



CITY OF HOBART

# **AGENDA**

## **City Planning Committee Meeting**

### **Open Portion**

**Monday, 3 May 2021**

**at 5:00 pm**

**Council Chamber, Town Hall**

## THE MISSION

**Working together to make Hobart a better place for the community.**

## THE VALUES

**The Council is:**

<b>People</b>	We care about people – our community, our customers and colleagues.
<b>Teamwork</b>	We collaborate both within the organisation and with external stakeholders drawing on skills and expertise for the benefit of our community.
<b>Focus and Direction</b>	We have clear goals and plans to achieve sustainable social, environmental and economic outcomes for the Hobart community.
<b>Creativity and Innovation</b>	We embrace new approaches and continuously improve to achieve better outcomes for our community.
<b>Accountability</b>	We are transparent, work to high ethical and professional standards and are accountable for delivering outcomes for our community.

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## **ORDER OF BUSINESS**

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**Business listed on the agenda is to be conducted in the order in which it is set out, unless the committee by simple majority determines otherwise.**

### **APOLOGIES AND LEAVE OF ABSENCE**

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**City Planning Committee Meeting (Open Portion) held Monday, 3 May 2021 at 5:00 pm in the Council Chamber, Town Hall.**

**This meeting of the City Planning Committee is held in accordance with a Notice issued by the Premier on 3 April 2020 under section 18 of the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020*.**

**COMMITTEE MEMBERS**

Deputy Lord Mayor Burnet (Chairman)  
Briscoe  
Harvey  
Behrakis  
Dutta  
Coats

**Apologies:**

**Leave of Absence:**

**NON-MEMBERS**

Lord Mayor Reynolds  
Zucco  
Sexton  
Thomas  
Ewin  
Sherlock

**1. CO-OPTION OF A COMMITTEE MEMBER IN THE EVENT OF A VACANCY**

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**2. CONFIRMATION OF MINUTES**

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The minutes of the Open Portion of the City Planning Committee meeting held on [Monday, 19 April 2021](#) and the Special City Planning Committee meeting held on [Monday, 26 April 2021](#), are submitted for confirming as an accurate record.

**3. CONSIDERATION OF SUPPLEMENTARY ITEMS**

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Ref: Part 2, Regulation 8(6) of the *Local Government (Meeting Procedures) Regulations 2015*.

**Recommendation**

That the Committee resolve to deal with any supplementary items not appearing on the agenda, as reported by the Acting General Manager.



#### **4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST**

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Ref: Part 2, Regulation 8(7) of the *Local Government (Meeting Procedures) Regulations 2015*.

Members of the committee are requested to indicate where they may have any pecuniary or conflict of interest in respect to any matter appearing on the agenda, or any supplementary item to the agenda, which the committee has resolved to deal with.

#### **5. TRANSFER OF AGENDA ITEMS**

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Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

A committee may close a part of a meeting to the public where a matter to be discussed falls within 15(2) of the above regulations.

In the event that the committee transfer an item to the closed portion, the reasons for doing so should be stated.

Are there any items which should be transferred from this agenda to the closed portion of the agenda, or from the closed to the open portion of the agenda?

#### **6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS**

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In accordance with the requirements of Part 2 Regulation 8(3) of the *Local Government (Meeting Procedures) Regulations 2015*, the General Manager is to arrange the agenda so that the planning authority items are sequential.

In accordance with Part 2 Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee by simple majority may change the order of any of the items listed on the agenda, but in the case of planning items they must still be considered sequentially – in other words they still have to be dealt with as a single group on the agenda.

Where deputations are to be received in respect to planning items, past practice has been to move consideration of these items to the beginning of the meeting.

#### **RECOMMENDATION**

That in accordance with Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee resolve to deal with any items which have deputations by members of the public regarding any planning matter listed on the agenda, to be taken out of sequence in order to deal with deputations at the beginning of the meeting.

## **7. COMMITTEE ACTING AS PLANNING AUTHORITY**

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In accordance with the provisions of Part 2 Regulation 25 of the Local Government (Meeting Procedures) Regulations 2015, the intention of the Committee to act as a planning authority pursuant to the Land Use Planning and Approvals Act 1993 is to be noted.

In accordance with Regulation 25, the Committee will act as a planning authority in respect to those matters appearing under this heading on the agenda, inclusive of any supplementary items.

The Committee is reminded that in order to comply with Regulation 25(2), the General Manager is to ensure that the reasons for a decision by a Council or Council Committee acting as a planning authority are recorded in the minutes.

## 7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

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### 7.1.1 76 LIVERPOOL STREET, HOBART - PARTIAL DEMOLITION, ALTERATIONS AND SIGNAGE PLN-21-139 - FILE REF: F21/35784

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Address:	76 Liverpool Street, Hobart
Proposal:	Partial Demolition, Alterations and Signage
Expiry Date:	31 May 2021
Extension of Time:	Not applicable
Author:	Deanne Lang

#### **RECOMMENDATION**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for partial demolition, alterations and signage at 76 Liverpool Street Hobart for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

#### GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-21-139 76 LIVERPOOL STREET HOBART TAS 7000 - Final Planning Application except where modified below.

Reason for condition

To clarify the scope of the permit.

#### THC

The use and/or development must comply with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, THC Works Ref: 6506 dated 14 April 2021, as attached to the permit.

Reason for condition

To clarify the scope of the permit.

**ENG 1**

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

1. Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or
2. Be repaired and reinstated by the owner to the satisfaction of the Council.

A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.

**Reason for condition**

To ensure that any of the Council's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

**ADVICE**

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

**BUILDING PERMIT**

You may need building approval in accordance with the Building Act 2016. [Click here for more information.](#)

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

**PLUMBING PERMIT**

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. [Click here for more information.](#)

**OCCUPATION OF THE PUBLIC HIGHWAY**

You may require a permit for the occupation of the public highway for construction or special event (e.g. placement of skip bin, crane, scissor lift etc). [Click here for more information.](#)

You may require an occupational license for structures in the Hobart City Council highway reservation, in accordance with conditions to be established by the Council. [Click here for more information.](#)

You may require a road closure permit for construction or special event. [Click here for more information.](#)


You may require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve). [Click here for more information.](#)


**PERMIT FOR VEHICLE ACCESS TO ELIZABETH STREET MALL**

You may require a permit for vehicle access to the Elizabeth Street mall. Please contact the Hobart City Council's Customer Services and Parking operations.

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Attachment A: PLN-21-139 - 76 LIVERPOOL STREET HOBART  
TAS 7000 - Planning Committee or Delegated  
Report ↓ 

Attachment B: PLN-21-139 - 76 LIVERPOOL STREET HOBART  
TAS 7000 -CPC Agenda Documents ↓ 

Attachment C: PLN-21-139 - 76 LIVERPOOL STREET HOBART  
TAS 7000 - Planning Referral Officer Cultural  
Heritage Report ↓ 

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report: Committee  
Council: 10 May 2021  
Expiry Date: 31 May 2021  
Application No: PLN-21-139  
Address: 76 LIVERPOOL STREET , HOBART  
Applicant: (JMG Engineers & Planners obo Built Pty Ltd)  
117 Harrington Street  
Proposal: Partial Demolition, Alterations, and Signage  
Representations: Nil  
Performance criteria: E13.0 Historic Heritage Code, E17.0 Signage Code

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**1. Executive Summary**

- 1.1 Planning approval is sought for Partial Demolition, Alterations and Signage at 76 Liverpool Street Hobart.

- 1.2 More specifically the proposal includes:
- works including new signage to the building on the corner of Liverpool St and Elizabeth Street Mall. The building is occupied by the National Australia Bank.
  - three new window signs on the property's Elizabeth St Mall frontage;
  - changes in the graphics and lettering of the existing horizontal projecting wall sign and wall sign on the building's Liverpool Street frontage to reflect alterations to the branding of the National Australia Bank;
  - changes in the graphics and lettering of the existing horizontal projecting wall sign and transom sign on the building's frontage to the Elizabeth Street Mall to reflect alterations to the branding of the National Australia Bank;
  - all signs, with the exception of the 11sqm window sign, will be illuminated between 5am and 2am;
  - removal of tiles, awning, ATM, door and window within the facade facing the Elizabeth Street Mall;
  - alterations including new external render, cement sheeting and paint finish to the front facade facing Elizabeth Street Mall;
  - alterations to the existing glazing to the Elizabeth Street Mall facade;
  - internal demolition and new fit out; and
  - relocation of the existing ATM machine currently within the facade facing the Elizabeth Street Mall, to the new foyer.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
- 1.3.1 E13.0 Historic Heritage Code -E13.7.1P1, E13.7.2P1-P3, 13.8.1P1, E13.8.2P1
- 1.3.2 E17.0 Signage Code - E17.7.1P1, P2 and E17.7.2P1
- 1.4 No representations were received during the statutory advertising period between 23 March - 9 April 2021.
- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the Council because the proposed works are partially on Council land (above the rivulet).



## 2. Site Detail

- 2.1 The subject site is located on the corner of the Elizabeth Street Mall and Liverpool Street and contains the building occupied by the National Australia Bank.

The site is located within Hobart's Central Business District, which is characterised by banking, retail and office/commercial tenancies.



Fig. 1 - the subject site is bordered in blue



Fig. 2 - the subject site - image obtained via GoogleStreetview

### 3. Proposal

- 3.1 Planning approval is sought for Partial Demolition, Alterations and Signage at 76 Liverpool Street Hobart.

## 3.2 More specifically the proposal is for:

- works including new signage to the building on the corner of Liverpool St and Elizabeth Street Mall. The building is occupied by the National Australia Bank.
- three new window signs on the property's Elizabeth St Mall frontage;
- changes in the graphics and lettering of the existing horizontal projecting wall sign and wall sign on the building's Liverpool Street frontage to reflect alterations to the branding of the National Australia Bank;
- changes in the graphics and lettering to the existing horizontal projecting wall sign and transom sign on the building's frontage to the Elizabeth Street Mall to reflect alterations to the branding of the National Australia Bank;
- all signs, with the exception of the 11sqm window sign, will be illuminated between 5am and 2am;
- removal of tiles, awning, ATM, door and window within the facade facing the Elizabeth Street Mall;
- alterations including new external render, cement sheeting and paint finish to the front facade facing Elizabeth Street Mall;
- alterations to the existing glazing to the Elizabeth Street Mall facade;
- internal demolition and new fit out; and
- relocation of the existing ATM machine currently within the facade facing the Elizabeth Street Mall, to the new foyer.

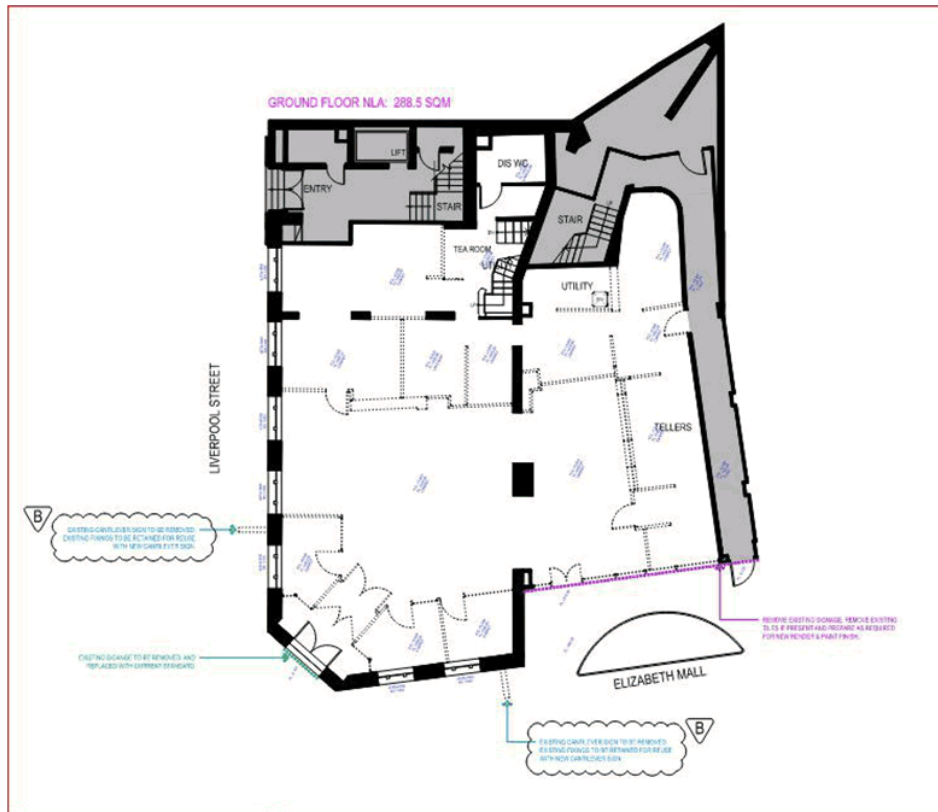


Fig. 3- demolition plan including signage to be removed or amended to reflect the National Australia Bank branding

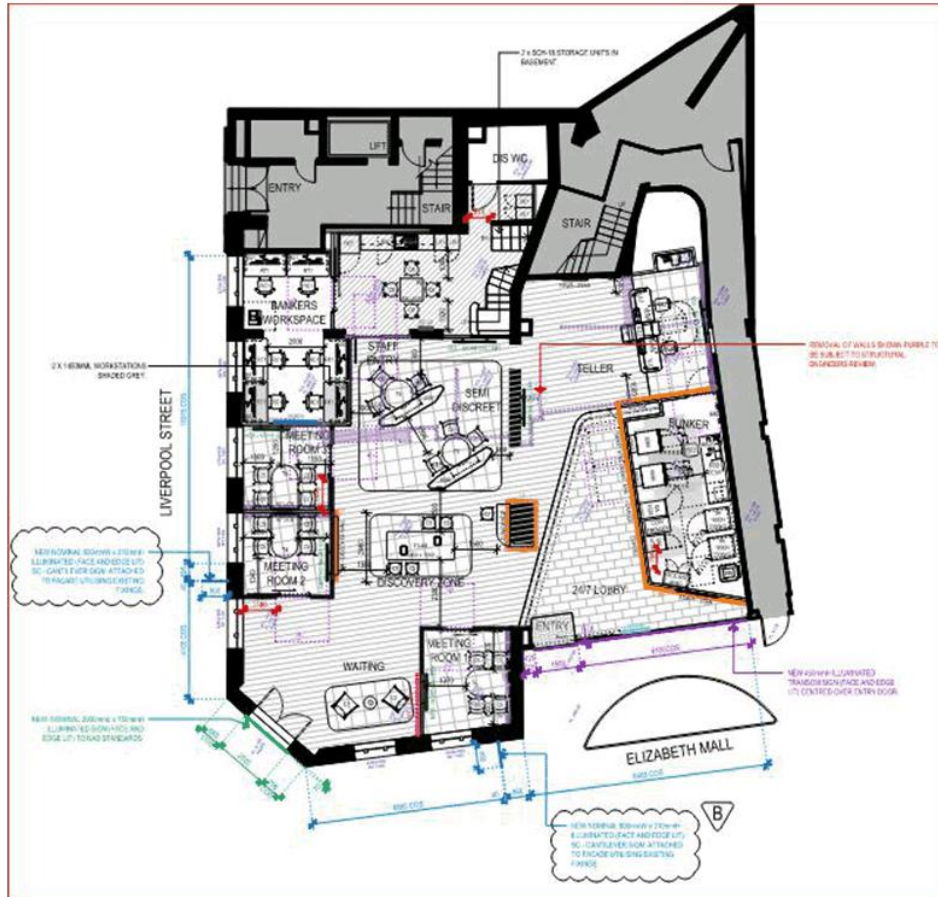


Fig.4 - proposed floor plan, including location of new external signs



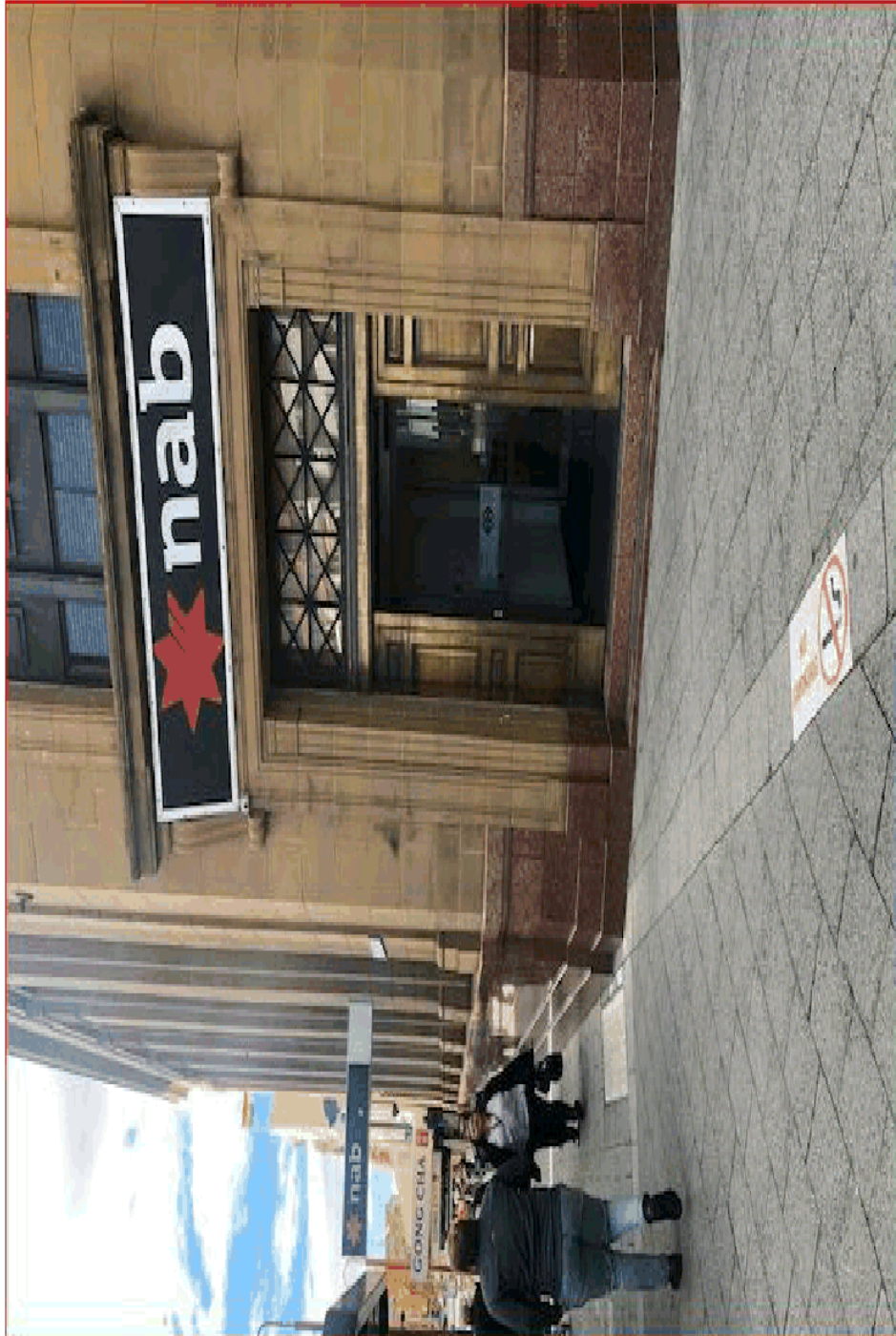


Fig.5- existing horizontal projecting wall sign and wall sign on the Liverpool Street elevation which is proposed to be altered to reflect the National Australia Bank's rebranding

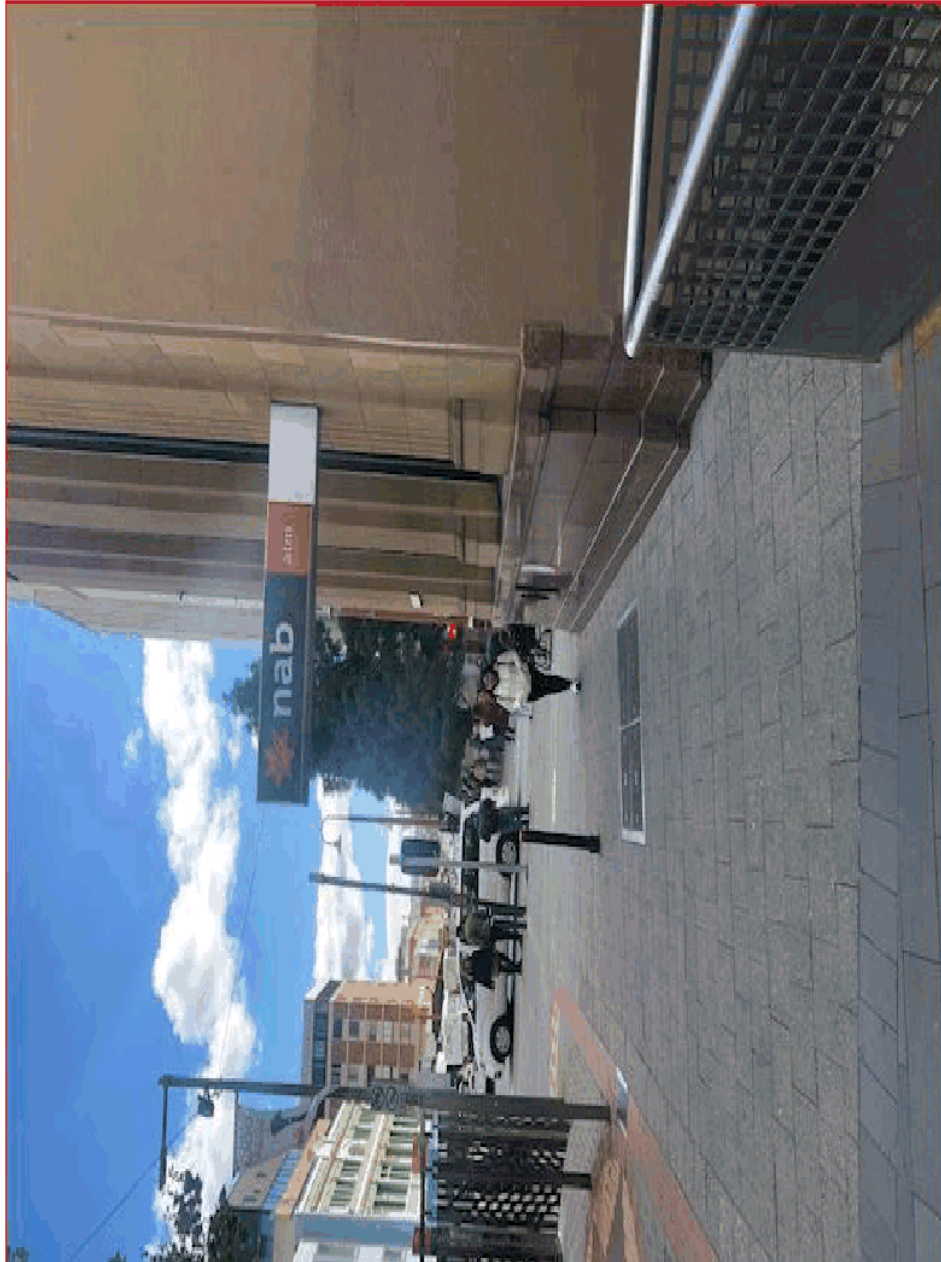


Fig. 6- existing horizontal projecting wall sign on the Elizabeth Street Mall elevation which is proposed to be altered to reflect the National Australia Bank's rebranding

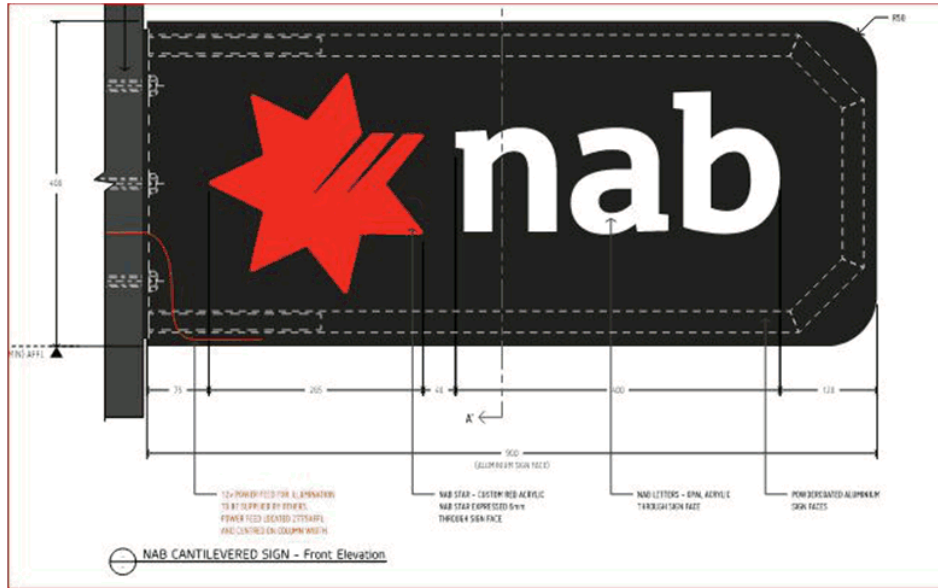


Fig. 7- proposed horizontal wall sign to be attached to the Liverpool Street and Elizabeth Street Mall elevations

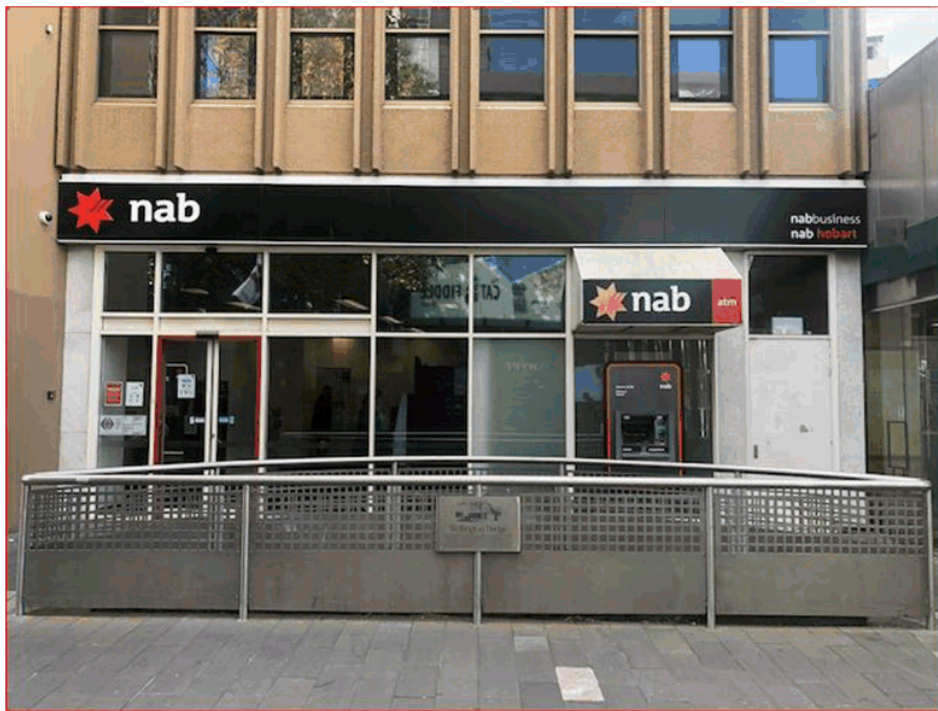


Fig. 8- existing signage on the Elizabeth Street Mall elevation



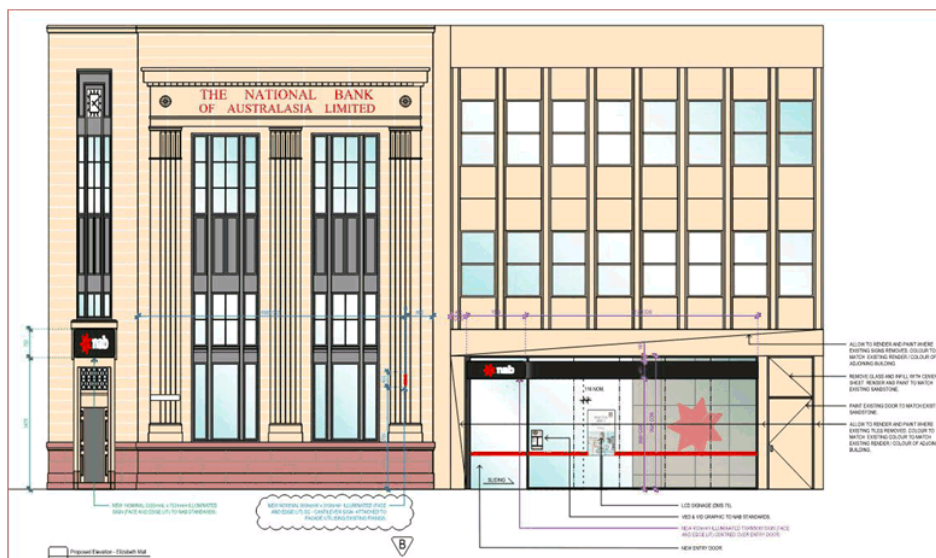


Fig. 9- proposed signage on the Elizabeth Street Mall elevation and above the entry doors on the corner of Liverpool St and the Elizabeth Street Mall

## 4. Background

- 4.1 A Pre-Application Enquiry (PAE-20-335) was submitted to Council on 23 November 2020 to ascertain whether or not an application was required to be submitted for proposed fit out. Council's Planning Officer advised that the building is listed within the Tasmanian Heritage Register and without the Tasmanian Heritage Council granting an exemption, Council could not exempt the proposal under the *Hobart Interim Planning Scheme 2015*.

