MODEL TO BE SELECTED.
3	PROPOSED LPG CONVEYOR PIZZA OVEN WITH EXHAUST CANOPY OVER. EXACT MODEL TO BE SELECTED.	7	UPRIGHT REFRIGERATOR / FREEZER AS SELECTED.
4	NEW PIZZA PREP / CUTTING / BOXING BENCH. STAINLESS STEEL TOP ON S.T. SUPPORT FRAME.	8	FREESTANDING LPG FRYER. EXACT MODEL TO BE SELECTED.
N.B.: ALL PROPOSED EQUIPMENT / FIXTURES & FITTINGS TO COMPLY WITH AS 4674.			

DA02. EXISTING / PROPOSED FLOOR PLAN 1:50

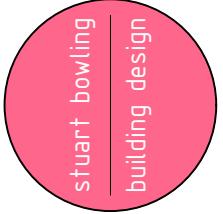


REV.	DESCRIPTION	DATE
B.	ADDITIONAL INFO. FOR THE RFI LETTER.	20.11.2019
A.	DEVELOPMENT APPLICATION SET.	08.11.2019

Project:	PROPOSED PIZZA RESTAURANT & SIGNAGE at No. 95 Hampden Road BATTERY POINT, 7004 for Tahir Aftab
Drawing:	EXISTING / PROPOSED FLOOR PLAN

DWG. No.:	0084 DA02
Scale:	1:50 @ A3
Date:	20.11.19
Drawn:	S.Bowling

Stuart Bowling Building Design B. Environmental Design	Phone: 0418 380 391 Email: stuart.bowling@outlook.com Licence: CC 7560 ABN: 34 531 056 735
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EX. UNISEX BFA TOILET
PREVIOUSLY COUNCIL APPROVED
AS AS 1428.1 COMPLIANT



EX. UNISEX BFA TOILET
PREVIOUSLY COUNCIL APPROVED
AS AS 1428.1 COMPLIANT



EX. CLEANER SINK
PREVIOUSLY COUNCIL APPROVED - CONTAINED
IN CUPBOARD & ON RAISED FLOOR PLINTH.



EX. HAND WASHING BASIN
PREVIOUSLY COUNCIL APPROVED - THIS BASIN
TO BE RELOCATED AS INDICATED ON FLOOR PLAN.



EX. WASH & FOOD PREP SINKS
PREVIOUSLY COUNCIL APPROVED AS AS 4674 COMPLIANT



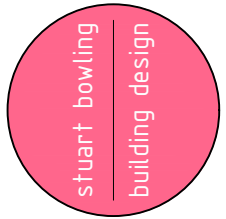
EX. FLOOR FINISH & COVING
PREVIOUSLY COUNCIL APPROVED AS AS 4674 COMPLIANT.
EXISTING COVERED SHEET VINYL SKIRTING = 100mm HIGH.
EXISTING FLOOR FINISH SLIP RATING PREVIOUSLY APPROVED.

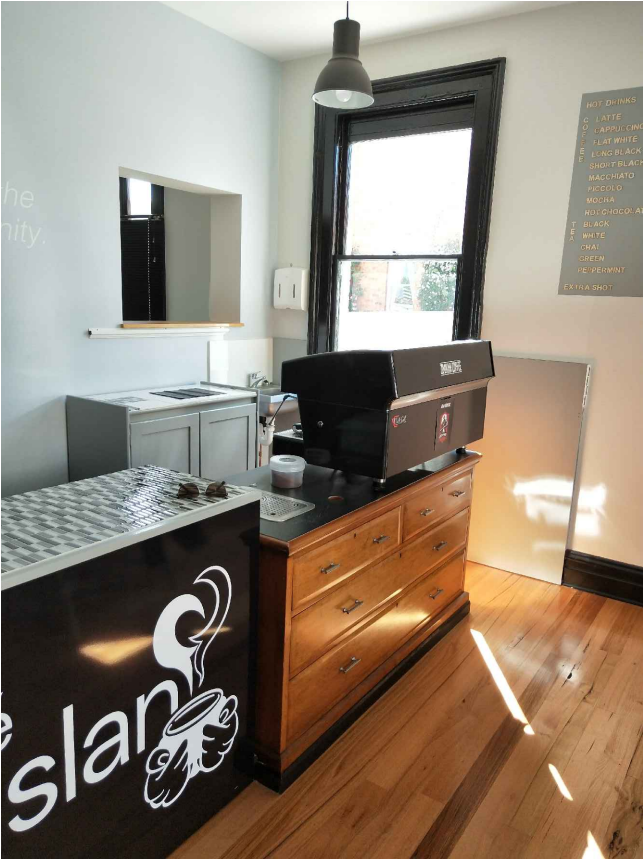
		20.11.2019	DATE
	ADDITIONAL INFO. FOR THE RFI LETTER.		
B.	DEVELOPMENT APPLICATION SET.	08.11.2019	
REV.	DESCRIPTION		