No details relating to the proposed signage were provided as part of PAE-20-335.

- 4.2 General Manager consent for the lodging of the application was provided on 9 March 2021 (GMC-21-14), on the basis that part of the site (in line with the rivulet) is owned by the Council.

## 5. Concerns raised by representors

- 5.1 No representations were received during the statutory advertising period between 23 March - 9 April 2021.

**6. Assessment**

- 6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.
- 6.2 The site is located within the Central Business Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing use is Business and Professional Services (Bank). The proposed use is Business and Professional Services (Bank). The existing use is a permitted use in the zone. The proposed use is a permitted use in the zone.
- 6.4 The proposal has been assessed against:
- 6.4.1 Part D -22.0 Central Business Zone
  - 6.4.2 E13.0 Historic Heritage Code
  - 6.4.3 E17.0 Signage Code
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:
- 6.5.1 E13.0 Historic Heritage Code: E13.7.1P1, E13.7.2P1-P3, 13.8.1P1, E13.8.2P1
  - 6.5.2 E17.0 Signage Code: E17.7.1P1, P2, E17.7.2P1
- 6.6 Each performance criterion is assessed below.
- 6.7 Historic Heritage Code Part E13.7.1P1, E13.7.2P1-P3, 13.8.1P1, E13.8.2P1 and Signage Code E17.7.2P1 (Signs upon heritage listed properties)
- 6.7.1 There is no acceptable solution for building and works to a heritage listed place or place within a heritage precinct.
- There is no acceptable solution for signs on heritage places or a place within a heritage precinct.

- 6.7.2 The proposal includes demolition, alterations and signage to a heritage listed place, which is also within a heritage precinct.
- 6.7.3 There is no acceptable solution; therefore assessment against the performance criterion is relied on.
- 6.7.4 The performance criterion at clauses E13.7.1P1, E13.7.2P1-P3, 13.8.1P1, E13.8.2P1 and Signage Code E17.7.2P1 provides as follows:

E13.0 Historic Heritage Code

E13.7.1P1 (Demolition to a heritage place)

*Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;*

- (a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;*
- (b) there are no prudent and feasible alternatives;*
- (c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;*
- (d) significant fabric is documented before demolition.*

E13.7.2P1 (works to a heritage place)

Development must not result in any of the following:

- (a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;*
- (b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.*

E13.7.2P2 (works to a heritage place)

*Development must be designed to be subservient and complementary to the place through characteristics including:*

- (a) scale and bulk, materials, built form and fenestration;*
- (b) setback from frontage;*
- (c) siting with respect to buildings, structures and listed elements;*
- (d) using less dominant materials and colours.*

E13.7.2P3 (works to a heritage place)

*Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.*

13.8.1P1 (demolition to a place in a heritage precinct)

*Demolition must not result in the loss of any of the following:*

- (a) buildings or works that contribute to the historic cultural heritage significance of the precinct;*
- (b) fabric or landscape elements, including plants, trees, fences, paths, outbuildings and other items, that contribute to the historic cultural heritage significance of the precinct;*  
*unless all of the following apply;*

*(i) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;*

*(ii) there are no prudent or feasible alternatives;*

*(iii) opportunity is created for a replacement building that will be more complementary to the heritage values of the precinct.*

E13.8.2P1 (works to a place within a heritage precinct)

*Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.*

#### Signage Code

E17.7.2P1

*A sign on a Heritage Place listed in the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct must satisfy all of the following:*

- (a) be located in a manner that minimises impact on cultural heritage significance of the place or precinct;*
- (b) be placed so as to allow the architectural details of the building to remain prominent;*
- (c) be of a size and design that will not substantially diminish the cultural heritage significance of the place or precinct;*
- (d) be placed in a location on the building that would traditionally have been used as an advertising area if possible;*
- (e) not dominate or obscure any historic signs forming an integral part of a building's architectural detailing or cultural heritage values;*
- (f) have fixtures that do not damage historic building fabric, including but not restricted to attachments to masonry and wood, such as to using non-corrosive fixings inserted in mortar joints;*
- (g) not project above an historic parapet or roof line if such a projection impacts on the cultural heritage significance of the building;*
- (h) be of a graphic design that minimises modern trademark or proprietary logos not sympathetic to heritage character;*
- (i) not use internal illumination in a sign on a Heritage Place unless it is demonstrated that such illumination will not detract from the character and cultural heritage values of the building.*

- 6.7.5 The objective of the heritage provisions under the HIPS 2015 is to ensure that demolition and development to a heritage place or within a heritage precinct is undertaken in a sympathetic matter, which does not cause a loss of historic cultural heritage significance and is subservient to the historic cultural values of the place and is sympathetic to the character of the precinct.

The application was referred to Council's Senior Cultural Heritage Officer who provided the following report:

This place is heritage listed in Table E13.1 of the Historic Heritage Code of the Scheme. It is also located in a Place of Archaeological Potential. Part of the site is also located in the Hobart Rivulet 1 Heritage Precinct. The statements of significance of the precinct from Table E13.2 of the Historic Heritage Code are outlined below.

This precinct is significant for reasons including:

1. The numerous remaining buildings, complexes, intact infrastructure and

archaeological features which demonstrate the importance of the Rivulet in the development of early Hobart industrial activity and settlement.

2.The significant former Female Factory complex of structures and features which are contained within an important visual and physical setting.

3.The contribution by the Rivulet to the aesthetic and visual qualities of the Precinct and wider Hobart area through its diverse setting and structures along its length.

4.Its representation of a multitude of integrated historical themes, a complex history and a wide variety of elements and physical features.

The heritage listed place is the NAB Bank which was purpose built as The National Bank of Australasia Limited. It is in the neo classical/art deco style style with vertical fluted pilasters and copper window and brass door detailing. Sited on the corner of Elizabeth and Liverpool Street it has an angled corner, clock and main brass entry doors to the building. It is architecture that represents reliability and dependability. Adjacent to the main bank building is a later addition which is located over the Hobart Rivulet and adjacent to the viewing area into the Wellington Bridge over Hobart Rivulet.

The proposal is supported by a Heritage Impact Assessment by Purcell, dated 1 March 2021.

This proposal is for new external signage, internal and external demolition and alterations.

The proposed works must be assessed against E13.7.1 P1, E 13.7.2 P1, P2, P3 (demolition and new work on a heritage listed place), E13.8.1 P1 and E13.8.2 P1 (demolition and new work on a heritage precinct) and E17.7.2 P1 (signage on a heritage listed place and in a heritage precinct) and satisfy all sub clauses (a) to (i).

The demolition involves the more recent glazed shop front facade at the Elizabeth St ground level and internal office fitout. The existing signs will also be removed. There is no loss of fabric of significance to the place or precinct. The proposal satisfies E13.7.1 P1 and E13.8.1 P1.

The proposed new shopfront fitout (which is within the heritage precinct only) is consistent with existing shopfronts in Elizabeth Street and is not dissimilar to the current shopfront. The new work will not result in detriment to the heritage values of the precinct and therefore satisfies E13.8.2 P1.

The internal fitout is consistent with the existing bank fitout and is compatible with the internal layout of the current bank, is sympathetic and subservient to the heritage values of the place. The proposed internal work satisfies E13.7.2 P1, P2 and P3.

The signage is replacement signage and no additional signs are proposed. The existing fixings will be used. While the signage is illuminated, the signage is consistent with the nature of the existing signage. The new signage will not detract from the character and heritage values of the place or precinct. The proposal satisfies E17.7.2 (a) to (i).

No excavation is proposed, therefore E13.10.1 A1 is satisfied. The proposal is acceptable when assessed against the relevant provisions of the Historic Heritage Code of the Scheme.

6.7.6 The proposal complies with the performance criterion.

6.8 Signage Part E17.0

6.8.1 The acceptable solution at clause E17.7.1 A1 requires a sign to comply with the standards listed in Table E.17.2. Specifically any window sign must not obscure greater than 10% of the window surface.

The acceptable solution at clause E17.7.1A2 allows for a maximum of one (1) of each sign type and a maximum of one window sign per business per street frontage.

6.8.2 The proposal includes a window sign which obscures greater than 10% of the window surface allowed under Sign Standards Table E17.2.

The proposal includes three new window signs on the business' Elizabeth Street Mall frontage.

6.8.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.8.4 The performance criterion at clause E17.7.1 P1 and E17.7.1P2 provides as follows:

P1

*A sign not complying with the standards in Table E17.2 or has discretionary status in Table E17.3 must satisfy all of the following:*

- (a) be integrated into the design of the premises and streetscape so as to be attractive and informative without dominating the building or streetscape;*
- (b) be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located;*
- (c) be constructed of materials which are able to be maintained in a satisfactory manner at all times;*
- (d) not result in loss of amenity to neighbouring properties;*
- (e) not involve the repetition of messages or information on the same street frontage;*
- (f) not contribute to or exacerbate visual clutter;*
- (g) not cause a safety hazard.*

P2

*The number of signs per business per street frontage must:*

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

- 6.8.5 The objective of applying standards for signage is to ensure that the design and siting of signs complement or enhance the characteristics (in this instance) of the built environment in which they are located.

As stated above, the building is occupied by the National Australia Bank.

There are currently a number of signs on the elevation facing the Elizabeth Street Mall and Liverpool Street, including an existing horizontal projecting signs, wall signs and a transom sign (see fig. 8 and 9) These signs are proposed to be amended to reflect changes to the graphic design and lettering of the National Australia Bank. As these are legally existing signs, these alterations are exempt under E17.4.3 which states:.

*Changes to the graphics of a legally existing sign, including text, graphic design and colour is exempt from requiring a permit under this planning scheme.*

As evident in figure 8, there are currently a small number of window signs



consisting of adhesive film relating to opening hours and other functions within the building on the Elizabeth Street Mall frontage. These signs will be removed.

The proposed window sign consisting of the National Bank of Australia Star logo does not comply with the standards in Table E17.2 as it will result in approximately 30% of the window surface being obscured. While it is acknowledged that the sign is large, when viewed in context of the scale of the building, it will not dominate the building and the simplicity of the design is considered to be attractive and appropriate in its dimensions.

It is considered that this sign will provide visual interest and due to consisting of frosted adhesive, will ensure that the privacy of the office staff and clients is maintained. The design is considered to be attractive and will not dominate the streetscape or premises nor contribute to visual clutter.

The sign consists of adhesive film, which is able to be maintained in a satisfactory manner and due to the fact it is not illuminated will not result in a loss of amenity to neighbouring properties, the use of which are either commercial or retail in nature. As stated above, this window sign is the sole sign which only contains the logo and therefore does not result in a repetition of messages or information on the same street frontage.

The three (3) proposed window signs contain different messages relating to the bank, specifically opening hours, functions provided by the bank and the National Australia Bank Star logo. The signs relating to opening hours and functions of the bank are illuminated between 5am and 2pm.

Although the proposal will result in five signs on this elevation, only two, specifically the horizontal projecting wall sign and the transom sign will contain the same message. However, both signs can only be seen at the same time when viewed from certain sections of the Elizabeth Street Mall. As a result it is considered that there is no repetition of messages or information.

Although a number of the signs are illuminated between 5am and 2am, the signs located on the glazed area of the facade facing the Elizabeth Street Mall are not visible to oncoming traffic in Elizabeth Street. Council's Traffic Engineer has assessed the proposal and advised that these signs will not create a safety hazard nor result in a loss of amenity to neighbouring properties or businesses.

When comparing the existing and proposed signage on the building it is evident that there is no further signage on the Liverpool Street frontage. These two signs will not result in any visual clutter and will continue to be effective signs. In terms of the Elizabeth Street frontage, it is considered that the proposed external works and alterations to the existing glazed section of the facade, including the removal of the awning and ATM will reduce the visual clutter of this facade. The new signage is simple, streamline and effective in its design and is considered to be appropriate for the use of the site and scale of the building.

#### 6.8.6 The proposal complies with the performance criterion.

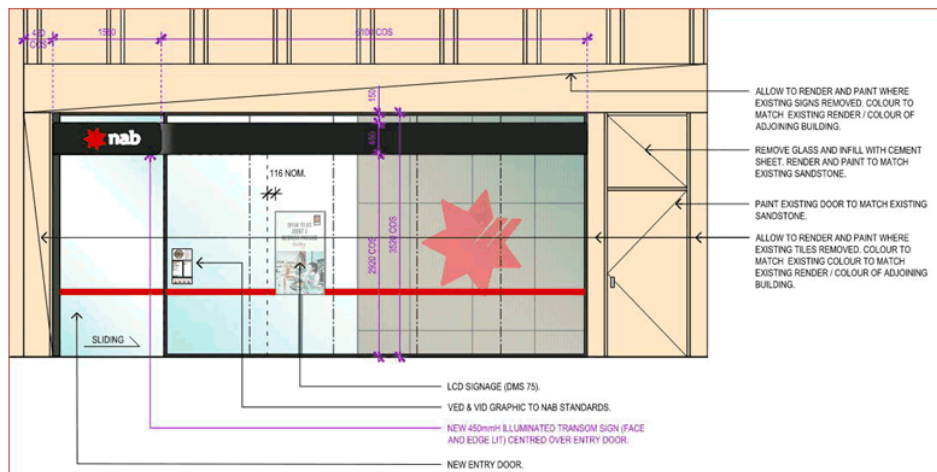


Fig. 10 - three new (discretionary) window signs located on the building's facade facing the Elizabeth Street Mall

## 7. Discussion

- 7.1 Planning approval is sought for Partial Demolition, Alterations and Signage at 76 Liverpool Street Hobart.
- 7.2 The application was advertised and no representations were received.
- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.
- 7.4 The proposal has been assessed by other Council officers, including the Council's Development Engineer, Cultural Heritage Officer, and Traffic Engineer. The officers have raised no objection to the proposal, subject to conditions.

7.5 The proposal has been approved, subject to a condition, by the Tasmanian Heritage Council. Refer to Attachment B for their decision.

7.6 The proposal is recommended for approval.

## 8. Conclusion

8.1 The proposed Partial Demolition, Alterations and Signage at 76 Liverpool Street Hobart satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

**9. Recommendations**

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Partial Demolition, Alterations and Signage at 76 Liverpool Street Hobart for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

**GEN**

**The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-21-139 76 LIVERPOOL STREET HOBART TAS 7000 - Final Planning Application except where modified below.**

Reason for condition

To clarify the scope of the permit.

**THC**

**The use and/or development must comply with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, THC Works Ref: 6506 dated 14 April 2021, as attached to the permit.**

Reason for condition

To clarify the scope of the permit.

**ENG 1**

**Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:**

1. **Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or**
2. **Be repaired and reinstated by the owner to the satisfaction of the Council.**

**A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.**

**A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway**

crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.

Reason for condition

To ensure that any of the Council's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

### ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's [website](#) for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

### BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016*. Click [here](#) for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

### PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click [here](#) for more information.

### OCCUPATION OF THE PUBLIC HIGHWAY

You may require a permit for the occupation of the public highway for construction or special event (e.g. placement of skip bin, crane, scissor lift etc). Click [here](#) for more information.

You may require an occupational license for structures in the Hobart City Council highway reservation, in accordance with conditions to be established by the Council. Click [here](#) for more information.

You may require a road closure permit for construction or special event. Click [here](#) for more information.

You may require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve). Click [here](#) for more information.

#### **PERMIT FOR VEHICLE ACCESS TO ELIZABETH STREET MALL**

You may require a permit for vehicle access to the Elizabeth Street mall. Please contact the Hobart City Council's Customer Services and Parking operations.



(Deanne Lang)

**Development Appraisal Planner**

*As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.*



(Ben Ikin)

**Senior Statutory Planner**

*As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.*

Date of Report: 22 April 2021

**Attachment(s):**

Attachment B - CPC Agenda Documents

Attachment C - Planning Referral Officer Cultural Heritage Report





**NAB Hobart**  
76 Liverpool St, Hobart, TAS 7000

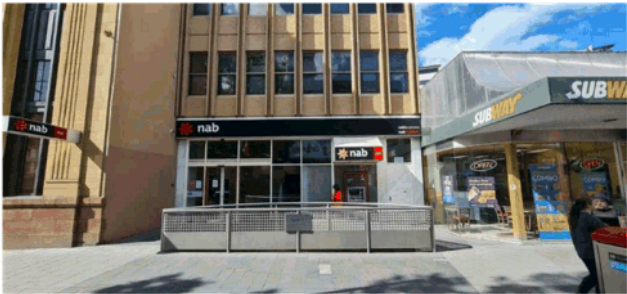
Development Approval

- DA.00 Cover Page, Locality Plan & Photos
- DA.00a Site Plan
- DA.01 Existing Conditions & Demolition Plan
- DA.02 Layout Plan
- DA.03 External Elevations
- DA.04 External Elevations
- DA.05 External Elevations
- DA.06 External Elevations

**NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH NAB DNT STANDARDS MANUAL, VOLUME 1.0 REV A DATED MAY 2020 & ADDENDUM DATED JUNE 2020**



76 LIVERPOOL ST, HOBART, TAS 7000



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Development Approval

No.	Revisions:	Date:
1	DA Issue	06-02-2021
A	DA Issue	16-02-2021
B	DA Revision	17-02-2021

**Built.**



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NAB Hobart  
76 Liverpool St, Hobart,  
TAS 7000  
Client:  
NAB  
Drawing Title:  
Existing Conditions /  
Demolition Plan  
Date:  
15-10-2020  
Scale:  
1:100 @ A2  
Drawn:  
AC / SD  
Checked:  
MB  
Project No:  
20264  
Project NLA:  
-

Drawing No. DA.00 Revision B

DA.00a - External Elevations - NAB Hobart - Development Approval - 15-10-2020 - MB - MB - 15-10-2020





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Development Approval

No.	Revisions:	Date:
-	DA Issue	08-02-2021
A	DA Issue	18-02-2021
B	Existing cantilever sign frings to be retained and reused to mount new cantilever signs. DA Revision	17-02-2021

**Built.**

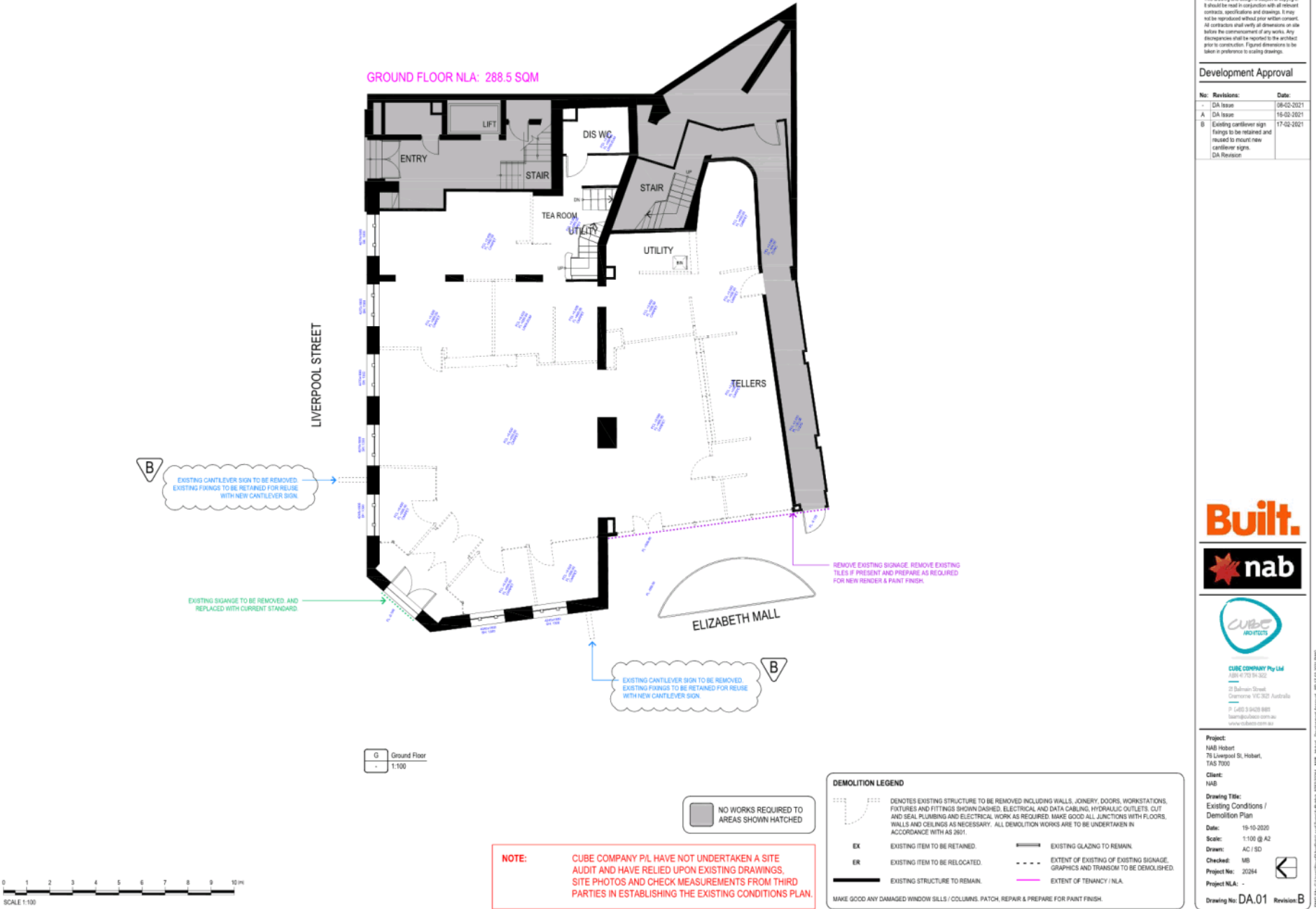
**nab**

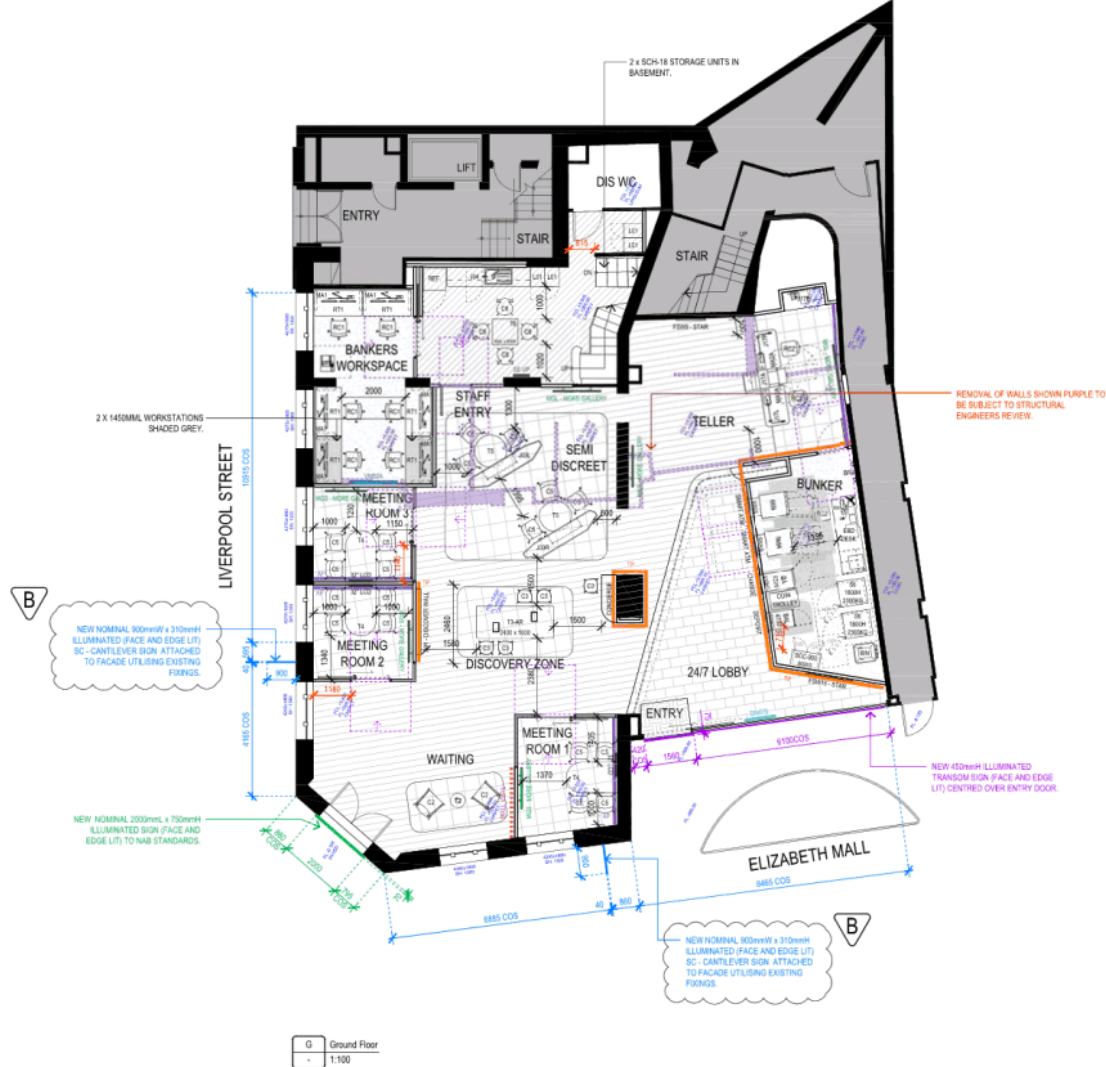


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**Project:**  
NAB Hobart  
79 Liverpool St, Hobart, TAS 7000  
**Client:**  
NAB  
**Drawing Title:**  
Site Plan  
**Date:**  
19-10-2020  
**Scale:**  
1:200 @ A2  
**Drawn:**  
AC / SD  
**Checked:**  
MB  
**Project No:**  
20264  
**Project NLA:**  
-

Drawing No. DA.00a Revision B





NOTE: THIS PAGE IS TO BE PRINTED  
IN COLOUR

NO WORKS REQUIRED TO  
AREAS SHOWN HATCHED

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Development Approval

No.	Revisions:	Date:
-	DA Issue	08-02-2021
A	DA Issue	16-02-2021
B	Existing cantilever sign fixings to be retained and reused to mount new cantilever signs. DA Revision	17-02-2021



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Project:  
NAB Hobart  
76 Liverpool St, Hobart,  
TAS 7000  
Client:  
NAB  
Drawing Title:  
Proposed Plan

Date:  
15-10-2020  
Scale:  
1:100 @ A2  
Drawn:  
AC / SD  
Checked:  
MB  
Project No:  
20264  
Project NLA:  
-

Drawing No. DA.02 Revision B





Proposed Elevation - Liverpool Street  
1:50



Existing Conditions - Liverpool Street  
NTS

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Development Approval

No.	Revisions:	Date:
-	DA Issue	08-02-2021
A	DA Issue	16-02-2021
B	Existing cantilever sign fixings to be retained and reused to mount new cantilever signs. DA Revision	17-02-2021

**Built.**



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**Project:**  
NAB Hobart  
76 Liverpool St, Hobart,  
TAS 7000  
**Client:**  
NAB  
**Drawing Title:**  
External Elevations  
**Date:**  
15-10-2020  
**Scale:**  
1:50 @ A2  
**Drawn:**  
AC / SD  
**Checked:**  
MB  
**Project No:**  
20264  
**Project NLA:**  
-

Drawing No. DA.04 Revision B

DA.04 - External Elevations - Liverpool Street - NAB - Development Approval - 15-10-2020 - MB - NAB - Development Approval - 15-10-2020 - MB



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Development Approval

No.	Revisions:	Date:
-	DA Issue	08-02-2021
A	DA Issue	16-02-2021
B	Existing cantilever sign facing to be retained and reused to mount new cantilever signs. DA Revision	17-02-2021

**Built.**

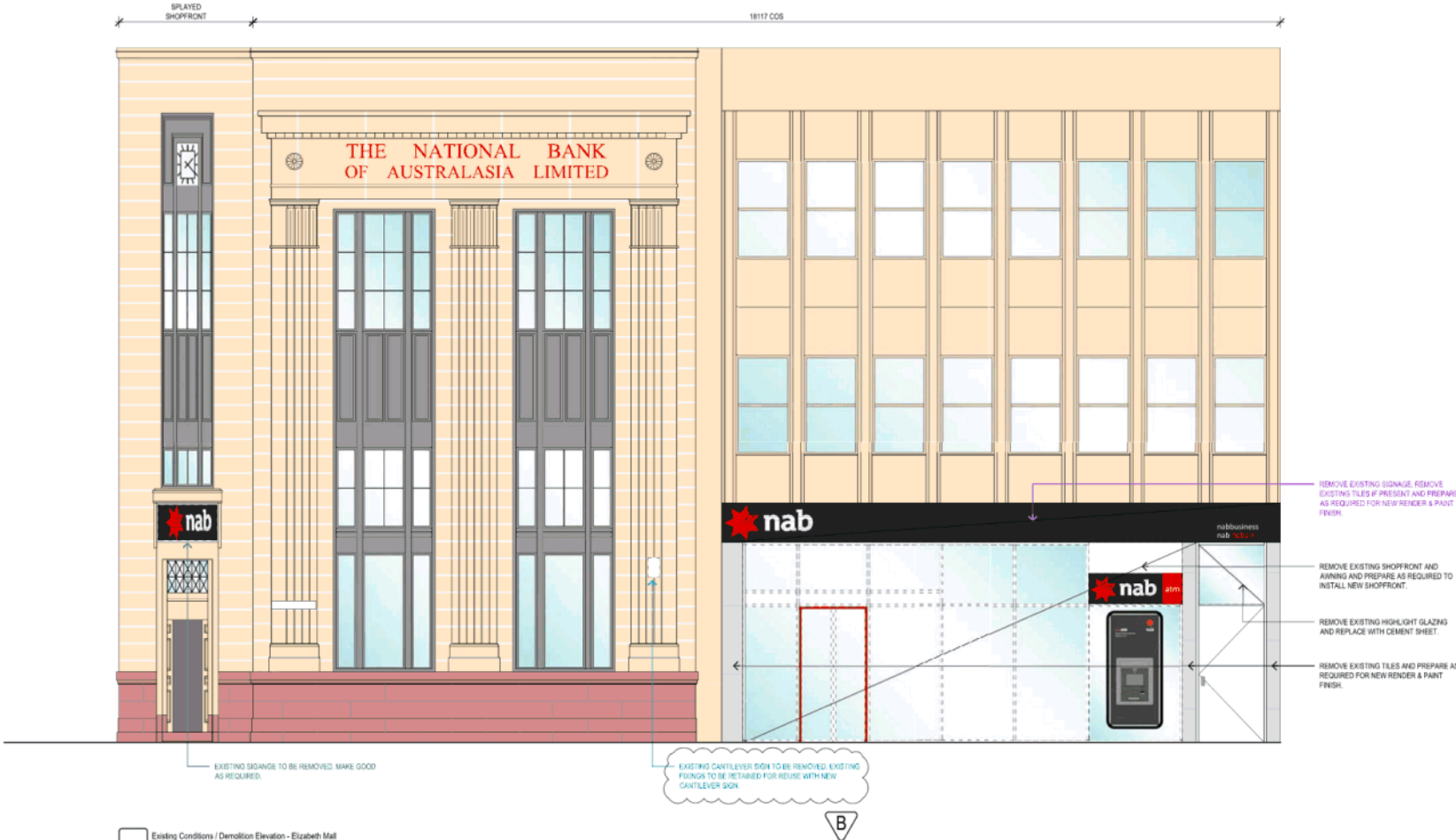
**nab**

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ARCHITECTS

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TAS 7000  
Client:  
NAB  
Drawing Title:  
External Elevations  
Date:  
15-10-2020  
Scale:  
1:50 @ A2  
Drawn:  
AC / SD  
Checked:  
MB  
Project No:  
20264  
Project NLA:  
-

Drawing No. DA.05 Revision B



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Development Approval

No.	Revisions:	Date:
-	DA Issue	08-02-2021
A	DA Issue	16-02-2021
B	Existing cantilever signs Fittings to be retained and reused to mount new cantilever signs. DA Revision	17-02-2021



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TAS 7000  
Client:  
NAB  
Drawing Title:  
External Elevations  
Date:  
15-10-2020  
Scale:  
1:50 @ A2  
Drawn:  
AC / SD  
Checked:  
MB  
Project No:  
20264  
Project NLA:  
-

Drawing No. DA.06 Revision B

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Drawing No. DA.06 Revision B

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5.0 Signage  
CL- Cantilever-  
Horizontal Sign



Retail	Smart
✓	
BC	Hub



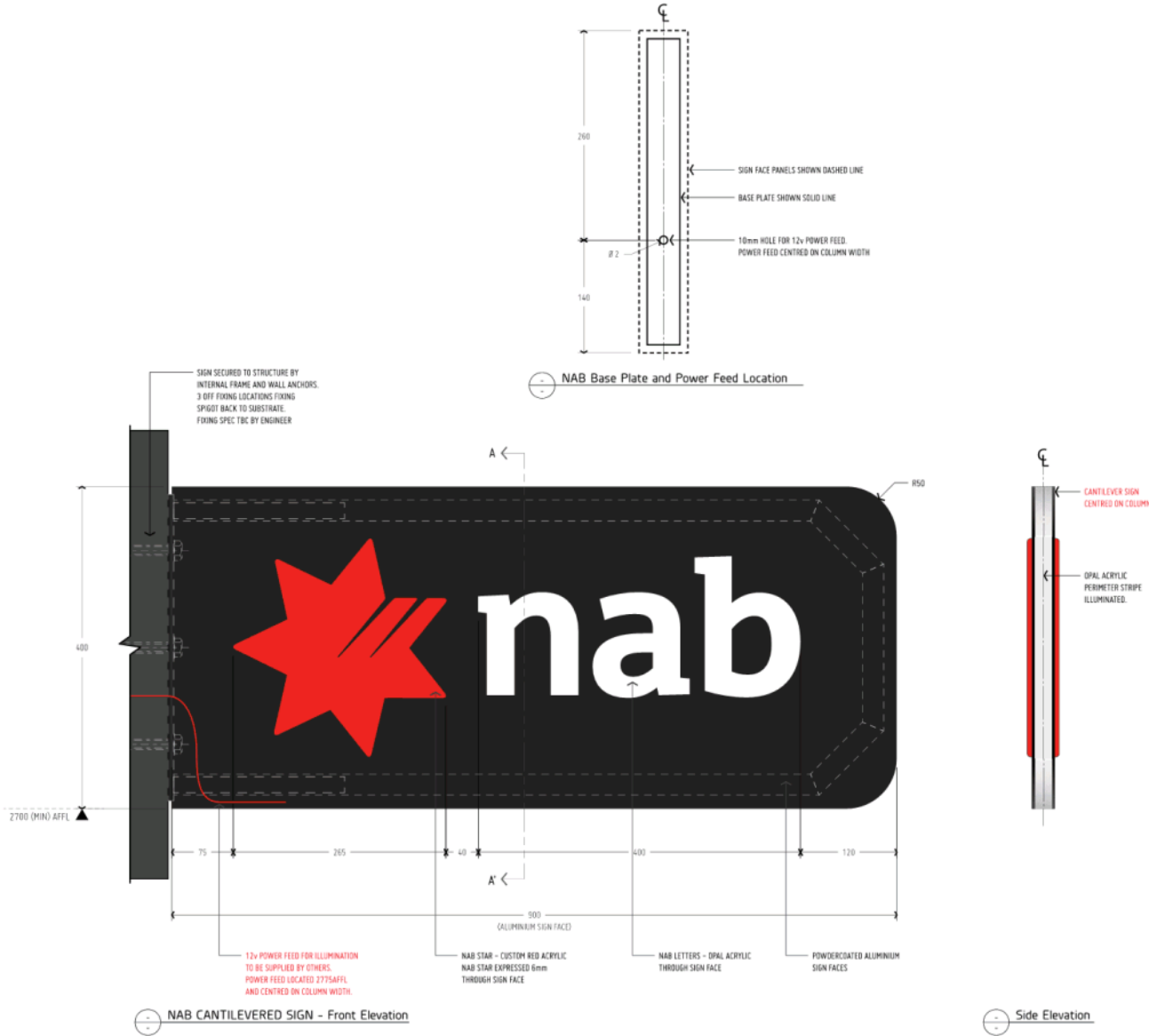
5.0 Signage  
CL- Cantilever-  
Horizontal Sign

- Dimensions
- 900mm x 400mm x 40mm

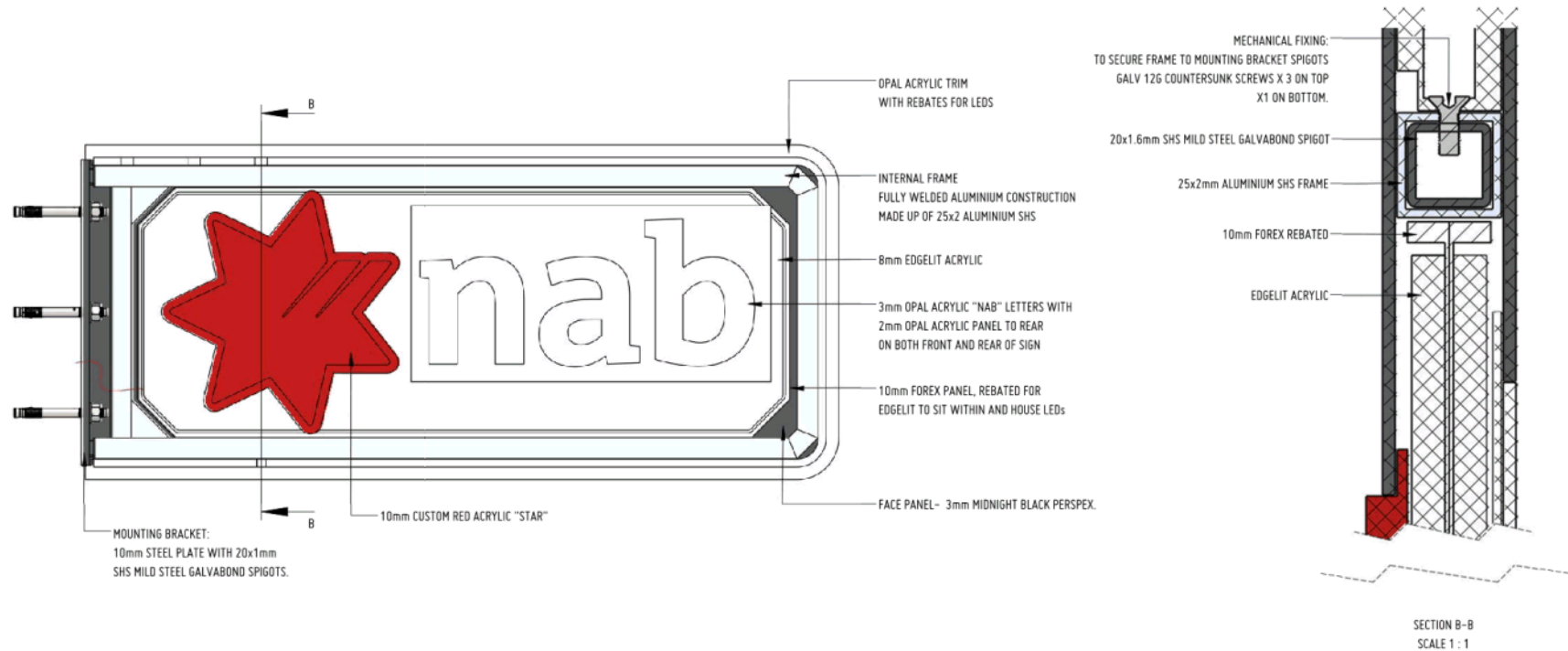
- Materials
- Fabricated aluminium sign frame
  - Illuminated acrylic graphics
  - Illuminated edge.

- Colours
- Black - Powdercoated Satin Lunar Eclipse
  - White Illumination - Opal Acrylic
  - Red Acrylic - Perspex PX Red Acrylic.

Retail	Smart
✓	
BC	Hub

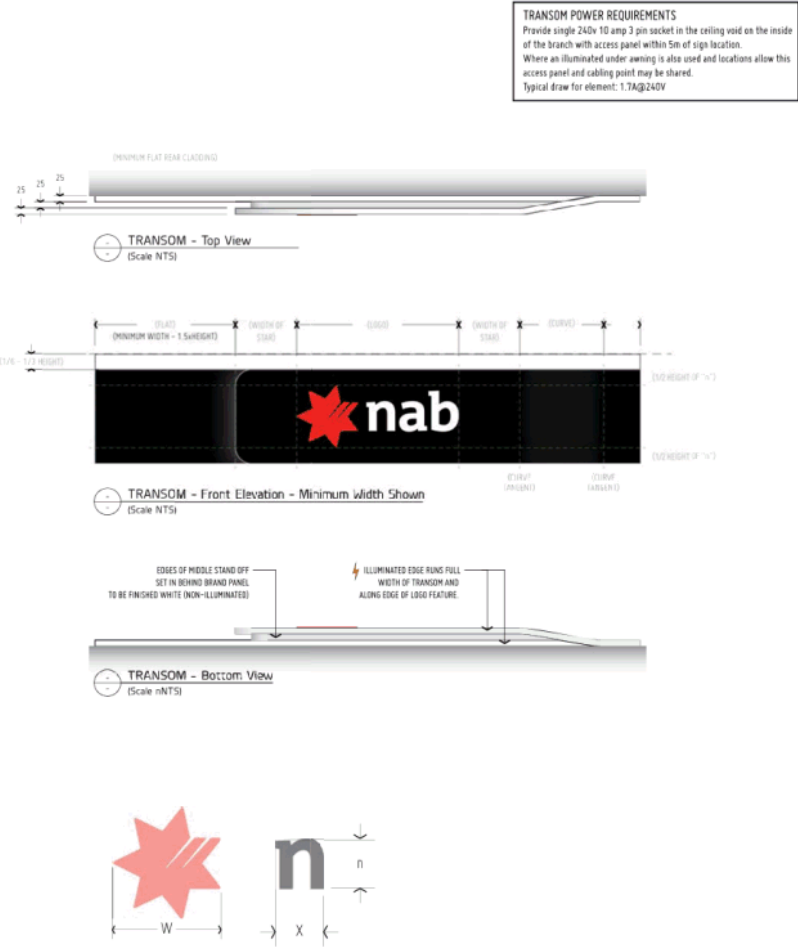
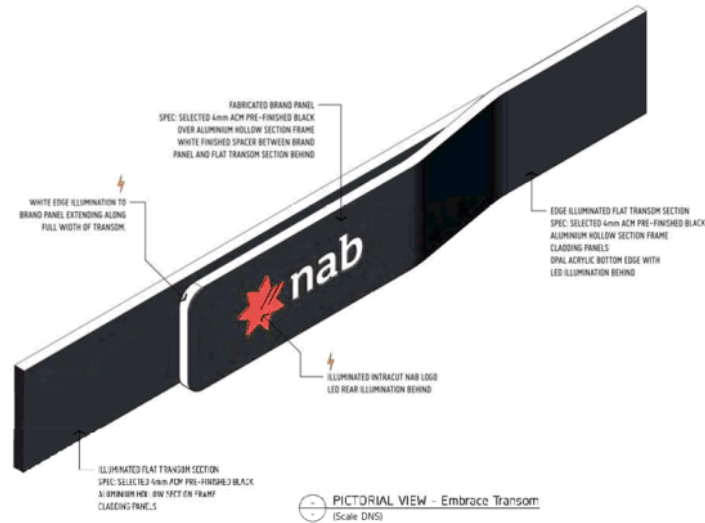


5.0 Signage  
CL- Cantilever-  
Horizontal Sign Details



Retail	Smart
✓	
BC	Hub

5.0 Signage  
TR- Embrace Transom  
Construction Detail



Retail	Smart
✓	
BC	Hub

# 4

# Chapter 4

## Architectural Schedules

Volume 1.0 Rev A | May 2020



more than money

# 4.0 Architectural Schedules

**Chapter 04**  
**Architectural Schedules**

Furniture Schedule (01 Rev A) .....3  
Finishes Schedule (01 Rev A).....9  
Equipment Schedule (01 Rev A).....19  
DoorSchedule.....33  
Joinery Schedule.....35  
Lighting.....39

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## **APPENDIX A**

---

### Drawing Set and Proposed Development



<b>Documentation Transmittal</b>	
<b>Project Name</b>	NAB - Hobart
<b>Project Address</b>	76 Liverpool St, Hobart, TAS 7000
<b>Project No</b>	20264
<b>Sheet</b>	1 of 1



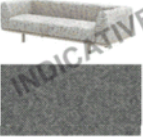



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[illegible]

**4.0 Architectural Schedules****Furniture Schedule**

Note:

1. Quantities to be confirmed from drawings prior to placement of order.
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Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
<b>Chairs</b>							
C1	Lounge		<b>Platforma Lounge</b> <b>Frame</b> Victorian Ash <b>Upholstery</b> Laine <b>Colour</b> Lucca 0216 <b>Size</b> 1800L x 700H x 800D   450SH <b>Power/Data</b> N/A	Casual Seating	<b>Company</b> Zenith <b>Contact</b> Hannah Sharpe <b>Phone</b> 02 9125 6700 <b>Phone</b> 0425 560 163 <b>Bulk Procurement Agreement</b> Y	6-8 Weeks	
C2	Lounge Chair		<b>Oslo Lounge Chair 2.0</b> <b>Frame</b> LV8 <b>Upholstery</b> Laine <b>Colour</b> Trieste 4501 <b>Size</b> 730H x 724W x 711D   450SH x 616AH <b>Power/Data</b> N/A	Casual Seating	<b>Company</b> KEZU <b>Contact</b> Carlos Letelier <b>Phone</b> 02 9669 1788 <b>Phone</b> 0439 777 089 <b>Bulk Procurement Agreement</b> Y	2 weeks	
C3	High Stool		<b>About A Stool</b> <b>Frame</b> Oak <b>Foot Ring</b> Stainless Steel <b>Upholstery</b> N/A <b>Seat Colour</b> Black Polypropylene <b>Size</b> 640SH <b>Power/Data</b> N/A	Concierge & Digi Bar	<b>Company</b> HAY <b>Contact</b> Matthew Fowler <b>Phone</b> 02 8062 6021 <b>Phone</b> 0422 174 998 <b>Bulk Procurement Agreement</b> Y	In stock Otherwise 10-12 weeks	
C5	Chair		<b>Loop Chair</b> <b>Frame</b> Polypropylene Reinforced with Fibreglass <b>Colour</b> Black <b>Upholstery</b> Instyle Zone <b>Colour</b> Dance <b>Castors</b> Black <b>Power/Data</b> N/A	Meeting Rooms & Semi Discreet	<b>Company</b> Ownworld <b>Contact</b> James Peachy <b>Phone</b> 02 9358 1155 <b>Phone</b> 0423 535 355 <b>Bulk Procurement Agreement</b> Y	4 weeks (in stock) 12 weeks	



**4.0 Architectural Schedules****Furniture Schedule**

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C8	BOH Breakout Chair		<b>Jac Side Chair</b> <b>Frame</b> 4 Leg base powder coated <b>Colour</b> Black Night (ZPC_003) <b>Upholstery</b> Polypropylene seat shell <b>Colour</b> Olive (ZPL_010) <b>Size</b> W540 x D525 x H820, SH450mm <b>Power/Data</b> N/A	BOH Breakout	<b>Company</b> Zenith <b>Contact</b> Hannah Sharpe <b>Phone</b> 03 8523 0193 <b>Phone</b> 0425 560 163 <b>Bulk Procurement Agreement</b> Y		4-6 Weeks	
RC1	Task Chair		<b>Zody Workstation Chair - No Arms</b> <b>Frame</b> Black Chair Frame <b>Hardware</b> Base Power coat Metallic Silver <b>Upholstery</b> Mesh back, Tellure, Black 3A0018 <b>Feature</b> Back Stop & Forward Tilt <b>Note</b> Ensure all task chairs in branch match	BOH Workspace	<b>Company</b> Haworth <b>Contact</b> Jubbin Grewal <b>Phone</b> 1300 176 075 <b>Phone</b> 0426 226 789 <b>Bulk Procurement Agreement</b> Y		8-9 Weeks	
RC1A	Task Chair		<b>Zody Workstation Chair - With Arms</b> <b>Frame</b> Black Chair Frame <b>Hardware</b> Base Power coat Metallic Silver <b>Upholstery</b> Mesh back, Tellure, Black 3A0018 <b>Feature</b> Back Stop & Forward Tilt <b>Note</b> Ensure all task chairs in branch match	BOH Workspace	<b>Company</b> Haworth <b>Contact</b> Jubbin Grewal <b>Phone</b> 1300 176 075 <b>Phone</b> 0426 226 789 <b>Bulk Procurement Agreement</b> Y		8-9 Weeks	
RC2	Drafting Stool		<b>Zody Draft Stool (Zody Workstation Chair)</b> <b>Frame</b> Black <b>Seat</b> Fully Upholstered <b>Range/Colour</b> Tellure Black 34-018 <b>Backrest</b> Black Mesh <b>Feature</b> No Arms, Foot Ring	Tellers & EDB Desk	<b>Company</b> Haworth <b>Contact</b> Jubbin Grewal <b>Phone</b> 1300 176 075 <b>Phone</b> 0426 226 789 <b>Bulk Procurement Agreement</b> Y		8-9 Weeks	

**4.0 Architectural Schedules****Furniture Schedule**

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<b>Tables</b>							
T1	Coffee Table		<b>Platforma Coffee Table</b> <b>Table Top</b> Victorian Ash with Natural Finish <b>Base</b> Victorian Ash with Natural Finish <b>Edging</b> Victorian Ash with Natural Finish <b>Size (Ø x H)</b> 700Ø x 400H <b>Power/Data</b> N/A	Casual Seating	<b>Company</b> Zenith <b>Contact</b> Hannah Sharpe <b>Phone</b> 03 8523 0193 <b>Phone</b> 0425 560 163 <b>Bulk Procurement Agreement</b> Y	6-8 Weeks	
T2	Side Table		<b>Platforma Side Table</b> <b>Table Top</b> Victorian Ash with Natural Finish <b>Base</b> Victorian Ash with Natural Finish <b>Edging</b> Victorian Ash with Natural Finish <b>Size (Ø x H)</b> 450Ø x 465H <b>Power/Data</b> N/A	Casual Seating	<b>Company</b> Zenith <b>Contact</b> Hannah Sharpe <b>Phone</b> 03 8523 0193 <b>Phone</b> 0425 560 163 <b>Bulk Procurement Agreement</b> Y	6-8 Weeks	
T3A-L or T3A-R	High Table Standard Length		<b>Kissen High Table - Standard Length</b> <b>Top</b> Laminex 25mm Thick <b>Top Finish</b> Natural <b>Top Colour</b> Aries 079 <b>Edge</b> Square with 30mm radiused corners to match table top <b>Size</b> 2400L x 1000W x 900H <b>Base Finish</b> Solid Timber <b>Base Colour</b> Oak <b>Table Box:</b> 1x echo desk charging station in worktop <b>Power/Data</b> Cable reticulation through leg. *Refer to plan for location. Mounted GPO below bench, run cables below bench within mounted bracket. <b>Notes</b> To be hardwired and bolted down in all instances. Refer to Furniture Plan for LHS/RHS iPad justification	Discover	<b>Company</b> Zenith <b>Contact</b> Hannah Sharpe <b>Phone</b> 03 8523 0193 <b>Phone</b> 0425 560 163 <b>Bulk Procurement Agreement</b> Y	6-8 Weeks	

#### 4.0 Architectural Schedules

##### Furniture Schedule

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T3B-L or T3B-R	High Table 3/4 Length		Kissen High Table - 3/4 Length		Discover	Company	Zenith	6-8 Weeks	
			Top	Laminex 25mm Thick		Contact	Hannah Sharpe		
			Top Finish	Natural		Phone	03 8523 0193		
			Top Colour	Aries 079		Phone	0425 560 163		
			Edge	Square with 30mm radiused corners to match table top		Bulk Procurement Agreement	Y		
			Size	1800L x 1000W x 900H					
			Base Finish	Solid Timber					
			Base Colour	Oak					
			Table Box	1x echo desk charging station in worktop					
			Power/Data	Cable reticulation through leg. *Refer to plan for location. Mounted GPO below bench, run cables below bench within mounted bracket.					
			Notes	To be hardwired and bolted down in all instances. Refer to Furniture Plan for LHS/RHS ipad justification					
T3C	High Table Short Length		Kissen High Table - Short Length		Discover	Company	Zenith	6-8 Weeks	
			Top	Laminex 25mm Thick		Contact	Hannah Sharpe		
			Top Finish	Natural		Phone	03 8523 0193		
			Top Colour	Aries 079		Phone	0425 560 163		
			Edge	Square with 30mm radiused corners to match table top		Bulk Procurement Agreement	Y		
			Size	1000L x 1000W x 900H					
			Base Finish	Solid Timber					
			Base Colour	Oak					
			Table Box	1x echo desk charging station in worktop					
			Power/Data	Cable reticulation through leg. *Refer to plan for location. Mounted GPO below bench, run cables below bench within mounted bracket.					
			Notes	To be hardwired and bolted down in all instances.					