Project:	PROPOSED PIZZA RESTAURANT & SIGNAGE at No. 95 Hampden Road BATTERY POINT, 7004 for Tahir Aftab
Drawing:	EXISTING FITOUT PHOTOS 01

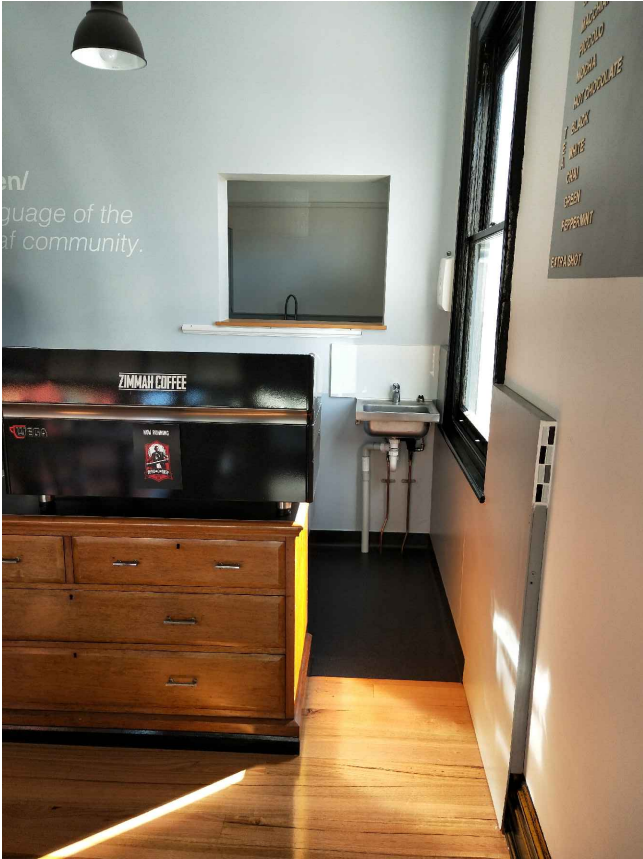
DWG. No.:	0084 DA03
Scale:	@ A3
Drawn:	S.Bowling
Date:	20.11.19

Stuart Bowling Building Design B. Environmental Design	Phone: 0418 380 391 Email: stuart.bowling@outlook.com Licence: CC 7560 ABN: 34 531 056 735
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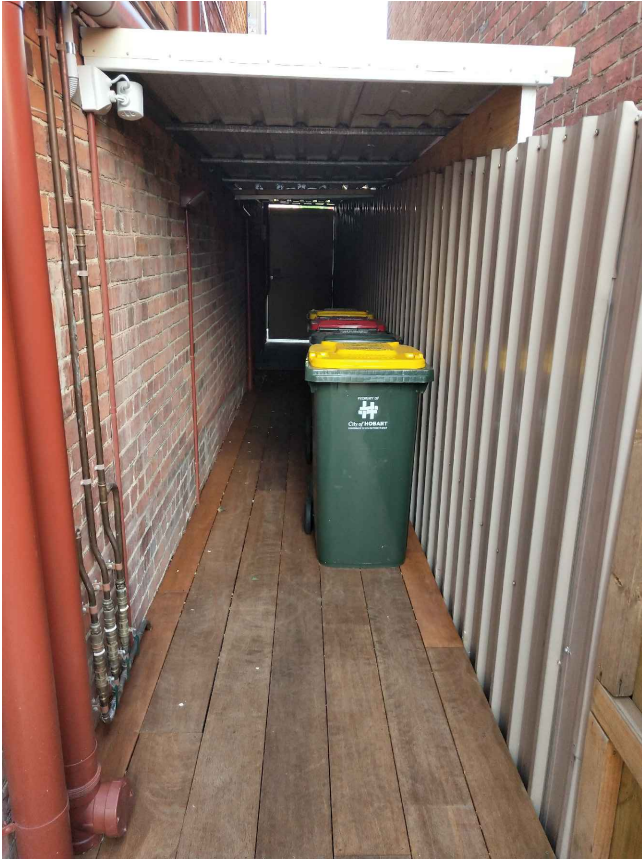




EX. P.O.S. & COFFEE COUNTER
PREVIOUSLY COUNCIL APPROVED.