#### 4.0 Architectural Schedules

##### Furniture Schedule

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Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
T4	Meeting Room Table		<b>Stylus Disk Base with a D' End Top</b> <b>Top</b> Polytec Laminex 25mm Thick <b>Finish</b> Matte <b>Colour</b> Natural Oak <b>Edge</b> Square <b>Size</b> 1600L x 950W x 720H <b>Edge Finish</b> To Match Top <b>Lid Finish</b> To Match Top <b>Table Box</b> Integrated table box with Double GPO and HDMI positioned close to abutting wall <b>Power/Data</b> Cable reticulation via wall and under table top <b>Notes</b> Black Aluminium angle bracket fixed to wall	Meeting Rooms	<b>Company</b> Zenith <b>Contact</b> Hannah Sharpe <b>Phone</b> 03 8523 0193 <b>Phone</b> 0425 560 163 <b>Bulk Procurement Agreement</b> Y	6-8 Weeks	
T5	Sem Discreet Table		<b>Stylus Disk Base with Round Top</b> <b>Top</b> Laminex 25mm Thick <b>Colour</b> Aries 079 <b>Finish</b> Matte <b>Edge</b> Shark nose <b>Edge Finish</b> To Match Top <b>Base Finish</b> Black Powder coat <b>Size</b> 950Ø x 720H	Semi Discreet	<b>Company</b> Zenith <b>Contact</b> Hannah Sharpe <b>Phone</b> 03 8523 0193 <b>Phone</b> 0425 560 163 <b>Bulk Procurement Agreement</b> Y	6-8 Weeks	
T6	Back of House Table		<b>Stylus Disc Base with Square Top</b> <b>Top</b> Laminex 25mm Thick <b>Colour</b> Aries 079 <b>Finish</b> Matte <b>Edge</b> Square to match table top <b>Base Finish</b> Black Powder coat <b>Size</b> 800L x 800W x 720H	BOH Breakout	<b>Company</b> Zenith <b>Contact</b> Hannah Sharpe <b>Phone</b> 0425 650 163 <b>Phone</b> 0425 560 163 <b>Bulk Procurement Agreement</b> Y	6-8 Weeks	

**4.0 Architectural Schedules****Furniture Schedule**

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T7	Back of House Table		<b>Stylus Disc Base with Square Top</b> <b>Top</b> Laminex 25mm Thick <b>Colour</b> Aries 079 <b>Finish</b> Matte <b>Edge</b> Square to match table top <b>Base Finish</b> Black Powder coat <b>Size</b> 1000L x 1000W x 720H	BOH Breakout	<b>Company</b> Zenith <b>Contact</b> Hannah Sharpe <b>Phone</b> 03 8523 0193 <b>Phone</b> 0425 560 163 <b>Bulk Procurement Agreement</b> Y		6-8 Weeks	
RT1	Workstation Retail		<b>Workstation Zenith Rumba - Retail</b> <b>Top Finish</b> Laminex 32mm Thick <b>Base Finish</b> White Powder coated <b>Screen</b> Zenith S50 Privacy Screens 50mm Thick <b>User Adjust Positions</b> 630mm min - 950 max <b>Size</b> 1500L x 800W x 720H <b>Power/Data</b> N/A	BOH Workspace	<b>Company</b> Zenith <b>Contact</b> Hannah Sharpe <b>Phone</b> 03 8523 0193 <b>Phone</b> 0425 560 163 <b>Bulk Procurement Agreement</b> Y		6-8 Weeks	
T02	Workstation Business Bank		<b>Workstation Zenith Rumba - Business Bank</b> <b>Top Finish</b> White Laminex 32mm Thick <b>Base Finish</b> White Powder Coated <b>Screen</b> Zenith S50 Privacy Screens 50mm Thick <b>User Adjust Positions</b> 630mm Min - 950mm Max <b>Size</b> 1600L x 800W x 720H <b>Power/Data</b> N/A <b>Note</b> Powder coat finish to frame: Akzo Nobel Interpon - White satin - GA124A Screen fabric: Kvadrat - Pause 3, Grey 113 80dia Umbilical to ceiling, translucent finish.	Business Bank	<b>Company</b> Zenith <b>Contact</b> Hannah Sharpe <b>Phone</b> 03 8523 0193 <b>Phone</b> 0425 560 163 <b>Bulk Procurement Agreement</b> Y		6-8 Weeks	

#### 4.0 Architectural Schedules

##### Finishes Schedule

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Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
<b>Ceiling Finish</b>							
CF1	Ceiling Finish Set Plasterboard Ceiling		<b>New Set Plasterboard Ceiling / Bulkhead</b> <b>Painted with Dulux Professional Enviro2 Tintable Ceiling Flat</b> <b>Substrate</b> CSR Gyprock Plasterboard <b>Colour</b> Vivid White   PN2E1 <b>Duspec</b> AUDD1466 <b>Extras</b> Square set wall junctions. Flush set ceiling junctions. <b>Installation Notes</b> Refer to Gyprock Commerical Installation Guide	General ceiling finish throughout, unless noted otherwise.	<b>Company</b> Dulux <b>Contact</b> Christine Kotsis <b>Phone</b> 02 9794 9866 <b>Phone</b> 0412 805 654 <b>Bulk Procurement Agreement</b> Y/N <b>Company</b> Gyprock <b>Contact</b> Gavin Bernadino <b>Phone</b> 1300 306 556 <b>Phone</b> 0418 200 281 <b>Bulk Procurement Agreement</b> Y/N		
CF2	Ceiling Finish Grid and Tile		<b>Armstrong Prelude 24mm Ceiling Grid System</b> <b>Size</b> 1200 x 600 <b>Tile</b> Armstrong Dune Square Lay-in <b>Grid Colour</b> White <b>Extras</b> Provide nom. 10mm shadow line to all wall junctions.	Ceilings Where Noted. BOH Bunker, Workspace and Bathrooms.	<b>Company</b> Armstrong Ceilings <b>Contact</b> Mark Sneddon <b>Phone</b> 02 9748 1588 <b>Phone</b> 0412 736 395 <b>Bulk Procurement Agreement</b> Y/N		
CF4	Ceiling Finish Perforated Plasterboard		<b>Rigitone Matrix 8mmm Round</b> <b>Size</b> 1998L x 1188W <b>Colour</b> Vivid White   PN2E1 <b>Duspec</b> AUDD1466 <b>Installation Notes</b> Refer to Gyprock Commerical Installation Guide. <b>Linear diffuser to sit hard up against edge of perforated plasterboard</b>	Ceilings Where Noted. Transaction + Sales and Conversation Zones.	<b>Company</b> Gyprock <b>Contact</b> Gavin Bernadino <b>Phone</b> 1300 306 556 <b>Phone</b> 0418 200 281 <b>Bulk Procurement Agreement</b> Y/N <b>Company</b> Dulux <b>Contact</b> Christine Kotsis <b>Phone</b> 02 9794 9866 <b>Phone</b> 0412 805 654 <b>Bulk Procurement Agreement</b> Y/N		

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##### Finishes Schedule

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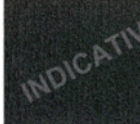


Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
CF6	Ceiling Finish Paint		Existing ceilings painted with Dulux Professional Enviro2 Tintable Ceiling Flat  <div> <div>Colour</div> <div>Vivid White   PN2E1</div> </div> <div> <div>Duspec</div> <div>AUDD1466</div> </div>	Ceilings Where Noted	<div>Company</div> <div>Dulux</div> <div>Contact</div> <div>Christine Kotsis</div> <div>Phone</div> <div>02 9794 9866</div> <div>Phone</div> <div>0412 805 654</div> <div>Bulk Procurement Agreement</div> <div>Y/N</div>		
CF7	Ceiling Finish (External Set Ceiling)		External Soffit, Moisture Resistant Plasterboard  <div> <div>Colour</div> <div>Vivid White   PN2E1</div> </div>	Ceilings Where Noted	<div>Company</div> <div>Dulux</div> <div>Contact</div> <div>Christine Kotsis</div> <div>Phone</div> <div>02 9794 9866</div> <div>Phone</div> <div>0412 805 654</div> <div>Bulk Procurement Agreement</div> <div>Y/N</div>		
Floor Finish							
FF1	Floor Finish (Porcelain Tile)		<b>Porcelain Tile</b> <div> <div>Range</div> <div>Porcelain Tile</div> </div> <div> <div>Finish</div> <div>Ash Black</div> </div> <div> <div>Size</div> <div>600L x 300W</div> </div> <div> <div>Sealant</div> <div>Not Required</div> </div> <div> <div>Installation</div> <div>Brick laid</div> </div> <div> <div>Slip / Pendulum Rating</div> <div>P5</div> </div> <div> <div>Grout</div> <div>Mapei Ultracolor Plus   119</div> </div>	A/H Lobby	<div>Company</div> <div>Surface Gallery</div> <div>Contact</div> <div>Adrian Zipevski</div> <div>Phone</div> <div>(02) 9566 2002</div> <div>Phone</div> <div></div> <div>Bulk Procurement Agreement</div> <div>Y</div>	In stock 8 Weeks Back Stock	
FF3	Floor Finish Carpet Tile		<b>Tweed Carpet</b> <div> <div>Range</div> <div>Tweed</div> </div> <div> <div>Colour</div> <div>Curl 4118PL</div> </div> <div> <div>Size</div> <div>1000L x 250W</div> </div> <div> <div>Backing</div> <div>Standard PVC</div> </div> <div> <div>Installation</div> <div>Laid brick pattern Refer to Signature Flooring Ziggy Flooring Pattern</div> </div>	Tellers/Semi Discreet/Meeting Room/s Zone	<div>Company</div> <div>Signature Flooring</div> <div>Contact</div> <div>Andrew Davis</div> <div>Phone</div> <div>03 9401 0812</div> <div>Phone</div> <div>0407 965 669</div> <div>Bulk Procurement Agreement</div> <div>Y/N</div>	In Stock 10-12 Weeks Back Stock	



**4.0 Architectural Schedules****Finishes Schedule**

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FF4	Floor Finish Vinyl		<b>Transform Vinyl</b> Range Transform Colour Ultimo Oak   24867 Slip / Pendulum Rating R10 Size 1320L x 196W 2.5 Thick Installation Straight laid *Refer to Drawings for Direction	FOH.	<b>Company</b> Signature Flooring <b>Contact</b> Andrew Davis <b>Phone</b> 03 9401 0812 <b>Phone</b> 0407 965 669 <b>Bulk Procurement Agreement</b> Y/N	In Stock 10-12 Weeks Back Stock	
FF5	Floor Finish Carpet Tile		<b>NAB Carpet</b> Range NAB 12 EG Colour Charcoal 7900 (SD3170A-37772) Size 500 x 500 Backing Envirobac Installation Laid monolithic	BOH Workspace and ATM Bunker.	<b>Company</b> Godfrey Hirst <b>Contact</b> Julian O'Dowel <b>Phone</b> <b>Phone</b> 0412 535 356 <b>Bulk Procurement Agreement</b> Y	In Stock 6-8 Weeks Back Stock	
FF6	Floor Finish Vinyl		<b>Tarkett Vinyl Flooring</b> Range ID Granit SD Colour Black 0713 Size Roll Format Slip / Pendulum Rating R9	Comms and Sec Rack.	<b>Company</b> Tarkett <b>Contact</b> Kelly Crawford <b>Phone</b> 02 8853 1200 <b>Phone</b> 0400 080 740 <b>Bulk Procurement Agreement</b> Y/N	In stock 10-12 Week Back Stock	
FF7	Floor Finish Vinyl		<b>Forbo Vinyl Flooring</b> Range Surestep Original Colour Elephant 171952 Size Roll Format Slip / Pendulum Rating R10	BOH Breakout/Bathroom.	<b>Company</b> Forbo Flooring <b>Contact</b> John Liston <b>Phone</b> 1800 224 471 <b>Phone</b> 0419 209 719 <b>Bulk Procurement Agreement</b> Y/N	In stock 10 Week Back Stock	

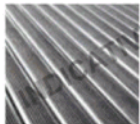

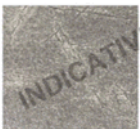



## 4.0 Architectural Schedules

## Finishes Schedule

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FF8	Floor Finish Entry		<b>Walmay Inset/ Recessed Entry Mat</b> <b>Range</b> Monument Maxi Brush 2 <b>Insert Colour</b> Black 142 <b>Code</b> C2- MB2 <b>Matuell Frame</b> MF1235 <b>Aluminium Colour</b> Black <b>Size</b> Site Specific   12mm Thick	Entry.	<b>Company</b> Walmay <b>Contact</b> Marcus Deayton <b>Phone</b> 1300 393 493 <b>Phone</b> 0409 055 379 <b>Bulk Procurement Agreement</b> Y/N	2 weeks	
FF9	Floor Finish Tactile Ground Surface Indicators		<b>DTAC Black Top Classic Warning Tactile (Spiked)</b> <b>Range</b> Classic <b>Code</b> DT0200 <b>Size</b> Outer Dia: 35mm x Top Dia: 25mm x Thickness: 5mm x Shaft: M6 x 18mm <b>Slip / Pendulum Rating</b> R12/P5	Floors Where Noted BOH Breakout/Bathroom	<b>Company</b> DTAC <b>Contact</b> <b>Phone</b> 1300 793 478 <b>Phone</b> <b>Bulk Procurement Agreement</b> Y/N	In stock	
FF10	Floor Finish Entry Ramp		<b>Porcelain Tile</b> <b>Range</b> Ocean Grey Porcelain Tile <b>Code</b> SG239 <b>Finish</b> Textured <b>Size</b> 600x300mm <b>Sealant</b> Not Required <b>Installation</b> Brick laid <b>Slip / Pendulum Rating</b> Textured: Class P5 <b>Grout</b> Mapei Ultracolour Plus   119	Tiles (24hr lobby)	<b>Company</b> Surface Gallery <b>Contact</b> Adrian Zipevski <b>Phone</b> (02) 9566 2002 <b>Phone</b> <b>Bulk Procurement Agreement</b> Y	In stock	
Graphic Film + Signage Material							
GF1	Glazing Film Safety Strip		<b>Safety Decal Applied to Rear of Glazing</b> Refer to Signage Chapter 5.0 (VSS-Vision Safety Stripe Horizontal)	Shopfront Glazing		Refer to PM for signage contractor details	
GF2	Glazing Film Privacy Film		<b>Privacy Film Applied to Rear of Glazing</b> Refer to Signage Chapter 5.0 (VPF-Vinyl Privacy Film)	Meeting Rooms Glazing		Refer to PM for signage contractor details	

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Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
GF3	Graphic Film		Graphic film Applied to plasterboard walls. Refer to Signage Chapter 5.0 (VWG- Vinyl Wall Graphics)	Walls Where Noted (FOH)	Refer to PM for signage contractor details		
GF5	Glazing Film External (Solid)		External Glazing Film (Solid) <b>Range</b> Avery 700 Series <b>Colour</b> Metallic Grey Refer to Signage Contractor Details	External Glazing	Refer to PM for signage contractor details		
GF6	Glazing Film External (Translucent)		Full Height External Glazing Film (Translucent) Refer to Signage Contractor Details	External Glazing	Refer to PM for signage contractor details		
GF7	Glazing Film External (Translucent)		Partial Height External Glazing Film (Translucent) Refer to Signage Contractor Details	External Glazing	Refer to PM for signage contractor details		
SM1	Signage Material		Vitradual Graphic to be approved prior production <b>Colour</b> Enigma Black   VD9130	Walls Where Noted	<b>Company</b> Fairview <b>Contact</b> <b>Phone</b> 1800 007 175 <b>Phone</b> <b>Bulk Procurement Agreement</b> Y/N		
<b>Joinery Finish</b>							
JF1	Joinery Finish Laminate		Laminex <b>Range</b> Natural Finish <b>Colour</b> Aries <b>Code</b> 79	Various Joinery	<b>Company</b> The Laminex Group <b>Contact</b> Deepak Nair <b>Phone</b> 132 136 <b>Phone</b> 0467 718 117 <b>Bulk Procurement Agreement</b> Y/N	In stock 4 Weeks Back Stock	
JF3	Joinery Finish Laminate		Polytec Ravine <b>Range</b> Evolution <b>Colour</b> Natural Oak <b>Finish</b> Ravine <b>Installation</b> Panels to be mounted on split battens to partitions. Allow for 10mm articulation joints to be painted black	Various Joinery	<b>Company</b> Polytec <b>Contact</b> Laura Hedges <b>Phone</b> 1300 300 547 <b>Phone</b> 0451 632 683 <b>Bulk Procurement Agreement</b> Y/N	In stock 1-2 Days Back Stock	

#### 4.0 Architectural Schedules

##### Finishes Schedule

Note:





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Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
BF6	Toilet Roll Holder		<b>Bobrick Double Toilet Roll Holder</b>	DDA/Ambulant Toilet	Company	RBA	
			Code		Contact		
			Size		Phone	1300 788 778	
					Phone		
					Bulk Procurement Agreement	N/A	
BF7	Grab Rails Ambulant		<b>90° Angled Grab Rail Ambidextrous</b>	Ambulant Toilet	Company	RBA	
			Code		Contact		
			Size		Phone	1300 788 778	
					Phone		
					Bulk Procurement Agreement	N/A	
BF8	Coat Hook		<b>Surface Mounted Hat and Coat Hook   Énda Robe Hook</b>	DDA/Ambulant Toilet	Company	RBA	
			Code		Contact		
			Finish		Phone	1300 788 778	
			Size		Phone		
					Bulk Procurement Agreement	N/A	
BF9	Soap Dispenser		<b>Clark Round Soap Bottle Holder</b>	Ambulant Toilet	Company	Caroma	
			Code		Contact		
			Finish		Phone	02 9202 7000	
					Phone		
					Bulk Procurement Agreement	N/A	
SF01	Accessible Hand Basin		<b>Caroma Care 500 Wall Basin</b>	DDA Toilet	Company	Caroma	
			Code		Contact		
			Size		Phone	02 9202 7000	
			Finish		Phone		
			Notes		Bulk Procurement Agreement	N/A	
			1 taphole. Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing.				

**4.0 Architectural Schedules****Finishes Schedule**

Note:





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Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
<b>Wall Finish</b>							
WF1	Wall Finish Paint		<b>Dulux Wash &amp; Wear Plus - Low Sheen</b> Colour Natural White Code SW1F4 Duspec AU_SD12513	General Paint Finish Throughout Unless Noted Otherwise	<b>Company</b> Dulux <b>Contact</b> Christine Kotsis <b>Phone</b> 02 9794 9866 <b>Phone</b> 0412 805 654 <b>Bulk Procurement Agreement</b> Y/N		
WF2	Wall Finish Paint		<b>Dulux Wash &amp; Wear Plus - Low Sheen</b> Colour Black Code SG6G9 Duspec AU_SD12513	Discovery wall and walls where noted	<b>Company</b> Dulux <b>Contact</b> Christine Kotsis <b>Phone</b> 02 9794 9866 <b>Phone</b> 0412 805 654 <b>Bulk Procurement Agreement</b> Y/N		
WF3	Door Finish Paint		<b>Dulux Wash &amp; Wear Plus - Semi Gloss</b> Colour Natural White Code SW1F4 Duspec AU_SD13260	Doors Where Noted	<b>Company</b> Dulux <b>Contact</b> Christine Kotsis <b>Phone</b> 02 9794 9866 <b>Phone</b> 0412 805 654 <b>Bulk Procurement Agreement</b> Y/N		
WF5	Wall Finish Laminate		<b>Polytec Ravine</b> Range Evolution Colour Natural Oak Finish Ravine Installation Panels to be mounted on split battens to partitions. Allow for 10mm articulation joints to be painted black	Discover wall and express wall (in some instances)	<b>Company</b> Polytec <b>Contact</b> Laura Hedges <b>Phone</b> 1300 300 547 <b>Phone</b> 0451 632 683 <b>Bulk Procurement Agreement</b> Y/N		

**4.0 Architectural Schedules****Finishes Schedule**

Note:





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Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
WF6	Wall Finish Acoustic Panel		<b>Echo Acoustic Panel</b> <b>Range</b> EP Longitude <b>Colour</b> 442 <b>Size</b> 2750L x 1100W   12mm Thick <b>Trim</b> Nom. 1.6mm thick black aluminium tee section to panel junctions and 1.6mm thick black aluminium angle to surrounding edges. Echo panel join to be at the bottom of partition. Refer to documentation.	Within teller and meeting room areas	<b>Company</b> Woven Image <b>Contact</b> Ida Traagstad <b>Phone</b> 02 9913 8668 <b>Phone</b> 0420 421 768 <b>Bulk Procurement Agreement</b> Y/N	3-8 Weeks	
WF8	Wall Finish Paint		<b>Dulux Aquanamel Paint - Semi Gloss</b> <b>Colour</b> Natural White <b>Code</b> SW1F4 <b>Note</b> Ensure Teflon free paint applied to walls where 'GF3' graphic film is installed. <b>Duspec</b> AU_SD15028	General Paint Finish To All Walls With 'GF3' Graphics	<b>Company</b> Dulux <b>Contact</b> Christine Kotsis <b>Phone</b> 02 9794 9866 <b>Phone</b> 0412 805 654 <b>Bulk Procurement Agreement</b> Y/N		
WF12	Wall Finish Paint		<b>Dulux Weather Shield Acrylic Paint</b> <b>Finish</b> Low Sheen <b>Colour</b> Black <b>Code</b> SG6G9 <b>Note</b> Confirm paint type is suitable for external wall substrate <b>Duspec</b> AU_SD10987	External Walls	<b>Company</b> Dulux <b>Contact</b> Christine Kotsis <b>Phone</b> 02 9794 9866 <b>Phone</b> 0412 805 654 <b>Bulk Procurement Agreement</b> Y/N		
WF14	Wall Finish		<b>Cemintel Barestone Internal &amp; External</b> <b>Range</b> Barestone Internal & External <b>Code</b> 99487 <b>Size</b> 2400L x 1200W   9mm Thick <b>Note</b> Internal range for internal application External for external application	Shopfront entry and express wall areas	<b>Company</b> CSR <b>Contact</b> Lisa Wong <b>Phone</b> <b>Phone</b> 0427 531 006 <b>Bulk Procurement Agreement</b> Y/N		

**4.0 Architectural Schedules****Finishes Schedule**

Note:




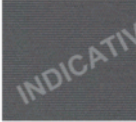
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Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
WF15	Wall Finish Mirror		<b>Viridian Décor Mirror</b> Colour Clear Edge Polished Pencil Round Edges Trim Nom. 3mm thick satin stainless steel angle to mirror surround unless noted otherwise.	BOH Bathroom	Company Viridian Contact John Stef Phone 1800 810 403 Bulk Procurement Agreement		Revision 01
PT1	Door Finish Paint		<b>Dulux Wash &amp; Wear Plus - Semi Gloss</b> Finish Semi Gloss Colour Night Sky Code C25 Duspec AU_SD12215	Doors Where Noted	Company Dulux Contact Christine Kotsis Phone 02 9794 9866 Bulk Procurement Agreement Y/N		
PT7	Door Finish Paint		<b>Dulux Wash &amp; Wear Plus - Semi Gloss</b> Finish Semi Gloss Colour Black Code SG6G9 Duspec AU_SD12215	Doors Where Noted	Company Dulux Contact Christine Kotsis Phone 02 9794 9866 Bulk Procurement Agreement Y/N		
SB:02	Wall Finish Mirror		<b>DecoGlaze Glass Coloured Back Glass - Whiteboard</b> Colour Ice White Shape Refer to drawings Size 6mm	Writing Wall in Meeting Rooms	Company Decoglaze Contact Phone 02 9624 7099 Bulk Procurement Agreement Y/N		

**4.0 Architectural Schedules****Finishes Schedule**

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Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
<b>Skirting Finish</b>							
SF1	Skirting Finish Aluminium		<b>Nom. 3mm x 80mm High Aluminium Conceal Fixed to Wall.</b> <b>Colour</b> Dulux Electro Flat Black	FOH & BOH Skirting	<b>Company</b> Builder To Source <b>Contact</b> <b>Phone</b> <b>Phone</b> <b>Bulk Procurement Agreement</b> Y/N		
SF4	Skirting Finish Aluminium		<b>Roberts Feather Edge Vinyl Skirting</b> <b>Product</b> 150mm Black <b>Code</b> 15-0012-4	BOH Wet Areas	<b>Company</b> Australian Flooring <b>Contact</b> Wayne Martin <b>Phone</b> 0407205586 <b>Phone</b> 02 9756 4681 <b>Bulk Procurement Agreement</b> Y/N		
<b>Blinds Finish</b>							
BL:01	Window Blind		<b>Sun Shade Roller Blinds</b> <b>Size</b> Roll width 2500mm <b>Supplier</b> Mermet <b>Product</b> E Screen 7510 <b>Colour</b> 3001 Charcoal Grey <b>Notes</b> Openness Factor: 10% Composition: 36% Fibreglass, 64% PVC Manual roller blinds, easy glide chain operated. Metalwork: Powder coated Black for mounting on Aluminium framing. Powder coated White when located on Plasterboard.	External Windows	<b>Company</b> Hunter Douglas Commercial <b>Contact</b> <b>Phone</b> 02 9638 8000 <b>Phone</b> <b>Bulk Procurement Agreement</b> Y/N		
BL:03	Window Blind		<b>Block Out Blinds</b> <b>Size</b> Roll width 2400mm & 2800mm <b>Supplier</b> Mermet <b>Product</b> Villa <b>Colour</b> 0931 Storm <b>Notes</b> Block out Composition: 36% Fibreglass, 64% PVC Manual roller blinds, easy glide chain operated. Metalwork: Powder coated Black for mounting on Aluminium framing. Powder coated White when located on Plasterboard.	VC Room	<b>Company</b> Hunter Douglas Commercial <b>Contact</b> <b>Phone</b> 02 9638 8000 <b>Phone</b> <b>Bulk Procurement Agreement</b> Y/N		

#### 4.0 Architectural Schedules

##### Equipment Schedule

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Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
<b>Bathroom Fittings and Fixtures</b>							
BF1	Toilet Ambulant		<b>Urbane Wall Faced Close Coupled Toilet Suite with Arc Soft Close Toilet Seat</b>		Ambulant Toilet	Company	GWA Bathrooms & Kitchens
			<b>Code</b>	743500W			Contact
			<b>Size</b>	355W x 660D x 435H			Phone
			<b>Fixing</b>	Sand and cement to secure toilet to tiles. Ensure tight wall / toilet junction.			Phone
							Bulk Procurement Agreement
BF2	Basin Left Hand Shelf		<b>Opal 720 Wall Basin - Left Hand Shelf with Caroma Opal Shroud</b>		Ambulant Toilet	Company	GWA Bathrooms & Kitchens
			<b>Code</b>	632210W + 632601W			Contact
			<b>Size</b>	720W x 450D x 125H (Shroud - 203W X 185H)			Phone
							Phone
							Bulk Procurement Agreement
BF3	Basin Right Hand Shelf		<b>Opal 720 Wall Basin - Right Hand Shelf with Caroma Opal Shroud</b>		Ambulant Toilet	Company	GWA Bathrooms & Kitchens
			<b>Code</b>	632110W + 632601W			Contact
			<b>Size</b>	720W x 450D x 125H (Shroud - 203W X 185H)			Phone
							Phone
							Bulk Procurement Agreement
BF4	Mix Tap Ambulant		<b>Villa Basin Mixer</b>		Ambulant Toilet	Company	GWA Bathrooms & Kitchens
			<b>Code</b>	6901.045A			Contact
			<b>Finish</b>	Chrome			Phone
			<b>Size</b>	152L x 54W x 184H			Phone
			<b>Notes</b>	WELS 5 Star Rated			Bulk Procurement Agreement
BF5	Paper Towel Unit Recessed		<b>Bobrick Trimline Series Recessed Paper Towel/Waste Receptacle</b>		DDA/Ambulant Toilet	Company	RBA
			<b>Code</b>	B36903			Contact
			<b>Size</b>	790H x 330W x 95D			Phone
							Phone
							Bulk Procurement Agreement



## 4.0 Architectural Schedules

## Equipment Schedule

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BF6	Toilet Roll Holder		<b>Bobrick Double Toilet Roll Holder</b>	DDA/Ambulant Toilet	Company	RBA	
			Code B686		Contact		
			Size 50H x 320W		Phone 1300 788 778		
					Phone		
BF7	Grab Rails Ambulant		<b>90° Angled Grab Rail Ambidextrous</b>	Ambulant Toilet	Company	RBA	
			Code RBA4090-450		Contact		
			Size 450H x 450W		Phone 1300 788 778		
					Phone		
BF8	Coat Hook		<b>Surface Mounted Hat and Coat Hook   Ende Robe Hook</b>	DDA/Ambulant Toilet	Company	RBA	
			Code RBA1622-102		Contact		
			Finish Polished Stainless Steel		Phone 1300 788 778		
			Size 20W x 65H x 8D		Phone		
BF9	Soap Dispenser		<b>Clark Round Soap Bottle Holder</b>	Ambulant Toilet	Company	Caroma	
			Code CL60028.B		Contact		
			Finish Matte White		Phone 02 9202 7000		
					Phone		
SF01	Accessible Hand Basin		<b>Caroma Care 500 Wall Basin</b>	DDA Toilet	Company	Caroma	
			Code 873210W		Contact		
			Size 500W x 405D x 385H		Phone 02 9202 7000		
			Finish White		Phone		
			Notes 1 taphole. Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing.		Bulk Procurement Agreement	N/A	

**4.0 Architectural Schedules****Equipment Schedule**

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Code	Item	Image	Description & Finish	Location	Supplier		Lead Time	Format
SF02	Basin Mixer (For accessible & standard WCs)		<b>Vitra Minimex S AquaMed Special Needs Basin Mixer</b>	DDA Toilet	Company	Roger Seller		
			Code 121118		Contact			
			Handle Depth 180mm		Phone	1300 781 966		
			Finish Chrome Plated		Phone			
			Notes Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing. WELS Rating: 5 Star - 6 Litres/Min WELS Reg. Number: T21079		Bulk Procurement Agreement	N/A		
SF03	Accessible Toilet Suite		<b>Cosmo Sovereign Care Suite, with single flap Caravelle Care Seat</b>	DDA Toilet	Company	Caroma		
			Code Cosmo Sovereign Care S trap Toilet Suites - Caravelle Single Flap, Anthracite Grey - Backrest Curved Arm Included (987919BAG) Cosmo Sovereign Care P trap Toilet Suites - Caravelle Single Flap, Anthracite Grey - Backrest Curved Arm Included (987929BAG)		Contact			
			Seats Anthracite Grey		Phone	02 9202 7000		
			Pan colour White		Phone			
			Notes Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing. WELS 4 star.		Bulk Procurement Agreement	N/A		
SF04	Urinal		<b>Caroma Cube 0.8L Smartflush Urinal Suite</b>	Toilet	Company	Caroma		
			Code 679660W		Contact			
			Size 390D x 425W		Phone	02 9202 7000		
			Finish White		Phone			
					Bulk Procurement Agreement	N/A		

#### 4.0 Architectural Schedules

##### Equipment Schedule

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Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
SF07	Hand Towel		<b>Contura surface mounted paper towel dispenser</b> <b>Code</b> B4262 <b>Size</b> 275W x 335H <b>Finish</b> Chrome <b>Notes</b> Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing.	DDA/Ambulant Toilet	<b>Company</b> RBA Group <b>Contact</b> <b>Phone</b> 1300 788 778 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		
SF09	Horizontal Grab Rail		<b>Straight grab bar</b> <b>Code</b> RBA 4000-030 <b>Size</b> 32mm dia, 60mm clearance, 300mm L <b>Finish</b> Satin finish stainless steel <b>Notes</b> Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing.	DDA Toilet	<b>Company</b> RBA Group <b>Contact</b> <b>Phone</b> 1300 788 778 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		
SF10	Side Grab Rail - Left		<b>90 degree angled bar - Left Side</b> <b>Code</b> <b>Size</b> 32mm Dia, 57mm clearance, concealed fixings <b>Finish</b> Satin finish stainless steel <b>Notes</b> To be used in conjunction with (300mm Straight Grab Rail) Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing.	DDA Toilet	<b>Company</b> RBA Group <b>Contact</b> <b>Phone</b> 1300 788 778 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		
SF10	Side Grab Rail - Right		<b>90 degree angled bar - Right Side</b> <b>Code</b> <b>Size</b> 32mm Dia, 57mm clearance, concealed fixings <b>Finish</b> Satin finish stainless steel <b>Notes</b> To be used in conjunction with (300mm Straight Grab Rail) Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing.	DDA Toilet	<b>Company</b> RBA Group <b>Contact</b> <b>Phone</b> 1300 788 778 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		

#### 4.0 Architectural Schedules

#### Equipment Schedule

Note:




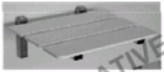
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Code	Item	Image	Description & Finish	Location	Supplier		Lead Time	Format
SF11	Cleaner's Sink		<b>Caroma Cleaners Sink with rubber rest pad</b> <b>Code</b> 811592W <b>Size</b> 575W x 435D <b>Finish</b> White <b>Notes</b> Refer to site specific conditions for cleaners sink installation	Cleaner's Closet	<b>Company</b> Caroma <b>Contact</b> <b>Phone</b> 02 9202 7000 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A			
SF12	Toilet		<b>Caravelle 2000 BI Suite</b> <b>Code</b> 989236 (bottom inlet S trap), 989246 (bottom inlet P trap) 989218 (back inlet S trap), 989238 (back inlet P trap) <b>Finish</b> White <b>Notes</b> Standard toilet suite for all standard W.C's. WELS 4 stars.	Toilet	<b>Company</b> Caroma <b>Contact</b> <b>Phone</b> 02 9202 7000 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A			
SF14	Shower Set		<b>Kytin Shower Set by Dorf</b> <b>Code</b> 2539.043A <b>Finish</b> Chrome <b>Notes</b> WES: 3 star, 9L/min	Shower	<b>Company</b> Dorf National <b>Contact</b> <b>Phone</b> 61 13 14 16 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A			
SF16	Shower Rail & Hooks		<b>Extra Heavy Duty Shower Curtain Rod</b> <b>Code</b> B6047 <b>Finish</b> Satin finish <b>Notes</b> Standard lengths – 1016mm & 1780mm. Confirm site dimensions	Shower	<b>Company</b> RBA Group <b>Contact</b> <b>Phone</b> 1300 788 778 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A			
SF16 (cont)	Shower Curtain		<b>Shower Curtain</b> <b>Code</b> B204-2 (1065mm W x 1830mm H) or B204-3 (1780mm W x 1830mm H) (select relevant curtain to suit site dimensions) <b>Finish</b> White Satin finish <b>Notes</b> Removable plastic inserts. Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing.	Shower	<b>Company</b> RBA Group <b>Contact</b> <b>Phone</b> 1300 788 778 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A			

**4.0 Architectural Schedules****Equipment Schedule**

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Code	Item	Image	Description & Finish	Location	Supplier		Lead Time	Format
SF17	Shower Shelf		<b>Shower Shelf</b> <b>Code</b> OE421- 033 <b>Finish</b> Bright polished stainless steel <b>Size</b> 200mm H x 260mm D <b>Notes</b> B204-1 requires 7 Hooks, B204-3 requires 12 Hooks Item: Stainless Steel Shower Hooks Item code: B204-1	Shower	Company	RBA Group		
					Contact			
					Phone	1300 788 778		
					Phone			
					Bulk Procurement Agreement	N/A		
SF18	Vanity Shelf	 INDICATIVE	<b>Surface-Mounted Stainless Steel Shelf</b> <b>Code</b> B295x14 <b>Size</b> 356D x 125W <b>Finish</b> Stainless steel with satin finish <b>Notes</b> Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing. Shelf shall be type-304, 18-gauge (1.2mm) stainless steel with satin finish. Mounting brackets, welded to shelf, shall be 16-gauge (1.6mm) stainless steel. Front edge shall be hemmed for safe handling.	DDA Toilet	Company	RBA Group		
					Contact			
					Phone	1300 788 778		
					Phone			
					Bulk Procurement Agreement	N/A		
SF19	Waste Bin (Bathroom)	 INDICATIVE	<b>Surface Mounted Waste Receptacle 24L</b> <b>Code</b> B279 <b>Size</b> 355W x 150D x 455H <b>Finish</b> Satin <b>Notes</b> 1 unit per W.C Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing	Toilet	Company	RBA Group		
					Contact			
					Phone	1300 788 778		
					Phone			
					Bulk Procurement Agreement	N/A		
SF20	Shower Seat	 INDICATIVE	<b>Contract hardware fold up shower seats</b> <b>Code</b> 1620 <b>Size</b> 355mmW x 315mmD <b>Finish</b> White <b>Notes</b> Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing	Shower	Company	RBA Group		
					Contact			
					Phone	1300 788 778		
					Phone			
					Bulk Procurement Agreement	N/A		

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Code	Item	Image	Description & Finish	Location	Supplier		Lead Time	Format
SF22	Back Rest		<b>Rogerseller Nest Accessible Back Rest</b> <b>Code</b> 236102 <b>Finish</b> Polished Stainless Steel <b>Notes</b> Soft white padding and curved arms. Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing	DDA Toilet	<b>Company</b> Roger Seller <b>Contact</b> <b>Phone</b> 1300 781 966 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A			
SF23	Hand Dryer		<b>Mitsubishi surface mounted automatic hand dryer 220-240V</b> <b>Code</b> JT SB216JSH <b>Size</b> 263W x 670H x 168D <b>Finish</b> Black <b>Notes</b> Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing. NAB to confirm use. For use in branches with >10 FTE Recommended installation height: Men 925mm, Women 905mm	Toilet	<b>Company</b> Urimat <b>Contact</b> <b>Phone</b> 1300 360 337 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A			
Kitchen Fittings and Fixtures								
KF01A	Sink		<b>Project Plus 100 Single Bowl Sink</b> <b>Code</b> PR100+-Right hand bowl and left hand bowl. Refer to plan for configuration <b>Size</b> 840L x 435W <b>Finish</b> Stainless Steel <b>Notes</b> One tap hole. Standard sink for all BOH Kitchens. For use up to 15 people.	BOH Breakout Kitchenette	<b>Company</b> Abey Victoria <b>Contact</b> <b>Phone</b> 03 9747 7777 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A			
KF02	Sink Mixer		<b>Extended Lever Sink Mixer Posh "Solus"</b> <b>Code</b> 192058 <b>Finish</b> Chrome Plated <b>Projection</b> 200mm <b>Notes</b> WELS Rating: 4 star - 7.5 Litres/Min	BOH Breakout Kitchenette	<b>Company</b> Reece <b>Contact</b> <b>Phone</b> 03 9274 0000 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A			

**4.0 Architectural Schedules****Equipment Schedule**

Note:

1. Quantities to be confirmed from drawings prior to placement of order.
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Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
KF03	Dispenser		<b>Billi Quadra Plus 5 - XL Levered Tap with paddle lever mixer No ventilation required</b> <b>Code</b> 904025LPCH <b>Finish</b> Bright Chrome <b>Notes</b> Used in Retail Branches	BOH Breakout Kitchenette in Retail Branches	<b>Company</b> Billi Head Office <b>Contact</b> Ian Skellington <b>Phone</b> 03 9469 0400 <b>Phone</b> 0411 884 548 <b>Bulk Procurement Agreement</b> N/A		
KF03A	Dispenser with drip tray		<b>Drain Font XI, includes 70mm dispenser riser - XL Levered</b> <b>Code</b> 992800CH <b>Finish</b> Bright Chrome <b>Description</b> Billi Font (including 70 mm riser) to suit all dual temp dispensers <b>Notes</b> Used in Co-working and Village Sites	BOH Breakout Kitchenette in Co-working and Village Sites	<b>Company</b> Billi Head Office <b>Contact</b> Ian Skellington <b>Phone</b> 03 9469 0400 <b>Phone</b> 0411 884 548 <b>Bulk Procurement Agreement</b> N/A		
KF04	Drawer/ Cupboard Pulls		<b>D Shape</b> <b>Code</b> D10 054291 <b>Size</b> 106L x 10W x 35P x 96C/C <b>Finish</b> Satin Chrome <b>Notes</b> Standard kitchen handles	BOH Breakout Kitchenette	<b>Company</b> Artia Cabinet Hardware <b>Contact</b> <b>Phone</b> 1800 008 591 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		
KF05	Cutlery Tray		<b>Standard Cutlery Insert</b> <b>Code</b> KC101 767201 <b>Size</b> 340W x 40H x 63D <b>Finish</b> Chrome <b>Notes</b> Standard	BOH Breakout Kitchenette	<b>Company</b> Kimberley Products <b>Contact</b> <b>Phone</b> 03 9768 5777 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		
KF08A	Filtered Boiling and Chilled System (small)		<b>Billi Quadra Compact XL</b> <b>Size</b> 340H x 315W x 465D <b>Cooling Type</b> Water cooled <b>Notes</b> Boiling & Chilled filtered under bench drinking water unit, including dual temperature dispenser with integrated safety switch. 100 boiling / 150 chilled cups per hour For use in branches with 20 staff or less.	BOH Breakout Kitchenette	<b>Company</b> Billi Head Office <b>Contact</b> <b>Phone</b> 03 9469 0400 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		







#### 4.0 Architectural Schedules

##### Equipment Schedule

Note:

1. Quantities to be confirmed from drawings prior to placement of order.
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Code	Item	Image	Description & Finish	Location	Supplier		Lead Time	Format
KF08B	Filtered Boiling and Chilled System (large)		<b>Billi Quadra Compact 440 XL</b>	BOH Breakout Kitchenette	<b>Company</b>	Billi Head Office		
			<b>Size</b>		<b>Contact</b>			
			<b>Cooling Type</b>		<b>Phone</b>	03 9469 0400		
			<b>Notes</b>		<b>Phone</b>			
					<b>Bulk Procurement Agreement</b>	N/A		
KF09	Refrigerator		<b>Single Door Fridge / Freezer</b>	BOH Breakout Kitchenette	<b>Company</b>	Haier		
			<b>Code</b>		<b>Contact</b>			
			<b>Size</b>		<b>Phone</b>	1300 729 948		
			<b>Finish</b>		<b>Phone</b>			
			<b>Energy Rating</b>		<b>Bulk Procurement Agreement</b>	N/A		
			<b>Capacity</b>					
			<b>Notes</b>					
KF10	Bar Refrigerator		<b>Bar Fridge</b>	BOH Breakout Kitchenette	<b>Company</b>	Westinghouse		
			<b>Code</b>		<b>Contact</b>			
			<b>Size</b>		<b>Phone</b>	1300 363 640		
			<b>Finish</b>		<b>Phone</b>			
			<b>Energy Rating</b>		<b>Bulk Procurement Agreement</b>	N/A		
			<b>Capacity</b>					
			<b>Notes</b>					
KF11	Microwave		<b>Microwave</b>	BOH Breakout Kitchenette	<b>Company</b>	Panasonic		
			<b>Code</b>		<b>Contact</b>			
			<b>Size</b>		<b>Phone</b>	00 61 132 600		
			<b>Finish</b>		<b>Phone</b>			
			<b>Notes</b>		<b>Bulk Procurement Agreement</b>	N/A		



**4.0 Architectural Schedules****Equipment Schedule**

Note:






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Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
KF12	Pull Out Bins		<b>Wilson and Bradley (Liner bins supplied with handles and lids) Wesco Pullboy Waste Bin 84lt</b> <b>Code</b> WBPB26084 <b>Size</b> 510D x 568W x 520H <b>Notes</b> 2x42 L bins for 600mm wide cabinets 2 bins per drawer For use with sites with less than 20 staff	BOH Breakout Kitchenette	<b>Company</b> <b>Contact</b> <b>Phone</b> <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		
KF13	Waste Bin		<b>Waste Bin</b> <b>Size</b> 550mm D x 550 W x 930 H <b>Notes</b> To match Geelong Business Centre waste bins 120L 1x bin per cupboard 2x cupboards for sites with greater than 20 staff	BOH Breakout Kitchenette	<b>Company</b> <b>Contact</b> <b>Phone</b> <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		
KF14	Dishwasher		<b>Blanco Freestanding Dishwasher</b> <b>Code</b> BDW3458X <b>Size</b> 598mm W x 850mm H x 598mm D <b>Finish</b> White <b>Notes</b> Energy Rating: 3 star Water Rating: 4.5 star	BOH Breakout Kitchenette	<b>Company</b> Blanco <b>Contact</b> <b>Phone</b> 1300 739 033 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		
KF16	Oven		<b>Bosch Oven Serie 8</b> <b>Code</b> Serie   8 HBG655HW1A <b>Size</b> 595 mm H x 595 mm W x 548 mm D <b>Finish</b> Stainless Steel	BOH Breakout Kitchenette	<b>Company</b> Bosch <b>Contact</b> <b>Phone</b> 1300 368 339 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		
KF17	Coffee Machine		<b>Franke - Evolution Coffee Machine with refrigeration unit</b> <b>Code</b> KE200 <b>Size</b> 602mm D x 784mm H x 320mm W <b>Finish</b> Stainless Steel <b>Notes</b> Dual bean hopper	BOH Breakout Kitchenette	<b>Company</b> COFFEE 4 BUSINESS <b>Contact</b> <b>Phone</b> 1300 426 333 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		

**4.0 Architectural Schedules****Equipment Schedule**

Note:

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Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
Other							
PL01	Acrylic Holder for phone Lists		<b>A4 Portrait Single Sided Ticket Holder</b> Code ADI126J	BOH	Company Acrylic Display Industries Contact Phone Phone Bulk Procurement Agreement N/A		
L01	Lockers		<b>Lockers</b> Finish LM:03 Carcass, doors and skirting Colour White Size 450mm W x 600mm D x 1800mm H Notes 3 lockers per unit	BOH	Company UCI Contact Bill Dean Phone 03 9336 1311 Phone Bulk Procurement Agreement N/A		
WB01	Mobile Whiteboard		<b>Penrite Double Sided Pivot Mobile Whiteboard</b> Size 1200 x 900mm	BOH	Company Staples Contact Phone Phone Bulk Procurement Agreement N/A		
WB02	Whiteboard		<b>Whiteboard</b> Size 1500mm x 900mmH Notes Whiteboard wall mounted with marker tray ledge Refer to plan for mounting locations	BOH	Company Contact Phone Phone Bulk Procurement Agreement N/A		
ST01	Storage		<b>Hinged door cabinet with 2 adjustable shelves</b> Size 1000mm H x 900mm W x 500mm D	BOH	Company Zenith Contact Hannah Sharpe Phone 03 8523 0193 Phone 0425 560 163 Bulk Procurement Agreement N/A		

#### 4.0 Architectural Schedules

##### Equipment Schedule

Note:





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Code	Item	Image	Description & Finish	Location	Supplier		Lead Time	Format
SCH12	Storage		Swing Door Cupboard with 3 adjustable shelves, Size 1200mm H x 900mm W x 450mmD Finish Powder coated White Notes 4 file racks	BOH	Company	UCI		
					Contact			
					Phone			
					Phone			
					Bulk Procurement Agreement	N/A		
SCH12P	Storage		Swing Door Cupboard with Planter Box (3 adjustable shelves) Size 1200mm H x 900mm W x 450mmD + 200mmH (Planter Box) Overall: 1400mm H Finish Powder coated White Extras Planter Box Notes 4 file racks BBC sites only	BOH BBC	Company	UCI		
					Contact	Steve Chadband		
					Phone	03 8379 0225		
					Phone	0407 708 770		
					Bulk Procurement Agreement	N/A		
SCH18	Storage		Swing door cabinet with 2 adjustable shelves Size 1800mm H x 900mm W x 450mmD Finish Powder coated White Notes 5 file racks	BOH	Company	UCI		
					Contact			
					Phone			
					Phone			
					Bulk Procurement Agreement	N/A		
MA1	Monitor Arm		M8.1 Dual monitor arm clamped Supplier Human Scale Weight Capacity 2.72kg to 12.7kg Height Adjustment Up to 12" Colour Options Polished Aluminium with White Trim Notes 15 years warranty Clamp on 1 Dual monitor arm per BOH workstation (retail and BBC)	BOH	Company	Zenith	2 weeks	
					Contact	Hannah Sharpe		
					Phone	03 8523 0193		
					Phone	0425 560 163		
					Bulk Procurement Agreement	Y/N		

**4.0 Architectural Schedules****Equipment Schedule**

Note:

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Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
MA2	Monitor Arm		<b>M2.1 Single monitor arm</b> <b>Supplier</b> Human Scale <b>Weight Capacity</b> 2.26 kg to 7kg <b>Height Adjustment</b> Up to 12" <b>Colour Options</b> Polished Aluminium with White Trim <b>Notes</b> 15 years warranty Clamp on for EBD Bolt on for FOH	FOH Tellers EBD Desk	<b>Company</b> Zenith <b>Contact</b> Hannah Sharpe <b>Phone</b> 03 8523 0193 <b>Phone</b> 0425 560 163 <b>Bulk Procurement Agreement</b> Y/N	2 weeks	
SD1	Freestanding DMS Pole-Mount		<b>Freestanding DMS Pole-Mount</b> <b>Size</b> 2095mm H, Base 300mm W x 200mm D <b>Finish</b> Powder coated <b>Material</b> Steel <b>Notes</b> Preferred set-out height 900 from floor to underside of TV Available set out height positions: 700, 800 and 900 Custom set-out heights outside of these will require prior approval from PM/NAB	FOH	<b>Company</b> Ultralift Australia <b>Phone</b> 03 9459 0873 <b>Email</b> sales@ultraliftaustralia.com.au		
BR04	Bag Hooks		<b>Bag Hooks</b> <b>Size</b> 800mm H x 800mm W <b>Finish</b> White Melamine <b>Material</b> 18mm Parchment <b>Notes</b> Hooks to be mounted directly above skirting height	ATM Bunker	<b>Company</b> UCI <b>Phone</b> 1300 824 824 <b>Website</b> uci.com.au		
CR13	Coat Hooks		<b>Coat Hooks</b> <b>Size</b> 200mm H x 50mm D <b>Finish</b> White Melamine <b>Material</b> 18mm Parchment <b>Notes</b> Hooks to be mounted at 1358-1500mm AFFL in accordance with AS1428.1-2009 Refer to NAB Standards Joinery Details for more information	BOH	<b>Company</b> UCI <b>Phone</b> 1300 824 824 <b>Website</b> uci.com.au		

#### 4.0 Architectural Schedules

##### Equipment Schedule

Note:

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Code	Item	Image	Description & Finish		Location	Supplier		Lead Time	Format
VM	Visual Management Board		Visual Management Board		BOH	Company			
			Size	VM Board - 1200mm H x 1500mm W Risk Tracker - 600mm H x 840mm W Future of Retail Posters - 420mm H x 620mm W		Phone			
			Notes	Required sizes and quantities are site dependent and are to be organised with NAB		Website			
CIM	Customer Imagery Wall		Customer Imagery Wall		BOH	Company			
			Notes	Installed in BBC sites		Phone			
						Website			
EP	Engagement Panel		Engagement Panel		BOH	Company	UCI		
			Notes	Required sizes and quantities are site dependent and are to be organised with NAB		Phone	1300 824 824		
						Website	uci.com.au		

## 4.0 Architectural Schedules

### Door Legend

Issue: 01  
 Date: 02 / 12 / 19

#### Legend

Note:

1. Doors, hardware and performance to comply with the Building Code of Australia and relevant Codes and Standards.
2. The performance of all door furniture is to comply with AS1428.1-2009, Design for Access and Mobility
3. Contractor to allow for all door hardware componentry to comply with manufacturer's installation specifications
4. All door levers to be mounted at 1000mm AFFL to centre of escutcheon.
5. All switches, security push to release buttons and card readers are to be located a minimum of 500mm away from internal corners to comply with AS1428.1 Section 14. Refer to Elevations for final position to be confirmed onsite prior to installation.
6. All switches, security push to release buttons to be between 900 - 1100mm AFFL to centre of escutcheon.
7. All doors / door frames to have a minimum 30% luminance contrast to comply with AS1428.1-2009 Section 13.1.
8. All doors to have a maximum operable force of 20N to comply with AS1428.1 clause 13.5.2 (e)
9. This door schedule is to be read as indicative of designers' intent. All specifications, including hardware, are to be reviewed by a specialist consultant/ supplier and a 'return' door schedule is to be provided to the items/ components included in the schedule prior to purchase or manufacture.
10. Head Contractor is responsible to ensure door construction is rigid and suitable for use and that all hardware is suitable for function and overall weight of doors.
11. Refer to **"RED BOLD TEXT"** for all revisions.