EX. COFFE COUNTER
& HAND WASHING
PREVIOUSLY COUNCIL APPROVED.



EX. REFUSE STORAGE AREA
REFUSE STORAGE AREA UNDER COVER.
WHEELIE BINS, NOM. 240L.



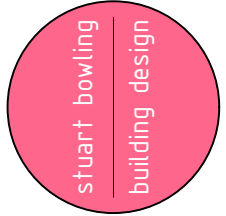
EX. DINING AREA
LOOKING OUT TO HAMPDEN ROAD.

		20.11.2019	DATE
	B.	ADDITIONAL INFO. FOR THE RFI LETTER.	
	A.	DEVELOPMENT APPLICATION SET.	
	REV.	DESCRIPTION	

Project:	PROPOSED PIZZA RESTAURANT & SIGNAGE at No. 95 Hampden Road BATTERY POINT, 7004 for Tahir Aftab
Drawing:	EXISTING FITOUT PHOTOS 02

DWG. No.:	0084 DA04
Scale:	@ A3
Date:	20.11.19
Drawn:	S.Bowling

Stuart Bowling Building Design B. Environmental Design	Phone: 0418 380 391 Email: stuart.bowling@outlook.com Licence: CC 7560 ABN: 34 531 056 735
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SUBJECT SITE - 95 HAMPDEN ROAD, BATTERY POINT
AS VIEWED FROM HAMPDEN ROAD, BATTERY POINT.



PROPOSED SIGNAGE (ON EXISTING MOUNT)



EX. SIGNAGE ENLARGEMENT

- EXISTING SIGNAGE PANEL (BOTH SIDES) TO BE REMOVED & REPLACED.
EXISTING SIGNAGE PANELS TO BE MOUNTED:
1. ON WALL IN TENANCY 3 (AS PREVIOUSLY DISCUSSED WITH IAN BORSMA, WORKS MANAGER, HERITAGE TASMANIA.
 2. INSIDE PROPOSED PIZZA SHOP, WESTERN WALL.



PROPOSED SIGNAGE ENLARGEMENT

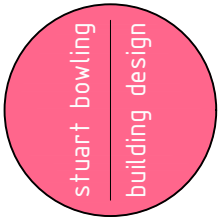
- PROPOSED SIGN TO BE:
- DOUBLE SIDED
 - INTERNALLY ILLUMINATED
 - FLEX FACE
 - FIXED TO EXISTING SIGNAGE MOUNT

		20.11.2019	08.11.2019	DATE
B.	ADDITIONAL INFO. FOR THE RFI LETTER.			
A.	DEVELOPMENT APPLICATION SET.			
REV.	DESCRIPTION			

Project:	PROPOSED PIZZA RESTAURANT & SIGNAGE at No. 95 Hampden Road BATTERY POINT, 7004 for Tahir Aftab	Drawing:	SIGNAGE
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DWG. No.:	0084 DA05	Date:	20.11.19
Scale:	@ A3	Drawn:	S.Bowling

Stuart Bowling Building Design B. Environmental Design	Phone: 0418 380 391 Email: stuart.bowling@outlook.com Licence: CC 7560 ABN: 34 531 056 735
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Lord of Pizzas & cafe

Starters

1. Garlic & herb Pizza (Roasted garlic, oregano, fresh parsley, sea salt)
2. Cheesy garlic bread (garlic, cheese, oregano, fresh parsley)
3. Nachos (corn chips, mild tomato salsa, capsicum salsa, guacamole, sour cream, cheesy sauce, cheddar, jalapenos)
4. Cheesy mate pizza (mozzarella, brie, goat cheese, fresh parsley)
5. Frizzled olives (green & black olives, garlic, fresh chilli)
6. waffle cheesy fries

Our Classic 12"/15"/22"