#### DOOR TYPE

- |   |  |
|---|--|
| A | Typical Shopfloor Door - Attack proof, solid core flush panel door, rolled steel frame   |
| B | Typical BOH Door - Solid core flush panel door   |
| C | Typical Accessible WC/Airlock Door - Interior grade, solid core flush panel door, aluminium frame  |
| E | Typical Meeting Room Glass Slider - Aluminium framed glass sliding door, Criterion "Aurora" aluminium door/partition suite and "Niagara" sliding door track. |
| G | Typical Main Entry Auto Slider - SLM Sliding Door  |
| K | New nom. 20mm SHS steel bracing frame with nom. 18mm thick solid medium density fibreboard conceal fixed to front. Paint grade facing.                       |

#### DOOR FINISH

- |            |   |
|------------|---|
| <b>PT1</b> | <b>Dulux Low Sheen, Colour: Night Sky</b>   |
| PT2        | Glass with film detail  |
| PT3        | Powdercoat - PDC01 as per NAB Retail Standard Finishes Schedule   |
| PT4        | Acoustic Substrate, Upholstered Finish - Instyle, Life Textiles, Classic - 15.1.0cm horizontal pattern repeat to be maintained. 137cm roll width. Incorporate 1no. 1200mm x 1200mm magnetic whiteboard 1200mm off FFL with recessed per holder. Where existing carpet is to be retained a suitable fabric should be selected and is to be approved by Architect / NAB |
| PT5        | Natural Anodised  |
| PT6        | Laminate to specification   |
| <b>PT7</b> | <b>Dulux Low Sheen, Colour: Black (Doors with NAB branding only)</b>  |

#### DOOR SWING

- |    |              |
|----|--------------|
| OO | Open Outward |
| OI | Open Inward  |
| S  | Sliding Door |
| R  | Roller Door  |

#### FRAME TYPE

- |    |  |
|----|--|
| A1 | Mild Steel rolled hollow section                         |
| A2 | Aluminium extrusion                                      |
| A3 | Roller shutter door                                      |
| A4 | Aluminium Guide channel                                  |
| A5 | Aluminium sliding track                                  |
| A6 | Concealed square set MDF frame to suit door type K       |
| A7 | CS Square formed cavity slider track to suit door type B |
| A8 | Concealed frame  |

#### FRAME FINISH

- |      |                                    |
|------|------------------------------------|
| NA   | Natural anodised                   |
| PT   | Paint - Taubmans semi-gloss enamel |
| PDC1 | Powdercoat - Dulux White Birch     |
| PDC2 | Powdercoat - Dulux Charcoal        |
| PDC3 | Powdercoat - Dulux Black           |

#### HINGE TYPE

- |    |  |
|----|--|
| H1 | NH05-10711BB-SS (SS Fast Fix Hinge) or equivalent  |
| H2 | NH05-1010B71P-SS (100 x 100 SS Butt Hinge - for fire doors) or equivalent                |
| H3 | NH05-1015B11P-SS (100x75 SS Butt Hinge - for metal or timber framed doors) or equivalent |
| H4 | Plano Hinge  |
| H5 | Part no. TBA (Fixed Pin Hinge with Hinge Bolts) or equivalent                            |
| H6 | Ives Centre Hung Pivot Top and Bottom Pivot Set.   |

#### LOCKS

- |    |  |
|----|--|
| L1 | KABA - MS80 (Storeroom Lock SCP) or equivalent   |
| L2 | KABA - MS78 (Classroom Lock SCP) or equivalent   |
| L3 | KABA - MS253 (Night Latch SCP) or equivalent   |
| L4 | KABA - MS10 (Passage Latch SCP) or equivalent  |
| L5 | KABA - MS40 (Accessible Indicator Lock SCP) or Wilson & Bradley T01126 (Toilet Partition Indicator Bolt SSS) or equivalent |

## 4.0 Architectural Schedules

### Door Legend

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Issue: 01  
 Date: 02 / 12 / 19

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- L6 KABA – 951-3 (N/S Sliding Door Lock SCP) or equivalent
- L7 KABA – RB111 (Mortice Roller Bolt SCP) or equivalent
- L8 KABA – MS60 (Vestibule Lock SCP) or equivalent
- L9 ASSA ABLOY Lockwood 591 Series Short Backset Sliding Door Deadlock 591F-3102SC (Extended turn snib) or equivalent
- L10 DOUBLE SLIDERS ONLY –
- L11 Mirage Lockwood Omega Keyswitch (Install to internal & external faces – 2 required as noted)
- L12 Rivers door lock as per NAB Security and Risk specification
- L13 Abloy Protec Utilities lock - Builder to confirm specification with services engineers
- L14 Lockwood 7580 Roller Bolt
- L15 Lockwood Synergy 357, Mortice Deadlock

#### DOOR FURNITURE

- F1 Lockwood – LW130-1361-70 SC (Lever on Rose) or equivalent
- F2 Lockwood – LW1366 SC (Escutcheon) or equivalent
- F3 Lockwood – LW1367 SC (T/SNIB) or equivalent
- F4 EFA263 CSSS (Push Plate) or equivalent
- F5 EFA263GV – 134SSS (Pull on Plate) or equivalent
- F6 DA1351 – 150 x 12mm SS (150 x 12mm SSD-Pull) or equivalent
- F7 Surface Mounted Panic Bolt (Lockwood 9300/9400 Series or equivalent)
- F8 Back-to-back Sliding Door Handle (~~Pitella Projects – PH209-PDC2-finish~~) **Vinco PH25450SO-BLK**
- F9 Barben BAC-RP150/R. Finish TBC.

#### DOOR CLOSERS

- C1 KABA – 9026 SSS (Standard Door Closer)
- C2 KABA – 9026DA SSS (Delayed Action D/Closer)
- C3 KABA – 9026P SSS (Parallel Arm Door Closer)

NOTE: Confirm on site door closure type

- C4 Automatic Sliding door operator. Bi-parting sliding doors to suit door type G. Operator to be concealed above the FCL where possible.

#### DOOR STOPS

- DS1 KABA – DS 103 – Door Stop SCP

#### DOOR SEALS

- S1 Sliding Door Seal – Raven RP12 for door stiles and Raven RP2b to underside of door. Finish: Natural Anodised
- S2 Swing Door Seal – Raven RP20 for door stiles and Raven RP2B to underside of door. Finish: Natural Anodised
- S3 Smoke seals to suit fire rated doors

#### DOOR VIEWER

Allsecure Services Pty Ltd  
 - Mobile Service Trigg 6029  
 - 0414 575 757  
 - Fax  
 - (08) 9447 0664  
 - [Kevin@allsecure.com.au](mailto:Kevin@allsecure.com.au)

If the above item is unavailable, alternate option to be confirmed by NAB.

#### MISCELLANEOUS

- M1 Electric Strike
- M2 Pin Pad – Security
- M3 Break Glass Device
- M4 Swipe Card and Exit Button by Security Contractor
- M5 Battery back-up to allow minimum four (4) open and closes of auto-door/ roller shutter in case of power failure

#### NOTES

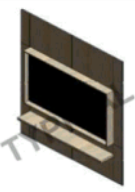

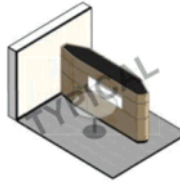
1. All Hardware specifications shall be complied with unless specific approval is gained from NAB to substitute items
2. Builder to confirm all door heights and opening widths on site
3. All untagged doors are existing. To be retained and made good as required. Paint to match existing (confirm on site)

#### 4.0 Architectural Schedules

##### Joinery Schedule

Note:

1. Quantities to be confirmed from drawings prior to placement of order.
- 2 This Schedule is to be read in conjunction with Drawings, Schedules and Specification.




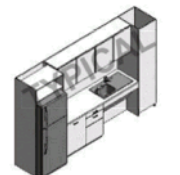
Code	Item	Image	Description & Finish	Location	Lead Time	Format
J.01	Discovery Wall		<b>Discovery wall</b> <b>Description</b> Wall Panelling, LCD shroud and shelf joinery situated near branch entry <b>Finish</b> JF3 - Polytec Evolution Natural Oak Ravine (Joinery) WF5 - Polytec Evolution Natural Oak Ravine (Wall Panels) <b>Size</b> Varies <b>Notes</b> Refer to Chapter 3.0 of the DNT Standards for further details.	Discover	TBC by joiner	
J.02	Concierge		<b>Concierge</b> <b>Description</b> Typically a continuation of Discovery wall, joinery that runs floor to ceiling and serves the concierge functionality <b>Finish</b> JF3 - Polytec Evolution Natural Oak Ravine (Joinery) WF5 - Polytec Evolution Natural Oak Ravine (Wall Panels) <b>Power/ Data</b> Power and Data, under bench mounted, set out to be approved by WMK. <b>Size</b> Varies <b>Notes</b> Refer to Chapter 3.0 of the DNT Standards for further details.	Concierge	TBC by joiner	
J.03	Semi Discreet		<b>Semi Discreet</b> <b>Description</b> Joinery unit containing planting, power within joinery carcass and inset box that provides alcove for T5 to overlap. <b>Finish</b> JF1 - Laminex Natural Finish Aries (Joinery) JF3 - Polytec Evolution Natural Oak Ravine (Joinery) SF1 - Dulux Electro Flat Black (Skirting) WF5 - Polytec Evolution Natural Oak Ravine (Wall Panels) <b>Size</b> 2600L x 240D x 1280H <b>Notes</b> Refer to Chapter 3.0 of the DNT Standards for further details. Door/drawer side indicated with L or R on drawings. Semi discreet to be hardwired and bolted to ground.	Semi Discreet	TBC by joiner	



**4.0 Architectural Schedules****Joinery Schedule**

Note:



1. Quantities to be confirmed from drawings prior to placement of order.
- 2 This Schedule is to be read in conjunction with Drawings, Schedules and Specification.

Code	Item	Image	Description & Finish	Location	Lead Time	Format
J17L/ J17R	Tellers		<b>Tellers</b> <b>Description</b> Teller side indicated with L or R on drawings <b>Finish</b> JF1 - Laminex Natural Finish Aries (Joinery) LM:10 - Wilsonart Black Aluminium 419 Satin AC:01 - White Acrylic <b>Size</b> 1200L x 740D x 960H <b>Notes</b> Refer to Chapter 3.0 of the DNT Standards for further details.	Tellers	TBC by joiner	
J17A	TCR		<b>TCR</b> <b>Finish</b> JF3 - Polytec Evolution Natural Oak Ravine (Joinery) LM:10 - Wilsonart Black Aluminium 419 Satin AC:01 - White Acrylic <b>Size</b> 565L x 1075D x 1180H <b>Notes</b> Refer to Chapter 4.0 of the DNT Standards for further details.	Tellers	TBC by joiner	
J17B	Complex Teller		<b>Complex Teller</b> <b>Finish</b> JF1 - Laminex Natural Finish Aries (Joinery) LM:10 - Wilsonart Black Aluminium 419 Satin <b>Size</b> 1300L x 580D x 960H <b>Notes</b> Refer to Chapter 3.0 of the DNT Standards for further details	Tellers	TBC by joiner	
J.04	Kitchenette		<b>BOH Kitchenette</b> <b>Finish</b> JF1 - Laminex Natural Finish Aries (Joinery) JF3 - Polytec Evolution Natural Oak Ravine (Joinery) JF4 - Laminex Natural Finish Possum (Joinery) LM:10 - Wilsonart Black Aluminium 419 Satin <b>Size</b> 3250L x 2100H x 600D <b>Notes</b> Refer to Chapter 3.0 of the DNT Standards for further details.	BOH Breakout Kitchenette	TBC by joiner	

**4.0 Architectural Schedules****Joinery Schedule**

Note:

1. Quantities to be confirmed from drawings prior to placement of order.
- 2 This Schedule is to be read in conjunction with Drawings, Schedules and Specification.

Code	Item	Image	Description & Finish	Location	Lead Time	Format
J.05-A	Suspended Ceiling		<b>Suspended Ceiling Planter</b> <b>Finish</b> JF3 - Polytec Evolution Natural Oak Ravine (Joinery) wrapped in Black Acoustic felt above Perforations: 5mm diameter, 32mm centres 50mm Autex Quietspace Nude Black Panel Powder Coated White <b>Size</b> 2400L x 1000W <b>Planting Supplier</b> GardenBeet Felicity Waters, 1300 85 33 06, 0421 324 222 felicity@gardenbeet.com <b>Notes</b> Refer to T3-A Refer to Chapter 3.0 of the DNT Standards for further details.	Discover	TBC by joiner	
J.05-B	Suspended Ceiling		<b>Suspended Ceiling Planter</b> <b>Finish</b> JF3 - Polytec Evolution Natural Oak Ravine (Joinery) wrapped in Black Acoustic felt above Perforations: 5mm diameter, 32mm centres 50mm Autex Quietspace Nude Black Panel Powder Coated White <b>Size</b> 1800L x 1000W <b>Planting Supplier</b> GardenBeet Felicity Waters, 1300 85 33 06, 0421 324 222 felicity@gardenbeet.com <b>Notes</b> Refer to T3-B Refer to Chapter 3.0 of the DNT Standards for further details.	Discover	TBC by joiner	

**4.0 Architectural Schedules****Joinery Schedule**

Note:

1. Quantities to be confirmed from drawings prior to placement of order.
- 2 This Schedule is to be read in conjunction with Drawings, Schedules and Specification.

Code	Item	Image	Description & Finish		Location	Lead Time	Format
J.05-C	Suspended Ceiling		<b>Suspended Ceiling Planter</b>		Discover	TBC by joiner	
			<b>Finish</b>	JF3 - Polytec Evolution Natural Oak Ravine (Joinery) wrapped in Black Acoustic felt above Perforations: 5mm diameter, 32mm centres 50mm Autex Quiespace Nude Black Panel Powder Coated White			
			<b>Size</b>	1000L x 1000W			
			<b>Planting Supplier</b>	GardenBeet Felicity Waters 1300 85 33 06, 0421 324 222 felicity@gardenbeet.com			
			<b>Notes</b>	Refer to T3-C Refer to Chapter 3.0 of the DNT Standards for further details.			







## 4.0 Architectural Schedules

## Lighting Schedule






## NAB - LIGHTING SCHEDULE



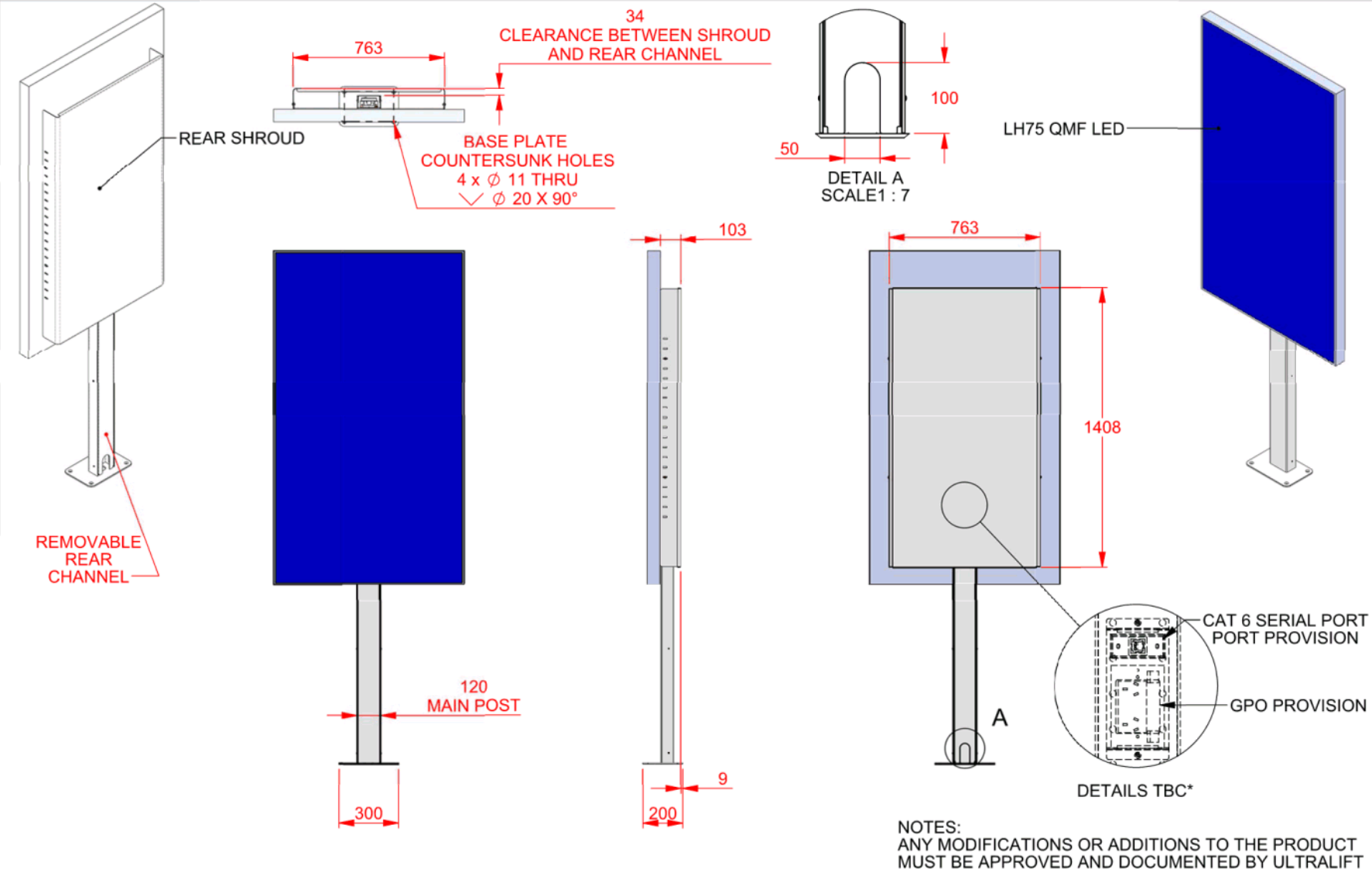
TYPE	CODE	DESCRIPTION	IMAGE	BEAM SPREAD	SIZE	LOCATION	WATTAGE	COLOUR TEMP	FINISH	MOUNTING	SUPPLIER
L1	MOON 13	Recessed low glare inset LED down light with frosted lens		60 Degree	100mm Diameter	General	13 Watt	3000K	White	Recessed	Aura Lighting
L2	MOON 28	Recessed low glare inset LED down light with frosted lens		40 Degree	145mm Diameter	General	28 Watt	3000K	White	Recessed	Aura Lighting
L3	AULB899001	Recessed adjustable LED wall washer		55 Degree	86mm Diameter	Wall Washing	13 Watt	3000K	White	Recessed	Aura Lighting
L4	ECO 20	Recessed wide beam LED down light		120 Degree	190mm Diameter	BOH	20 Watt	3000K	White	Recessed	Aura Lighting
L5	AU-PL-66	Recessed Low UGR LED Panel Light		120 Degree	600mm x 600mm	BOH	28W / 40W	3000K	White	Recessed	Aura Lighting
L5A	AU-PL-123	Recessed Low UGR LED Panel Light		120	1200mm x 300mm	BOH	28W / 40W	3000K	White	Recessed	Aura Lighting

**4.0 Architectural Schedules**

## Lighting Schedule

L6	ULTRA-ES-SM	ULTRA Flex in Surface mounted extrusion		TBA	17mm Wide x 16mm Depth	Coffers	15W/LM	3000K	Silver	Surface Mounted	Aura Lighting
P1	Custom Linear Extrusion	Suspended LED Linear Direct / Indirect Light  Above Digi Bar Hung at 400 below FCL All Others Hung at 2400 AFFL		80 Degree	50mm High x 35mm Depth - TBA	Waiting	15W/LM	3000K	Black	Suspended	Aura Lighting
P2	Custom Pendant Light	Suspended LED Square Direct / Indirect Light  Hung at 2400 AFFL		80 Degree	1200mm x 800mm Rectangle x 50mm High x 35mm wide	Sales	60W	3000K	Black	Suspended	Aura Lighting

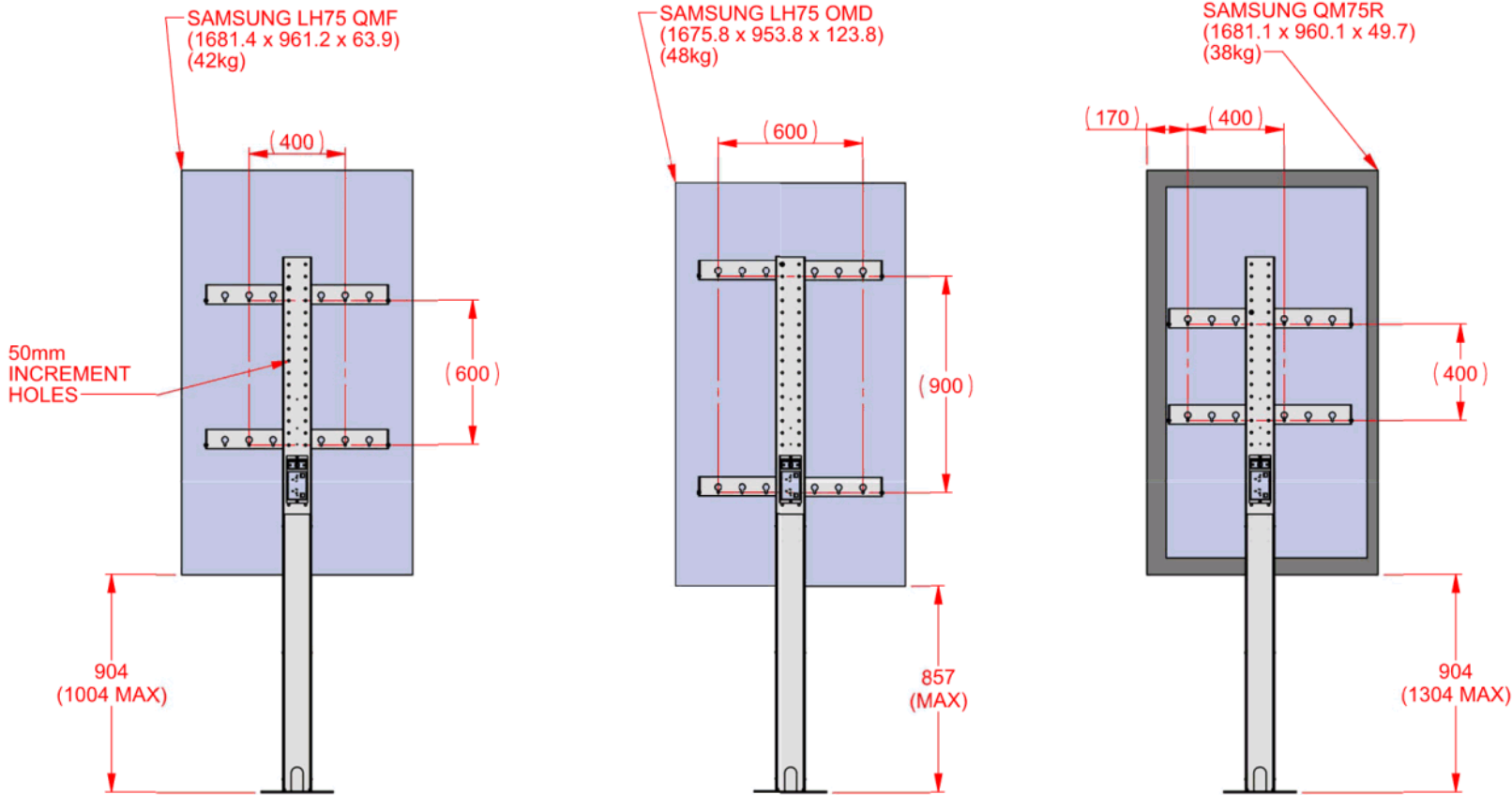
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<a href="http://www.ultraliftaustralia.com.au">www.ultraliftaustralia.com.au</a>		PRODUCT CODE: FSD-075-NAB-AAA		Finish: Powdercoated	
 Phone: +613 9459 0873		DESCRIPTION: NAB Floor Stand Single Pole		Material: Steel	
Fax: +613 9457 6686				Updated: 15/05/2020	
Email: sales@ultraliftaustralia.com.au				Drawn by: PD	
				Version: A	Page 1 of 2

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REAR VIEW - SHROUD HIDDEN - 3 SCREENS



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PRODUCT CODE: FSD-075-NAB-AAA  
DESCRIPTION: NAB Floor Stand Single Pole

Finish: Powdercoated	
Material: Steel	
Updated: 15/05/2020	Drawn by: PD
Version: A	Page 2 of 2

C:\UltraliftVault\01-CUSTOM PRODUCTS\TV Mount\Pole Mount\J14601 W05222 NAB FLOORSTAND, LENDLEASE, LH75QMF, LH75OMD, QM75R\CAD\J14601-SPEC

5.0 Signage  
FSW15- Wall Mounted Star  
1500mmW Standard Position  
And Sizes

Location

Internal of branch

Colours

- Red Acrylic - Perspex PX Red Acrylic.
- Red Returns - 2 Pack Painted PMS485 Satin Red.

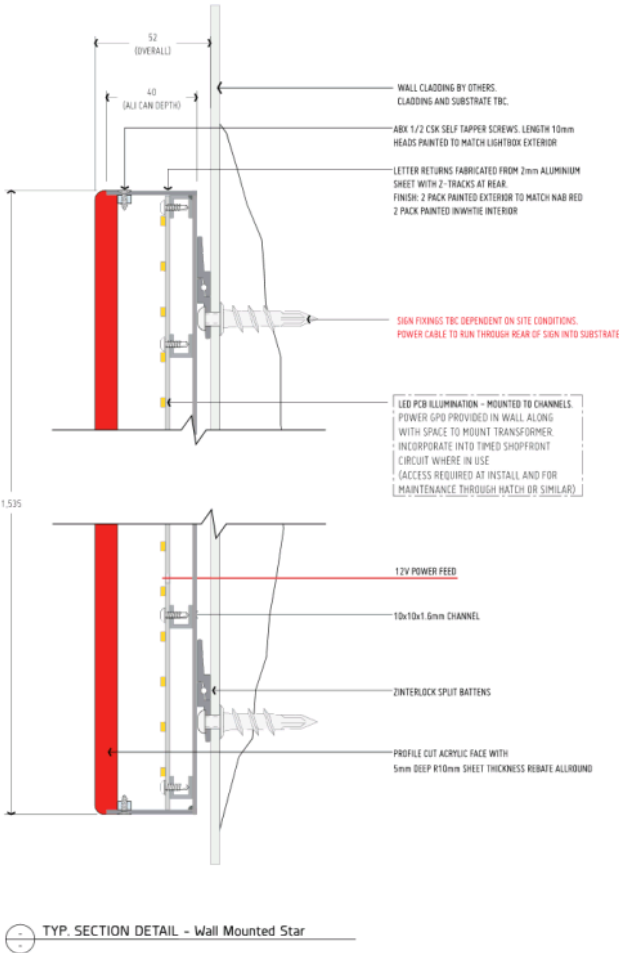
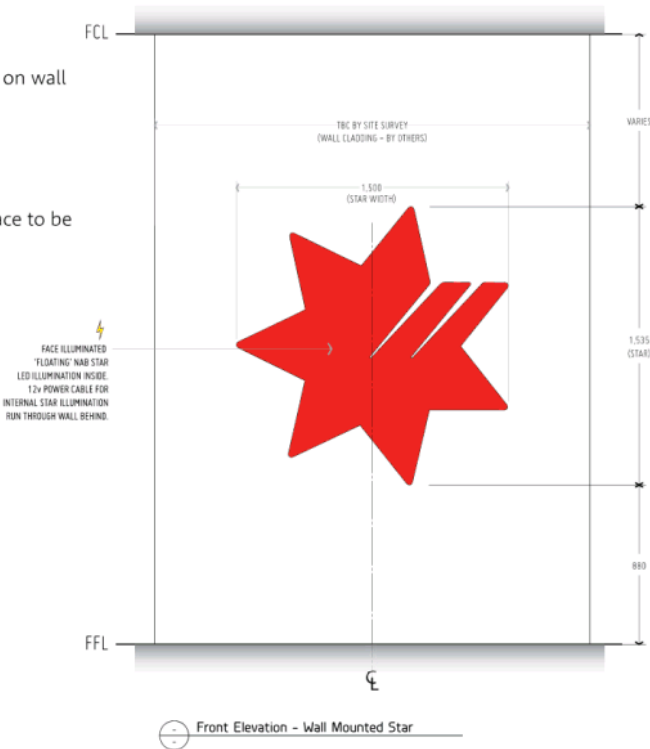
Placement/Fixing

- 1500mmW wall mounted star centred on wall width and fixed 880AFFL.
- Fixings dependent on site conditions

Notes

- Illumination levels measured at sign face to be 550LUX

Retail	Smart
✓	
BC	Hub





PLANNING REPORT

For Built Holdings Pty Ltd

# NAB Branch Refurbishment

76 Liverpool Street, Hobart

March 2021

**Johnstone McGee & Gandy Pty Ltd**

ABN 76 473 834 852 ACN 009 547 139

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Appendix A - Drawing Set and Proposed Development

Appendix B - Certificate of Title

Appendix C - Heritage Statement

## Executive Summary

JMG Engineers and Planners have been engaged by Built Pty Ltd to prepare a planning permit application for the proposed refurbishments of the NAB branch facade at 76 Liverpool Street, Hobart.

The Subject Site is identified as CT 123909/1 and is developed with an existing building on land zoned Central Business.

The proposed works are primarily internal to the existing building, consisting of demolition of existing elements (including signage, graphics, transoms, wall cladding, doors, and floor finishes). However, the proposed works also include changes to the building façades on Elizabeth Mall and Liverpool Street.

The changes proposed to the building façade on Liverpool Street are as follows:

- Removal of existing signage on the Liverpool Street façade, comprising the illuminated external cantilever signage and the existing NAB signage (inset within the entrance overhead);
- Installing illuminated external cantilever signage as well as installation of a new cantilever sign on the Liverpool Street façade whilst using the existing signage fixtures.

The changes proposed to the building façade on Elizabeth Mall are as follows:

- Remove existing signage on the Elizabeth Street façade, namely the illuminated external cantilever signage and the existing NAB signage (inset within the entrance overhead);
- In place of the removed existing external signage, install a new illuminated cantilever sign;
- Within the existing inset area at the eastern end of the building's ground level façade, contemporise the façade through:
  - Removing existing elements/features (including overhead signage, the existing shop front and awning, highlighted glazing, and tile removal);
  - Redevelopment through a new render and paint finish, cement sheeting (in place of highlighted glazing), installation of a new shop front entry, graphics and signage;
- Relocation of the existing ATM within the new foyer.

The applicable planning scheme is the *Hobart Interim Planning Scheme 2015* and the proposal relies on the following discretions:

- Clause 22.4.3 - Design, sub-clauses A5 awnings must be provided.

The proposed development relies on an assessment against the Historic Heritage Code (E13.0) and the Signs Code (E17.0), largely satisfying all acceptable solution but relies on the assessment of the following Performance Criteria :

- Historic Heritage Code E13
  - Development Standards for Heritage Places (E13.7),
    - Clause E13.7.1 Demolition,
    - Clause E13.7.2 Building and Works other than Demolition,
  - Development Standards for Heritage Precincts (E13.8),
    - Clause E13.8.1 Demolition,
    - Clause E13.8.2 Building and Works other than Demolition,
- Signs Code E17
  - Development Standards for Heritage Places (E13.7)
    - Clause E17.7.1 Standards for Signs,
    - Clause E17.7.2 Standards for signs on Heritage Places subject to the Heritage Code

The assessment of the proposal against the Scheme provisions, as documented by this report, concludes that the proposal can either comply with applicable Acceptable Solutions or satisfy associated Performance Criteria.

On that basis the proposal is recommended for approval.

## 1 Introduction

JMG Engineers and Planners have been engaged by Built Pty Ltd to prepare a planning permit application for the proposed refurbishments of the NAB branch facade at 76 Liverpool Street and 77b Liverpool Street, Hobart.

The subject site is identified as CT 123909/1 and is developed with an existing building, on land zoned Central Business.

The proposed works are primarily internal to the existing building, consisting of the demolition of existing elements (including signage, graphics, transoms, wall cladding, doors, and floor finishes). However, the proposed works also include changes to the building façades on Elizabeth Mall and Liverpool Street.

Those changes proposed to the building façade on Liverpool Street are as follows:

- Removal of existing signage on the Liverpool Street façade, comprising the illuminated external cantilever signage and the existing NAB signage (inset within the entrance overhead);
- Installing illuminated external cantilever signage as well as installation of a new cantilever sign on the Liverpool Street façade whilst using the existing signage fixtures.

Those changes proposed to the building façade on Elizabeth Mall are as follows:

- Remove existing signage on the Elizabeth Street façade, namely the illuminated external cantilever signage and the existing NAB signage (inset within the entrance overhead);
- In place of the removed existing external signage, install a new illuminated cantilever sign;
- Within the existing inset area at the eastern end of the building's ground level façade, contemporise the façade through:
  - Removing existing elements/features (including overhead signage, the existing shop front and awning, highlighted glazing, and tile removal);
  - Redevelopment through a new render and paint finish, cement sheeting (in place of highlighted glazing), installation of a new shop front entry, graphics and signage;
- Relocation of the existing ATM within the new foyer.

The applicable planning scheme is the *Hobart Interim Planning Scheme 2015* and as the building is listed on the State Heritage Registrar this report in association with the Heritage Impact Assessment prepared by Purcell, provides an assessment of the proposed development against the applicable Scheme elements and the requirements of the *Historic Cultural Heritage Act 1995*.



## 2 Site Location & Context

The subject site is primarily located at 76 Liverpool Street, Hobart and is identified as CT 123909/1 (see Table 1 below). As per the title information, the property is owned by NAB Properties Australia Ltd and is the location of a National Australia Bank (NAB) branch.

Additionally, the building covers land that is owned by Hobart City Council, which does not have a certificate of title but has the address of 77b Elizabeth Street. For simplicity and clarity throughout this report, the development site has been referred to as 76 Liverpool Street as this is the address of the building associated with the NAB Bank. The only variation will be if there is a specific requirement to reference the Council owned title.

**Table 1 - Titles Subject to Development**

Property	Title Reference	Owner	Notification/Consent
76 Liverpool Street, Hobart	123909/1	NAB Properties Australia Limited	Landowner notified of development
77b Elizabeth Street, Hobart	No Title PID: 5661553	City of Hobart	General Management consent granted

The subject site is shown below in Figure 1. It is a corner lot and the existing building on the site (for which the redevelopment is the subject of this application) has a south facing frontage to Elizabeth Mall and a North East frontage to Liverpool Street.



**Figure 1 - Subject Site Location** with NAB owned property in red and Council owned property in blue, of which the building to be refurbished sits across both Titles.

The Subject Site is permanently registered on the Tasmanian Heritage Register, named the 'National Australia Bank' with the heritage ID number being 2411. Several of the surrounding properties on Liverpool Street are also listed on the Tasmanian Heritage Register.

As shown above, in Figure 1, the Subject Site is centrally located within the Hobart CBD. It is accessible via public transport (with several bus routes within short walking distance).

The subject site is fully serviced, including by Tas Water sewerage and potable water services and Council stormwater infrastructure.

### 3 Proposed Use & Development

There is no change of use proposed for the site and the proposal does not intensify the existing use. The existing NAB branch will continue to operate on the site. There is no change to the existing hours of operation, no proposed increase in staff numbers, no onsite parking provision, nor does the proposal make any change to the existing arrangements.

The proposed changes to the façade and entry points of the site are on both the Elizabeth Street Mall and Liverpool Street façades

Existing pedestrian access into the building will remain in the same positions, with the Elizabeth Street Mall entrance retained as the building's main entry although it will be redeveloped to incorporate a new sliding door. Furthermore, the existing ATM near this access will be relocated inside the branch to an internal area.

The changes proposed to the building façade on Liverpool Street are as follows:

- Removal of existing signage on the Liverpool Street façade, comprising the illuminated external cantilever signage and the existing NAB signage (inset within the entrance overhead);
- Existing signage is removed with new illuminated external cantilever signage as well as installation of a new cantilever sign on the Liverpool Street façade.

The changes proposed to the building façade on Elizabeth Mall are as follows:

- Remove existing signage on the Elizabeth Street façade, namely the illuminated external cantilever signage and the existing NAB signage (inset within the entrance overhead);
- In place of the removed existing external signage, install a new illuminated cantilever sign;
- Within the existing inset area at the eastern end of the building's ground level façade, contemporise the façade through:
  - Removing existing elements/features (including overhead signage, the existing shop front and awning, highlighted glazing, and tile removal);
  - Redevelopment through a new render and paint finish, cement sheeting (in place of highlighted glazing), installation of a new shop front entry, graphics and signage;
- Relocation of the existing ATM within the new foyer.

Further supporting information is provided in the following Attachments to this report:

- Attachment A - Drawing Set and Proposed Development;
- Attachment B - Certificate of Title; and
- Attachment C - Heritage Statement.

### 4 Policy Assessment

#### 4.1 Hobart Interim Planning Scheme 2015

The site is within the Central Business Zone as shown below in Figure 2.





Figure 2 - Subject Site Zoning (NAB owned Title in red, Council owned Title in blue)

The Subject Site is also under three overlay provisions, namely 'Active Frontage', 'Central Business Core Area', and 'Heritage Precinct HR1' which are shown below in Figure 3, Figure 4 and Figure 5 respectively.



Figure 3 - Active Frontage Overlay over the Subject Site (NAB owned Title in red, Council owned Title in blue)



**Figure 4 - Central Business Core Area Overlay over the Subject Site (NAB owned Title in red, Council owned Title in blue)**



**Figure 5 - Heritage Precinct (HR1) Overlay over the Subject Site (NAB owned Title in red, Council owned Title in blue)**

Therefore, the proposal is subject to assessment against provisions of the Central Business Zone (22.0) as well as the following:

- Parking and Access Code (E6.0);
- Stormwater Management Code (E7.0);
- Historic Heritage Code (E13.0); and
- Signs Code (E17.0).

Further to the above, the 'Active Frontage Overlay' triggers specific treatment requirements at ground level under *Clause 22.4.3 Design, Development Standards for Buildings and Works* (22.4).

The next section of the report considers details of the assessment against relevant Planning Scheme provisions, commencing with the Central Business Zone (22.0).

## 4.2 Central Business Zone (22.0)

### 4.2.1 Zone Purpose (22.1)

There are several Zone Purpose Statements that are applicable to Hobart's Central Business Zone; however, as the proposal does not rely on any Performance Criteria under the Zone the Purpose Statements do not come into assessment pursuant to Clause 8.10.2 of the Scheme. Regardless, it is noted that the proposal specifically furthers the Zone Purpose Statements as follows:

- The NAB bank facility supports existing business activity within the Hobart CBD, a key centre for Southern Tasmania, and assists in the functioning of the commercial area (22.1.1.1 and 22.1.1.2);
- The installation of a new shop front entry, graphics and signage as part of the proposed redevelopment will provide a high-quality contribution to the surrounding urban spaces and urban design (22.1.1.3 and 22.1.1.9);
- The subject site of the proposal is located within Central Hobart adjoining key pedestrian footpaths, opposite the central bus depot, and accessible for cyclists (22.1.1.5);
- The new shop front entry provides a legible access point into the NAB bank, with graphics that provide interest for pedestrians, supporting activity at ground level (22.1.1.6) and illuminated signage to enhance the pedestrian links with Elizabeth Street Mall and Liverpool Street (22.1.1.7)

### 4.2.2 Use Standards (22.3)

As previously stated, the proposal does not involve a change to the existing use; therefore, the development application does not involve an assessment against the use standards listed under Clause 22.3 of the Planning Scheme.

### 4.2.3 Development Standards for Buildings and Works (22.4)

In reviewing the Development Standards for the Central Business Zone, seven clauses are not applicable to the assessment of the application, namely:

- *Clause E22.4.1 Building Height* - the proposal makes no changes to building height;
- *Clause E22.4.2 Setback* - the proposal makes no change to the site setback;
- *Clause E22.4.5 Landscaping* - landscaping is not regulated in the Central Business Zone of the Hobart municipality;
- *Clause E22.4.6 Outdoor Storage Areas* - the proposal makes no change or provision for outdoor storage areas;
- *Clause E22.4.7 Fencing* - the proposal does not make any change to or provision for fencing;
- *Clause E22.4.8 Pedestrian Links* - the proposal will not impact upon the Elizabeth Street Mall nor any arcade or through site link;
- *Clause E22.4.9 Residential and Visitor Accommodation Amenity* - the proposal does not include any residential or visitor accommodation;
- *Clause E22.4.10 - Waste Storage and Collection* - the proposal does not include waste storage and collection facilities.

An assessment remains against *Clause 22.4.3 Design* and *Clause 22.4.4 Passive Surveillance* is as follows.



**22.4.3 Design****Objective:**

To ensure that building design contributes positively to the streetscape, the amenity and safety of the public and adjoining land in a residential zone.

**A1**

*Building design must comply with all of the following:*

- a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;*
- b) for new building or alterations to an existing façade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area of the ground floor level façade;*
- c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade;*
- d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;*
- e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;*
- f) not include security shutters over windows or doors with a frontage to a street or public place.*

**P1**

\*\*\*

Elements of the proposed development that relate to the building design comply with A1 due to the following:

- the ground floor façade of the wall of the shop front refurbishment has an estimated area of 85.6m<sup>2</sup> and the windows and door openings within this an estimated area of 30.8m<sup>2</sup> (of which 26m<sup>2</sup> is for the shop front) which is less than 40% of the area. However, as the refurbishment will replace the existing shop front with an equivalent proportion of glass, there will be no change of the surface area of the glass to that of the ground floor prior to refurbishment, therefore sub-clause (b) is not considered relevant to this application;
- there will be no change of expanses of blank wall in the ground level front façade, therefore sub-clause (c) is not considered relevant to this application; the proposal does not involve the installation of miscellaneous equipment (including mechanical plants), roof-top service infrastructure, or placement of security shutters over windows or doors with a frontage to a street or public place, therefore sub-clauses (d) to (f) are not applicable.

Based on the above, the proposal is compliant with A1.

**A2**

*Walls of a building facing a residential zone must be colored using colors with a light reflectance value not greater than 40 percent.*

**P2**

*No Performance Criteria*

As shown in Figure 2 (Zoning) above, the proposed site is in the Central Business Zone and no wall of the building faces a Residential Zone, therefore A2 does not apply to this application.

**A3**

*The facade of buildings constructed within 15m of a frontage and not separated from a place listed in the Historic Heritage Code by another building, full lot (excluding right of ways and lots less than 5m width) or road (refer figure 22.5 i), must:*

**P3**

\*\*\*

- |   |  |
|---|--|
| <p>a) include building articulation to avoid a flat facade appearance through evident horizontal and vertical lines achieved by setbacks, fenestration alignment, design elements, or the outward expression of floor levels; and</p> <p>b) have any proposed awnings the same height from street level as any awnings of the adjacent heritage building.</p> |  |
|---|--|

The façade of the building directly adjoins the site frontage. However, it does not adjoin any place listed in the Historic Heritage Code though it is opposite a Commercial Retail Building (Golding & Son's Corner), listed on the Tasmanian Heritage Register. However, it is separated from this building by the Elizabeth Street Mall road reserve and thus A3 is not considered relevant to the proposal.

<p><b>A4</b></p> <p><i>For new buildings or alterations to existing façades within the Active Frontage Overlay (Figure 22.1) provide windows with clear glazing and door openings at ground floor level in the front façade and façades facing other public space boundaries no less than 80% of the surface area.</i></p>	<p><b>P4</b></p> <p><i>Provide windows in the front façade in a way that enhances the streetscape, provides for an active street frontage and passive surveillance of public spaces.</i></p>
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The proposal site is subject to the Active Frontage Overlay. The ground floor level of the façades facing Elizabeth Street Mall and Liverpool Street have a combined surface area of 189.6m<sup>2</sup>. The windows with clear glazing and door openings have a combined surface area of 44.6m<sup>2</sup>, which is 23% of the total area and thus does not comply with A4.

The refurbishment will replace the existing shop front with an equivalent proportion of glass; therefore, there will be no change of the surface area of the glass to that of the ground floor prior to refurbishment. A4 is not considered relevant to this application. Regardless, the existing front façade windows and newly installed glazing to replace that existing in the shop front facing Elizabeth Street Mall is consistent with P4.

<p><b>A5</b></p> <p><i>For new buildings or alterations to existing façades within the Active Frontage Overlay (Figure 22.1) awnings must be provided over public footpaths.</i></p>	<p><b>P5</b></p> <p><i>Awnings may not be provided over the public footpath only if there is no benefit to the streetscape or pedestrian amenity.</i></p>
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As stated above, the proposal site is subject to the Active Frontage Overlay. However, the proposal is not compliant with A5, as awnings are not provided over the footpaths adjacent to the site. Thus, the proposal has been assessed against P5.

The building façades facing both Liverpool Street and the Elizabeth Street Mall are of heritage significance and provide benefit in the form of visual amenity to the surrounding streetscapes, which is to be maintained and not obscured by awnings or any other external décor. Overall, the position of the heritage building on the corners of Liverpool Street and the Elizabeth Street Mall makes a prominent contribution to the overall urban design and fabric of the city centre. The Heritage Impact Assessment (Attachment C) supports this view.

#### 22.4.4 Passive Surveillance

##### Objective:

To ensure that building design provides for the safety of the public.

- |   |                             |
|---|-----------------------------|
| <p><b>A1</b></p> <p><i>Building design must comply with all the following:</i></p> <p>a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> | <p><b>P1</b></p> <p>***</p> |
|---|-----------------------------|

- |   |  |
|---|--|
| <p>b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front facade which amount to no less than 40% of the surface area of the ground floor level facade;</p> <p>c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the facade of any wall which faces a public space or a car park which amount to no less than 30 % of the surface area of the ground floor level facade;</p> <p>d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p> <p>e) provide external lighting to illuminate car parking areas and pathways;</p> <p>f) provide well-lit public access at the ground floor level from any external car park.</p> |  |
|---|--|

The proposal makes no changes to the building facade on Liverpool Street. Change to the Elizabeth Street Mall facade are proposed; however, the effect to the passive surveillance of the public space should be improved by the changes that occur. The alterations proposed for the Elizabeth Street Mall facade are as follows:

- The main pedestrian entrance to the building is located on the Elizabeth Street Mall frontage, clearly visible with a sliding door and signage in accordance with sub-clause (a);
- The ground floor facade of the wall of the shop front refurbishment has an estimated area of 85.6m<sup>2</sup> and the windows and door openings within this an estimated area of 30.8m<sup>2</sup> (of which 26m<sup>2</sup> is for the shop front) which is less than 40% of the area. However, as the refurbishment will replace the existing shop front with an equivalent proportion of glass, there will be no change of the surface area of the glass to that of the ground floor prior to refurbishment, therefore sub-clause (b) is not considered relevant to this application;
- There will be no change of the surface area of the glass on the facade facing the public space of the footpath along the south east side of Liverpool Street thus sub-clause (c) is not considered relevant to this application;
- The proposal is largely alterations to the existing building facade and will not adjust the building at all other than cosmetic and minor changes, therefore it will not impact on the shape of public spaces it adjoins nor create concealed alcoves, meeting sub-clause (d);
- The existing signage which is illuminated will be upgraded and the entry to the site is proposed to have an illuminated transom that will provide illumination to the facade and the immediately adjoining footpath, meeting sub-clause (e);
- As there is no external car park in proximity to the site, sub-clause (f) is not applicable to this application.

Based on the above, the proposal is compliant with A1 and furthers the objective of the Clause.

#### 4.2.4 Development Standards for Subdivision (22.5)

No component of the proposal involves subdivision therefore Subdivision Standards (22.5) are not applicable.

### 4.3 Codes

#### 4.3.1 Parking and Access Code (E6.0)

The Parking and Access Code (E6.0) applies to all use and development. The proposal has been considered against all relevant provisions of this Code, as addressed below.

##### *Use Standards (E6.6)*



Under the Use Standards, Clauses E6.6.6 to E6.6.10 have been excluded from this assessment as they relate to zones other than that within which the subject site is located (being the Central Business Zone).

Table E6.1 specifies that for banking uses (classified as a 'Business and Professional Services' use), 1 car parking space per 30m<sup>2</sup> of floor area is required. However, as the site is subject to *Clause E6.6.5 Number of Car Parking Spaces - Central Business Zone*, the requirements of *Clause E6.6.1* are not applicable.

The proposal site is subject to *Clause E6.6.5 Number of Car Parking Spaces - Central Business Zone* therefore requiring no on-site parking, with nearby car parking in the central business district considered adequate to cater for the site needs (including disability car parking). Hence there is no car park design no are the relevant provisions of the Building Code of Australia considered relevant in this instance, thus *Clause E6.6.2 Number of Car Parking Spaces for People with a Disability* is not considered applicable.

For the same reasons outlined under *Clause E6.6.2*, *Clause E6.6.3 Number of Motorcycle Parking Spaces* is not considered applicable.

#### E6.6.4 Number of Bicycle Parking Spaces

##### Objective:

To ensure enough bicycle parking is provided to meet the needs of likely users and by so doing to encourage cycling as a healthy and environmentally friendly mode of transport for commuter, shopping and recreational trips.

**A1**  
The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2.

**P1**  
\*\*\*

Table E6.2 specifies that for banking (classified as a 'Business and Professional Services' use), the employee/resident bicycle-parking requirement is 1 for each 250m<sup>2</sup> of floor area after the first 250m<sup>2</sup> of floor area. As the bank has a floor area of 362.5m<sup>2</sup>, which means the remaining area after the first 250m<sup>2</sup> is 112.5m<sup>2</sup>, no bicycle-parking spaces are required. The proposal is therefore compliant with A1.

#### E6.6.5 Number of Car Parking Spaces - Central Business Zone

##### Objective:

To ensure that pedestrian activity generated by retailing, entertainment and multi - storey office uses in the central business district is not compromised through the provision of on-site car parking.

**A1**  
a) No on-site parking is provided; or  
b) on-site parking is provided at a maximum rate of 1 space per 200m<sup>2</sup> of gross floor area for commercial uses; or  
c) on-site parking is provided at a maximum rate of 1 space per dwelling for residential uses; or  
d) on-site parking is required operationally for an essential public service, including, hospital, police or other emergency service.

**P1**  
Car parking provision:  
a) is in the form of a public car parking station provided as part of a development which utilises a major existing access; or  
b) must not compromise any of the following:  
(i) pedestrian safety, amenity or convenience;  
(ii) the enjoyment of 'al fresco' dining or other outdoor activity;  
(iii) air quality and environmental health;  
(iv) traffic safety.



As the site of the proposal is the Central Business Zone, Clause E6.6.5 is applicable. No on-site parking is provided; therefore, the proposal is compliant with A1.

#### **Development Standards (E6.7)**

All relevant Development Standards were reviewed, as there is no existing access on the site and no new vehicle access points form part of the proposal. Clauses E6.7.1 to E6.7.15 are not applicable to this assessment.

#### **4.3.2 Stormwater Management Code (E7.0)**

No development is exempt from the Stormwater Management Code. However, no development is to occur that will increase the area of impervious surface associated with this proposal. As a result, the Stormwater Management Code is not applicable to the assessment.

#### **4.3.3 Historic Heritage Code (E13.0)**

The Historic Heritage Code (E13.0) applies to development involving land that is a heritage place within a heritage precinct and has thus been considered against the provisions of *E13.0 Historic Heritage Code*.

#### **Use Standards (E13.6)**

There are no Use Standards in this code.

#### **Development Standards for Heritage Places (E13.7)**

<b>E13.7.1 Demolition</b>	
<b>Objective:</b>	
To ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.	
<b>A1</b> <i>No acceptable solution</i>	<b>P1</b> <i>Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;</i>  <ul style="list-style-type: none"> <li><i>a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;</i></li> <li><i>b) there are no prudent and feasible alternatives;</i></li> <li><i>c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;</i></li> <li><i>d) significant fabric is documented before demolition.</i></li> </ul>

The Heritage Impact Assessment (Attachment C) confirms that generally, the proposal contains limited or minor demolition of the significant original fabric and the removal of all nominated non-significant fabric can be supported against P1 due to the following:

#### **E13.7.2 Buildings and Works other than Demolition**



**Objective:**

*To ensure that development at a heritage place is:*

- a) undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance; and*
- b) designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.*

<b>A1</b> <i>No Acceptable Solution.</i>	<b>P1</b> <i>Development must not result in any of the following:</i> <ul style="list-style-type: none"> <li><i>a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;</i></li> <li><i>b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings, and other items that contribute to the significance of the place.</i></li> </ul>
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The Heritage Impact Assessment (Attachment C) confirms that works of the proposed development are in line P1 (a). As there are no significant streetscape elements impacted (such as fences, walls, and paths), sub-clause (b) is not applicable. On this basis, the proposal satisfies P1.

<b>A2</b> <i>No Acceptable Solution.</i>	<b>P2</b> <i>Development must be designed to be subservient and complementary to the place through characteristics including:</i> <ul style="list-style-type: none"> <li><i>a) scale and bulk, materials, built form and fenestration;</i></li> <li><i>b) setback from frontage;</i></li> <li><i>c) siting with respect to buildings, structures and listed elements;</i></li> <li><i>d) using less dominant materials and colours.</i></li> </ul>
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The proposed works will have minimal visual impact to the Elizabeth Mall glass shopfront. In fact the works will reduce the size and apparent bulk and scale of the shopfront and blend the surrounds with the existing building, reducing the visual dominance of the shopfront area. The proposal therefore satisfies P2.

<b>A3</b> <i>No Acceptable Solution.</i>	<b>P3</b> <i>Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.</i>
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The proposed works will reduce the size of the existing non-heritage recognised glass shopfront and blend the exposed area with the existing building, reducing the visual dominance of the shopfront area. The proposal therefore satisfies P3.

<b>A4</b> <i>No Acceptable Solution.</i>	<b>P4</b> <i>Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.</i>
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As no extensions are proposed to the existing building as part of this application, P4 is not applicable.