1. Margherita pizza (Tom, Mozzarella, fresh sliced tomato, fresh basil)
2. Americano (Tom, Mozzarella, salami, oregano)
3. Meat junkie (Tom, mozzarella, Cajun chicken, salami, beef sausage, capsicum, oregano)
4. Many shades of chicken (roasted chicken, mozzarella, ranch, parsley, mushrooms, pineapple)
5. Mexicutioner (Tom, mozzarella, fresh chilli, spiced meat, capsicum salsa, sour cream)
6. Lamb bomb (Tom, black olives, artichoke, cherry tomatoes, feta, mozzarella, tazaki)
7. Big bang (Tom, mozzarella, salami, artichoke, mushrooms, oregano, beef sausage)
8. Chicken tandoori (Tom, mozzarella, capsicum, onion, mushrooms, pineapple, tandoori chicken, mint yogurt)
9. Bigger than Arizona (Cajun chicken, bbq sauce, mozzarella, roquette, sour cream)
10. BBQ chicken (BBQ sauce, spiced chicken, capsicum, jalapenos, red onion, black olives, roquette, sour cream)
11. Chicken (tom, chicken, capsicum, red onion, black olives, peri peri sauce)
12. Hotter than hell (Tom, mozzarella, hot salami, jalapenos, fresh chilli, brie)
13. Daydream (Tom, mozzarella, onion, capsicum, olives, salami)
14. Johnny english (Tom, mozzarella, anchovies, prawns, spiced beef, fresh chilli, fresh parsley)

15. Mr beefy (bbq sauce, onion, jalapenos, mozzarella, beef sausage)
16. Fish dish (tuna, cherry tomatoes, ranch, red onion, black olives, mozzarella, lemon wedge)
17. Meat mr pizza (Tom, homemade meatballs, oregano, parmesan, fresh parsley)
18. Super prawn (pesto, prawn, baby spinach, cherry tomatoes, rocket)
19. Prawns special (mozzarella, prawns, salami, jalapenos, ricotta)
- 20.

21. Sneaky lamb (spiced lamb, hummus, mozzarella, caraway seeds, fresh mint, tzatziki)

Veggie Pizzas

22. O.M.G (Indian spiced chat potatoes, mozzarella, green peas, chilli capsicum, paneer, raita)
23. Veggie mate (pesto, mozzarella, roasted pumpkin, mushrooms, goat cheese, slaw, rocket)
24. Veggie volcano (mozzarella, spinach, mushrooms, artichoke, onion, black olives, roasted pumpkin, green peas, lemon wedge)
25. Green supreme (mozzarella, green olives, cherry tomatoes, jalapenos, broccoli, peppers, slaw&rocket)
26. Green pizza (garlic, mozzarella, spinach, ricotta, mushrooms)
27. Vegan pizza (hummus, spinach, cherry tomato, red onion, green olives, roasted pumpkin, lemon wedge)
28. Happy vegan (tom, spinach, vegan mozzarella, olives, capsicum, mushrooms)

Salads

1. Pumpkin salad (cooked quinoa, baby spinach, roasted pumpkin, goat cheese, pumpkin seeds, cherry tomatoes, salad dressing)
2. Greener than green (quinoa, avocado, green peas, mint, beans, broccoli, alfalfa, baby spinach, green olives, salad dressing)
3. Tuna salad (rocket, red onion, Tuna, black olives, feta, cherry tomatoes, green beans, salad dressing)

Dessert

1. Nutella calzone
2. Pat n stick Ice creams or ben & jerry's
3. Homemade Pies (apple, cherry, blueberry)

Crust dipping sauce

1. Ranch sauce
2. Homemade cheesy sauce
3. Hot sauce
4. Chilli oil
5. Napoli sauce
6. Chipotle sauce

7. Bbq sauce

Drinks

Coke

Sprite

Fanta

Passiona

Solo

Lemonade

Kombucha

Cool ridge water



Stuart Bowling | Building Design

B. Env. Des.

Mail: PO Box 321 Sorell, 7172

Phone: 0418 380 391

Email: stuart.bowling@outlook.com

Licence: CC 7560

ABN: 34 531 056 735

27 November 2019

City Planning
GPO Box 503
Hobart Tasmania 7000

RE. PLN-19-794 – 95 HAMPDEN ROAD, BATTERY POINT

To whom it may concern,

Please note the following amended hours of operation for the proposed 'Lord of Pizza'.
This supersedes the times noted on the application form:

- **Monday-Thursday: 7:00am - 10:00pm**
- **Friday – Sunday: 7:00am – 11:00pm**

Kind Regards

Stuart Bowling
Director, Stuart Bowling Building Design

**Stuart Bowling | Building Design**

B. Env. Des.

Mail: PO Box 321 Sorell, 7172

Phone: 0418 380 391

Email: stuart.bowling@outlook.com

Licence: CC 7560

ABN: 34 531 056 735

14 November 2019

City Planning
GPO Box 503
Hobart Tasmania 7000

**RE. PLN-19-794 – 95 HAMPDEN ROAD, BATTERY POINT
(REQUEST FOR FURTHER INFORMATION LETTER, DATED 12 NOVEMBER 2019)**

To whom it may concern,

Please find below responses to Request for Further Information letter, dated 12 November 2019.

- PLN1 The extension of opening hours beyond the previous permit is in line with other restaurants in the Battery Point area (for example, Da Angelo Ristorante).
Seating for the proposed restaurant is less than 20 persons and it is expected that the majority of trading will either be via take away or home delivery. It is not expected that customer activity will cause any additional detriment to the current operation of the street.
- PLN2 The proposal is for a small restaurant space for maximum 20 persons at any one time; there is no allowance for outdoor dining and any music provided inside the premises will be low volume background music (ie. atmospheric restaurant music).
- PLN3 No additional outdoor lighting is proposed beyond what is already provided for on site.
Refer to PLN 5 for details of illuminated signage hours of operation.
- PLN4 Pizza delivery vehicle (1 only) will be parked in the Stowell Street side of the property, in one of the provided bays or on street parking.
Garbage disposal will be by council collection of wheelie bins as is standard; additional refuse disposal will be by the business owners in their own vehicle. Restaurant supplies will be by owners vehicle only. No commercial deliveries / collection is proposed for the site. Refuse removal and restaurant restock vehicle movements will be during the day (9am – 5pm generally).
- PLN5 The proposed hours of operation for the illuminated signage will be:
Monday-Thursday 5pm to 10pm.
Friday – Sunday 5pm to 11pm.

Please don't hesitate to contact me if you have any additional questions or need further clarification.

Kind Regards

Stuart Bowling
Director, Stuart Bowling Building Design

**Mechanical duct penetration through external wall;
comments by Ian Loney, Mechanical Consultant.**



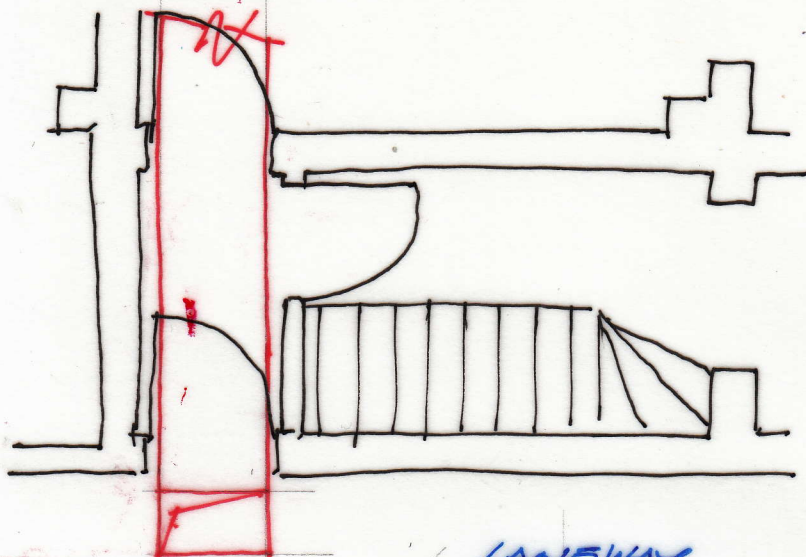
Photo 1: existing services laneway, western wall.

To facilitate a duct penetration through this wall and vertical riser to an exhaust fan the following services would need to be re-positioned:-

- Current sewer vent pipe offset needs to be mirrored to clear the duct wall penetration.
- Horizontal copper cold water pipe needs to be raised.
- Rinnai gas hot water heater to be re-positioned.

The hole for the exhaust duct wall penetration top and bottom will be at brickwork mortar joints, and ductwork supports would be at mortar joints.

600x400 DUCT



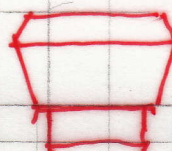
600x400

LANEWAY

PART GROUND FLOOR PLAN



EXHAUST FAN
PAINTED TO MATCH
ROOF COLOUR



620x620

600x400

400x600

DUCT FIKINGS IN
MORTAR JOINTS

DUCT PAINTED
TO MATCH BRICKS

FIRST FLOOR



600x400



400x600

NORTH ELEVATION

SECTION

95 HAMPODEN ROAD
BATTERY POINT
PROPOSED EXHAUST
SYSTEM

SK7/1150/2/11/19

Planning: #191757

Property

95 HAMPDEN ROAD BATTERY POINT TAS 7004

People

Applicant

*

Stuart Bowling Building Design
Stuart Bowling
PO Box 321
Bassendene
Sorrell Tasmania 7171
0418380391
stuart.bowling@outlook.com

Owner

*

Peter Sharp
8 Stowell Avenue
BATTERY POINT TAS 7004
0408138801
pssharp@bigpond.net.au

Entered By:

STUART BOWLING
0418 380 391
stuart.bowling@outlook.com

Use

Restaurant

Details

Have you obtained pre application advice?

•

If YES please provide the pre application advice number eg PAE-17-xx

Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation Standards? Click on help information button for definition. If you are not the owner of the property you MUST include signed confirmation from the owner that they are aware of this application.

•

No

Is the application for SIGNAGE ONLY? If yes, please enter \$0 in the cost of development, and you must enter the number of signs under Other Details below.

<input type="radio"/> Yes <input checked="" type="radio"/> No			
If this application is related to an enforcement action please enter Enforcement Number			
Details			
What is the current approved use of the land / building(s)?			
Cafe			
Please provide a full description of the proposed use or development (i.e. demolition and new dwelling, swimming pool and garage)			
New Pizza restaurant / take away / delivery in existing approved cafe.			
Estimated cost of development			
20000.00			
Existing floor area (m2)	Proposed floor area (m2)	Site area (m2)	
66.40	66.40	31.6	
Carparking on Site			
Total parking spaces		N/A	
2	Existing parking spaces	<input type="checkbox"/> Other (no selection chosen)	
Hours of Business			
Are the proposed hours of business different from the existing? <input checked="" type="radio"/> Yes			
What days and hours of operation are proposed for the business?			
<div> <div>Existing</div> <div>Proposed</div> </div>			
Monday to Friday	From To	Monday to Friday	From To
Proposed Mon-Fri hours are the same as existing			
Saturday	From To	Saturday	From To
08:00	23:00	Proposed Sat-Sun hours are the same as existing	
Sunday	From To	Sunday	From To
			08:00 23:00
Number of Employees			
List the total number of people who will be working on the site.			
Proposed number of employees		Existing number of employees	
3			
Goods Deliveries			
Will there be any commercial vehicles accessing the site?			
<input checked="" type="radio"/> No			
Type of Vehicle			
Very Large (Semi trailer)			
Large			
Medium			
Small			
Outdoor storage / seating / number of beds			
Trips per Week			

<p>is outdoor storage proposed?</p> <p>* Please ensure the proposal shows the location of where the outdoor storage areas are and what type of goods are stored.</p>	<p>• <input type="checkbox"/> Yes</p>
<p>Other Details</p> <p>Does the application include signage?</p> <p>* Please be advised that you are required to keep plans of the sign. The plans should show: dimensions, location, colours, wording, method of illumination, does it flash, method of fixing to wall, etc.</p> <p>How many signs, please enter 0 if there are none involved in this application?</p> <p>1</p>	<p>• <input type="checkbox"/> Yes</p>
<p>Tasmania Heritage Register</p> <p>is this property on the Tasmanian Heritage Register?</p>	<p>• <input type="checkbox"/> Yes</p>
<p>Documents</p>	
<p>Required Documents</p> <p>Title (Folio text and Plan and Schedule of Easements)</p> <p>95 Hampden Road-TITLE.pdf</p> <p>Plans (proposed, existing)</p> <p>95 Hampden Road-PLANS.pdf</p> <p>MENU</p> <p>95 Hampden Road-MENU.pdf</p>	