A5 <i>New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.</i>	P5 <i>New front fences and gates must be sympathetic in design, (including height, form, scale and materials), to the style, period and characteristics of the building to which they belong.</i>
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As no fencing or gates are proposed to the existing building as part of this application, A5 and P5 are not applicable to this application.

A6 <i>Areas of landscaping between a dwelling and the street must be retained.</i>	P6 <i>The removal of areas of landscaping between a dwelling and the street must not result in the loss of elements of landscaping that contribute to the historic cultural significance of the place.</i>
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As there is no dwelling that forms part of this application, A6 and P6 are not applicable to this assessment.

#### **Development Standards for Heritage Precincts (E13.8)**

As the south eastern portion of the building is subject to the HR1 Heritage Precinct (116.HER), Development Standards for Heritage Precincts are to be considered.

##### **E13.8.1 Demolition**

###### **Objective:**

To ensure that demolition in whole or in part of buildings or works within a heritage precinct does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.

A1 <i>No acceptable solution</i>	P1 <i>Demolition must not result in the loss of any of the following:</i>  a) <i>buildings or works that contribute to the historic cultural heritage significance of the precinct;</i> b) <i>fabric or landscape elements, including plants, trees, fences, paths, outbuildings, and other items, that contribute to the historic cultural heritage significance of the precinct;</i>  <i>unless all of the following apply;</i>  i. <i>there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;</i> ii. <i>there are no prudent or feasible alternatives;</i> iii. <i>opportunity is created for a replacement building that will be more complementary to the heritage values of the precinct.</i>
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As demolition is limited mainly to interior fit out and features and to the non-significant glass shopfront, and the glass shopfront is not considered to contribute to the heritage significance values of the broader Heritage Precinct, the proposal satisfies P1 (a) and (b).

##### **E13.8.2 Buildings and Works other than Demolition**

**Objective:**

To ensure that development undertaken within a heritage precinct is sympathetic to the character of the precinct.

A1 <i>No acceptable solution</i>	P1 <i>Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.</i>
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The Heritage Impact Assessment (Attachment C) confirms that the proposed works will not result in detriment to the heritage significance of the Hobart Rivulet (HR1) precinct, therefore satisfying P1.

A2 <i>No Acceptable Solution.</i>	P2 <i>Design and siting of buildings and works must comply with any relevant design criteria / conservation policy listed in Table E13.2, except if a heritage place of an architectural style different from that characterising the precinct.</i>
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The Heritage Impact Assessment (Attachment C) confirms that the proposed exterior works will result in minimal change to the external appearance of the Site and thus comply with relevant design criteria/conservation policy listed in Table E13.2 for the Hobart Rivulet (HR1) precinct, therefore satisfying P2.

A3 <i>No Acceptable Solution.</i>	P3 <i>Extensions to existing buildings must not detract from the historic cultural heritage significance of the precinct.</i>
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No extensions are proposed to the existing building on the site as part of this application, therefore P3 is not applicable.

A4 <i>New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.</i>	P4 <i>New front fences and gates must be sympathetic in design, (including height, form, scale and materials), and setback to the style, period and characteristics of the precinct.</i>
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No front fencing or gates are proposed as part of this application, therefore A4 and P4 are not applicable.

A5 <i>Areas of landscaping between a dwelling and the street must be retained.</i>	P5 <i>The removal of areas of landscaping between a dwelling and the street must not result in the loss of elements of landscaping that contribute to the historic cultural significance or the streetscape values and character of the precinct.</i>
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There is no dwelling within this proposal, therefore A5 and P5 are not applicable.

**4.3.4 Signs Code (E17.0)**

The Signs Code (E17.0) applies to the construction, putting up for display or erection as development of all signs. All existing and proposed signage on the building's Elizabeth Street Mall and Liverpool Street facades is shown on the drawings in Attachment A. A summary of each of the existing and proposed signs is provided below in Table 2 to enable an assessment against the Code provisions. Sign Types are categorised according to Definition of Terms (E17.3) within the Code.

Table 2 - Existing and Proposed Signage

Sign Type and Status	Existing		Proposed	
	Number	Features	Number	Features
Transom Sign, Permitted	1	Black with NAB logo located above the Liverpool and Elizabeth Street corner entry;  Not lit.	0	The Transom Sign to be removed and not replaced;  The area will be made good as required to the exposed building façade.
Transom Sign, Permitted	1	Black with NAB logo, located above the Elizabeth Street Mall entry;  Edge lit.	1	The Transom Sign to be removed and not replaced in the immediate location - rather, the area will be made good through render and paint with the colour to match existing sandstone.  However, another Transom Sign will be installed below the original location still above the Elizabeth Street Mall entry. It will be made of fabricated brand panel with a black finish over an aluminium frame, with LED illumination behind the frame running along the full width of the transom.  400mm h x 7700mm l
Horizontal Projecting Wall Sign, Permitted	2	Black with NAB logo in white and red;  1 x located on Liverpool Street façade; 1 x located on Elizabeth Street façade;  Not illuminated.	2	Black with NAB logo in white and red;  Fabricated aluminium cantilever sign frame, 900mm l x 400mm h x 40mm w;  Illuminated logo and edge lit.
Awning Fascia Sign, Permitted	1	Located on the face of ATM awning facing the Elizabeth Street Mall; Black with NAB logo in white and red;  Not illuminated.	0	The Awning Fascia Sign to be removed and not replaced.
<b>Total No. of Signs</b>	<b>5</b>		<b>3</b>	

*Use Standards (E17.6)***E17.6.1 Use of Signs****Objective:**

To ensure that the use of signs complements or enhances the built or natural environment in which they are located.	
<b>A1</b> <i>A sign must be a permitted sign in Table E.17.3.</i>	<b>P1</b> ***

All new signage proposed is permitted in accordance with Table E.17.3, therefore the proposal is compliant with A1.

<b>A2</b> <i>A sign associated with the sale of goods or services must relate directly to the use of the building or site to which it is affixed.</i>	<b>P2</b> <i>No performance criteria.</i>
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All signage is to make the NAB banking service clear and relates directly to the Nab building, therefore the proposal is compliant with A2.

<b>A3</b> <i>A sign must not contain flashing lights, moving parts or moving or changing messages or graphics, except if a Statutory Sign</i>	<b>P1</b> ***
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No signage proposed contains flashing lights, moving parts or moving or changing messages or graphics, therefore the proposal is compliant with A3.

<b>A4</b> <i>An illuminated sign must not be located within 30 metres of a residential use, except if a Statutory Sign</i>	<b>P4</b> ***
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Although some of the proposed signage is illuminated, none of it is located within 30 metres of a residential use, therefore the proposal is compliant with A4.

#### **Development Standards for Heritage Places (E13.7)**

<b>E17.7.1 Standards for Signs</b>	
<b>Objective:</b> To ensure that the design and siting of signs complement or enhance the characteristics of the natural and built environment in which they are located.	
<b>A1</b> <i>A sign must comply with the standards listed in Table E.17.2 and be a permitted sign in Table E17.3.</i>	<b>P1</b> <i>A sign not complying with the standards in Table E17.2 or has discretionary status in Table E17.3 must satisfy all of the following:</i> <ol style="list-style-type: none"> <li><i>be integrated into the design of the premises and streetscape so as to be attractive and informative without dominating the building or streetscape;</i></li> <li><i>be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located;</i></li> <li><i>be constructed of materials which are able to be maintained in a satisfactory manner at all times;</i></li> <li><i>not result in loss of amenity to neighbouring properties;</i></li> <li><i>not involve the repetition of messages or information on the same street frontage;</i></li> <li><i>not contribute to or exacerbate visual clutter;</i></li> <li><i>not cause a safety hazard.</i></li> </ol>



As identified above in Table 2, the two types of signage contained within the proposal are a 'Transom Sign' (to be located above the Elizabeth Street Mall entry) and two 'Horizontal Projecting Wall Signs' (located on the Liverpool Street and Elizabeth Street façades respectively). Although both signs predominantly comply with the standards listed in Table E17.2 and are permitted signs in Table E17.3, there are a few exceptions, namely:

- the 'Transom Sign' extends slightly beyond the level of the head of the doorway.
- the two 'Horizontal Projecting Wall Signs' have a width of 400mm (greater than the 300mm specified maximum) and a height of 3100mm (greater than the 3000mm specified maximum).

The proposal is not compliant with A1 and relies on an assessment against P1 as follows:

- the 'Transom Sign' is designed as part of the shopfront, framing that entrance to the building, whilst the two 'Horizontal Projecting Wall Signs' are relatively lean in dimensions. Proportionate to the overall mass of the building, the signage is relatively minor and being at evenly spaced locations, it informs the public of the bank's location without being domineering, satisfying sub-clauses (a) and (b);
- the 'Transom Sign' is constructed of fabricated brand panel with a black finish over an aluminium frame and the 'Horizontal Projecting Wall Signs' are aluminium, both able to be maintained satisfactorily, satisfying sub-clause (c);
- the 'Transom Sign' is completely contained within the site and of a design to complement the surrounding area; however, the two 'Horizontal Projecting Wall Signs' will cantilever out slightly and overlap onto the neighbouring Liverpool Street and Elizabeth Street Mall road reserves. Nevertheless, they are of a height adequate to allow pedestrians to pass by with ease, do not cause significant overshadowing, and are of a simple design, satisfying sub-clauses (d) to (g).

Based on the above, the proposal satisfies P1.

<p><b>A2</b></p> <p><i>The number of signs per business per street frontage must comply with all of the following:</i></p> <p>a) maximum of 1 of each sign type;  b) maximum of 1 window sign per window;  c) if the street frontage is less than 20 m in length, the maximum number of signs on that frontage is 3;  d) if the street frontage is 20 m in length or greater, the maximum number of signs on that frontage is 6.</p> <p><i>except for the following sign types, for which there is no limit;</i></p> <p>i. Building Site,  ii. Name Plate,  iii. Newspaper Day Bill,  iv. Open/Closed,  v. Real Estate,  vi. Street Number,  vii. Temporary Sign.</p>	<p><b>P2</b></p> <p>***</p>
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The proposal has 1 sign (a 'Horizontal Projecting Wall Sign') on the Liverpool Street facade and 2 signs on the Elizabeth Street Mall facade (a 'Transom Sign' and a 'Horizontal Projecting Wall Sign'). Frontages of both facades are less than 20 m in length. The proposal is therefore compliant with A2.

<p><b>A3</b></p> <p><i>Signs must not obscure or prevent or delay a driver from seeing a Statutory Sign or a Tourist Information Sign.</i></p>	<p><b>P3</b></p> <p><i>No performance criteria.</i></p>
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The two types of signage contained within the proposal are not in proximity to either a Statutory Sign or a Tourist Information Sign and are therefore compliant with A3.

<b>A4</b> <i>Signs must not resemble Statutory Signs because of the same or similar shape, size, design, colour, letter size or lighting.</i>	<b>P4</b> <i>No performance criteria.</i>
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The two types of signage contained within the proposal have no resemblance to Statutory Signs and are therefore compliant with A4.

#### E17.7.2 Standards for signs on Heritage Places subject to the Heritage Code or within Heritage Precincts or Cultural Landscape Precincts

##### Objective:

To ensure the size, design and siting of signs complements and does not impact on the cultural heritage significance of places or precincts listed in the Historic Heritage Code. <sup>R1</sup>

<b>A1</b> <i>No Acceptable Solution</i>	<b>P1</b> <i>A sign on a Heritage Place listed in the Historic Heritage Code or within a Heritage Precinct or Cultural Landscape Precinct must satisfy all of the following:</i>  <ul style="list-style-type: none"> <li><i>a) be located in a manner that minimises impact on cultural heritage significance of the place or precinct;</i></li> <li><i>b) be placed so as to allow the architectural details of the building to remain prominent;</i></li> <li><i>c) be of a size and design that will not substantially diminish the cultural heritage significance of the place or precinct;</i></li> <li><i>d) be placed in a location on the building that would traditionally have been used as an advertising area if possible;</i></li> <li><i>e) not dominate or obscure any historic signs forming an integral part of a building's architectural detailing or cultural heritage values;</i></li> <li><i>f) have fixtures that do not damage historic building fabric, including but not restricted to attachments to masonry and wood, such as to using non-corrosive fixings inserted in mortar joints;</i></li> <li><i>g) not project above an historic parapet or roof line if such a projection impacts on the cultural heritage significance of the building;</i></li> <li><i>h) be of a graphic design that minimises modern trademark or proprietary logos not sympathetic to heritage character;</i></li> <li><i>i) not use internal illumination in a sign on a Heritage Place unless it is demonstrated that such illumination will not detract from the character and cultural heritage values of the building.</i></li> </ul>
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The Heritage Impact Assessment (Attachment C) confirms the signage is of a size, design and position that complements the heritage building and attempting to minimise any adverse impact on the heritage valued.





## 5 Conclusion & Recommendations

The proposed to refurbish the National Australia Bank (NAB) building, (predominantly comprising signage upgrades and façade works) at 76 Liverpool Street and 77b Elizabeth Street is considered to improve the building's contribution to the surrounding public realm and enhance the character of the heritage-listed building. It furthers the Zone Purpose Statements of the Central Business Zone (in which it is located) as well as objectives for design, passive surveillance, and heritage. It is largely in accordance with Use Standards and Development Standards of the Central Business Zone, albeit the following discretions:

- Clause 22.4.3 - Design, sub-clauses A5 awnings must be provided.

The proposed development relies on an assessment against the Historic Heritage Code (E13.0) and the Signs Code (E17.0), largely satisfying all acceptable solution but relies on the assessment of the following Performance Criteria:

- Historic Heritage Code E13
  - Development Standards for Heritage Places (E13.7),
    - Clause E13.7.1 Demolition,
    - Clause E13.7.2 Building and Works other than Demolition,
  - Development Standards for Heritage Precincts (E13.8),
    - Clause E13.8.1 Demolition,
    - Clause E13.8.2 Building and Works other than Demolition,
- Signs Code E17
  - Development Standards for Heritage Places (E13.7)
    - Clause E17.7.1 Standards for Signs,
    - Clause E17.7.2 Standards for signs on Heritage Places subject to the Heritage Code

Matters that generated discretions against the above Clause requirements of both the Central Business Zone and relevant Codes were able to be adequately addressed and, on this basis, the proposed development is considered to further the overarching objectives of the *Hobart Interim Planning Scheme 2015*.

---

## **APPENDIX A**

---

### Drawing Set and Proposed Development



<b>Documentation Transmittal</b>	
<b>Project Name</b>	NAB - Hobart
<b>Project Address</b>	76 Liverpool St, Hobart, TAS 7000
<b>Project No</b>	20264
<b>Sheet</b>	1 of 1



**CUBE COMPANY Pty Ltd**  
ABN 41 713 114 322  
21 Balmain Street,  
Cremorne, VIC 3121, Australia  
P: +61 3 9428 0011  
team@cube.co.au  
www.cube.co.au

[illegible]



**NAB Hobart**  
76 Liverpool St, Hobart, TAS 7000

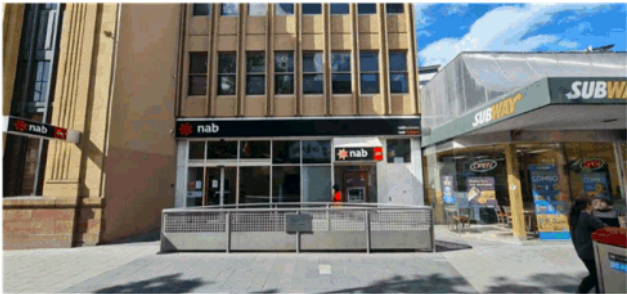
Development Approval

- DA.00 Cover Page, Locality Plan & Photos
- DA.00a Site Plan
- DA.01 Existing Conditions & Demolition Plan
- DA.02 Layout Plan
- DA.03 External Elevations
- DA.04 External Elevations
- DA.05 External Elevations
- DA.06 External Elevations

NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH NAB DNT STANDARDS MANUAL, VOLUME 1.0 REV A DATED MAY 2020 & ADDENDUM DATED JUNE 2020



76 LIVERPOOL ST, HOBART, TAS 7000



This drawing and design is subject to copyright. It should be read in conjunction with all relevant contracts, specifications and drawings. It may not be reproduced without prior written consent. All contractors shall verify all dimensions on site before the commencement of any works. Any discrepancies shall be reported to the architect prior to construction. If any dimensions are to be taken in preference to building drawings.

Development Approval

No.	Revisions:	Date:
-	DA Issue	06-02-2021
A	DA Issue	16-02-2021
B	DA Revision	17-02-2021

**Built.**



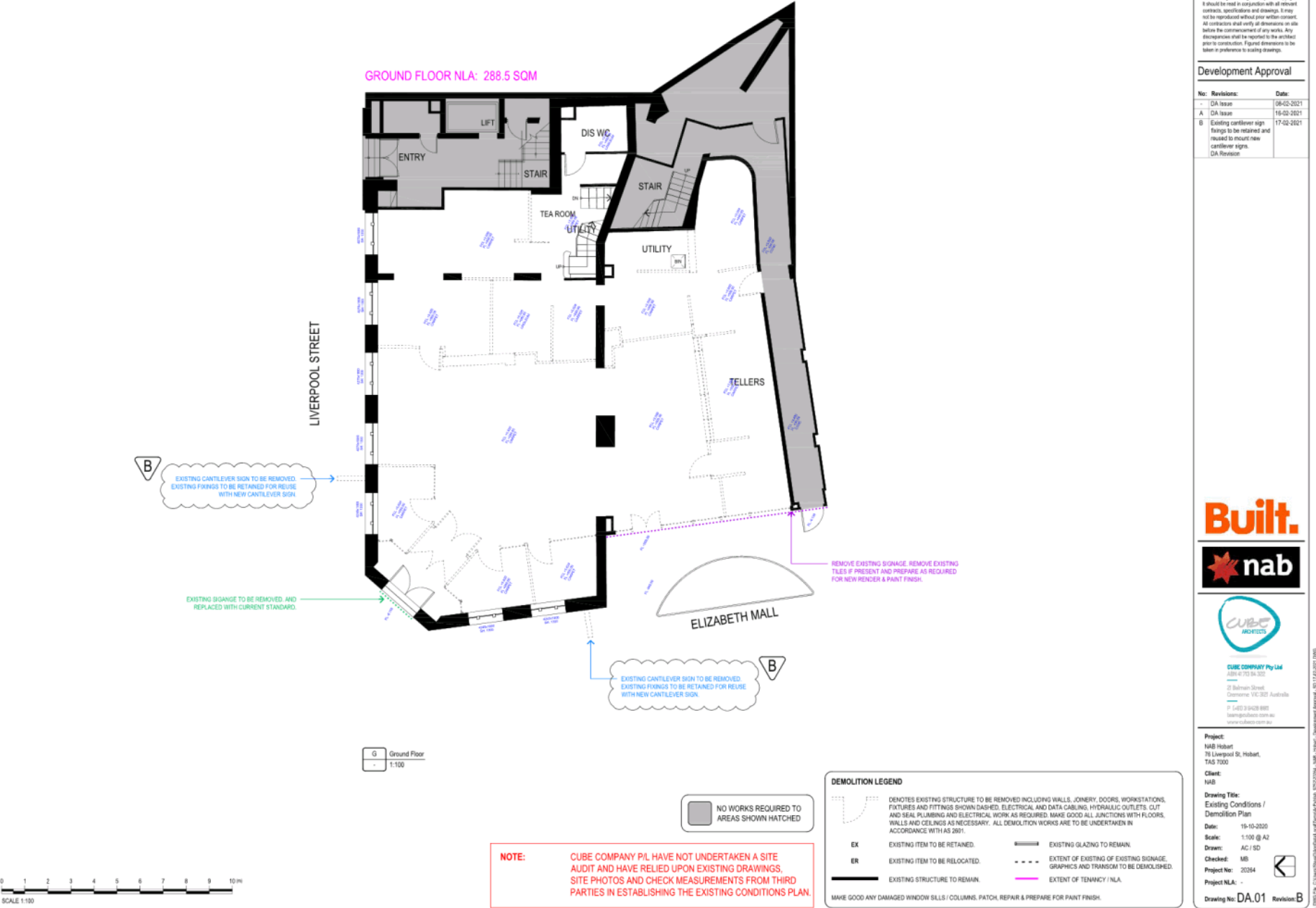
CUBE COMPANY Pty Ltd  
ABN 47 753 54 522  
21 Belmont Street  
Dermot VIC 3027 Australia  
P: 0433 3 9428 885  
info@cube.com.au  
www.cube.com.au

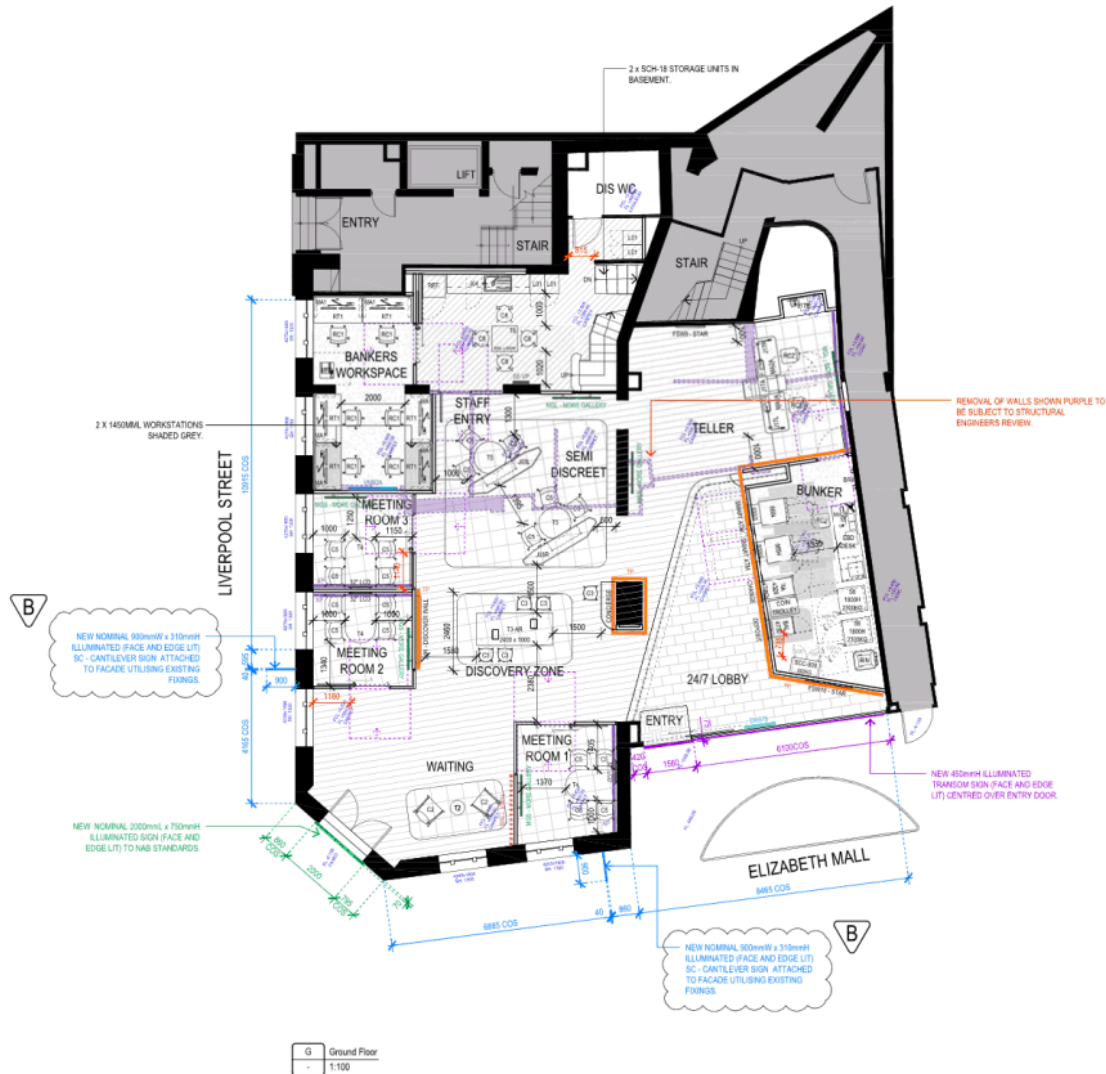
Project:  
NAB Hobart  
76 Liverpool St, Hobart,  
TAS 7000  
Client:  
NAB  
Drawing Title:  
Existing Conditions /  
Demolition Plan  
Date:  
16-10-2020  
Scale:  
1:100 @ A2  
Drawn:  
AC / SD  
Checked:  
MB  
Project No:  
20264  
Project NLA:  
-

Drawing No: DA.00 Revision B









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Development Approval

No.	Revisions:	Date:
-	DA Issue	08-02-2021
A	DA Issue	16-02-2021
B	Existing cantilever sign fixings to be retained and reused to mount new cantilever signs. DA Revision	17-02-2021



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**Project:**  
NAB Hobart  
76 Liverpool St, Hobart,  
TAS 7000  
**Client:**  
NAB  
**Drawing Title:**  
Proposed Plan

**Date:** 15-10-2020  
**Scale:** 1:100 @ A2  
**Drawn:** AC / SD  
**Checked:** MB  
**Project No:** 20264  
**Project NLA:** -

Drawing No. DA.02 Revision B



Existing Conditions / Demolition Elevation - Liverpool Street  
1:50



Existing Conditions - Liverpool Street  
NTS

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Development Approval

No.	Revisions:	Date:
A	DA Issue	08-02-2021
B	Existing cantilever sign Rings to be retained and replaced to mount new cantilever signs. DA Revision	16-02-2021 17-02-2021

**Built.**



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**Project:**  
NAB Hobart  
76 Liverpool St, Hobart,  
TAS 7000  
**Client:**  
NAB  
**Drawing Title:**  
External Elevations  
**Date:** 15-10-2020  
**Scale:** 1:50 @ A2  
**Drawn:** AC / SD  
**Checked:** MB  
**Project No:** 20264  
**Project NLA:** -

Drawing No. DA.03 Revision B





	Proposed Elevation - Liverpool Street
	1:50



-	Existing Conditions - Liverpool Street
-	NTS

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## Development Approval

No:	Revisions:	Date:
-	DA Issue	08-02-2021
A	DA Issue	16-02-2021
B	Existing cantilever sign fixings to be retained and reused to mount new cantilever signs. DA Revision	17-02-2021

**Built.**



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**Project:**  
NAB Hobart  
76 Liverpool St, Hobart,  
TAS 7000

**Client:**  
NAB

Drawing Title:  
External Elevations

Date: 19-10-2020

Scale: 1.50 @ A2

Drawn: AC / SD

Checked:	MS
Reviewed:	MS

Project No: 20264

Project NLA: -

Drawing No: DA.04

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Development Approval

No.	Revisions:	Date:
-	DA Issue	08-02-2021
A	DA Issue	18-02-2021
B	Existing cantilever sign fittings to be retained and reused to mount new cantilever signs. DA Revision	17-02-2021

**Built.**

**nab**

**CUBES ARCHITECTS**

**CUBES CONWAY Pty Ltd**  
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25 Bolnisi Street  
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info@conways.com.au  
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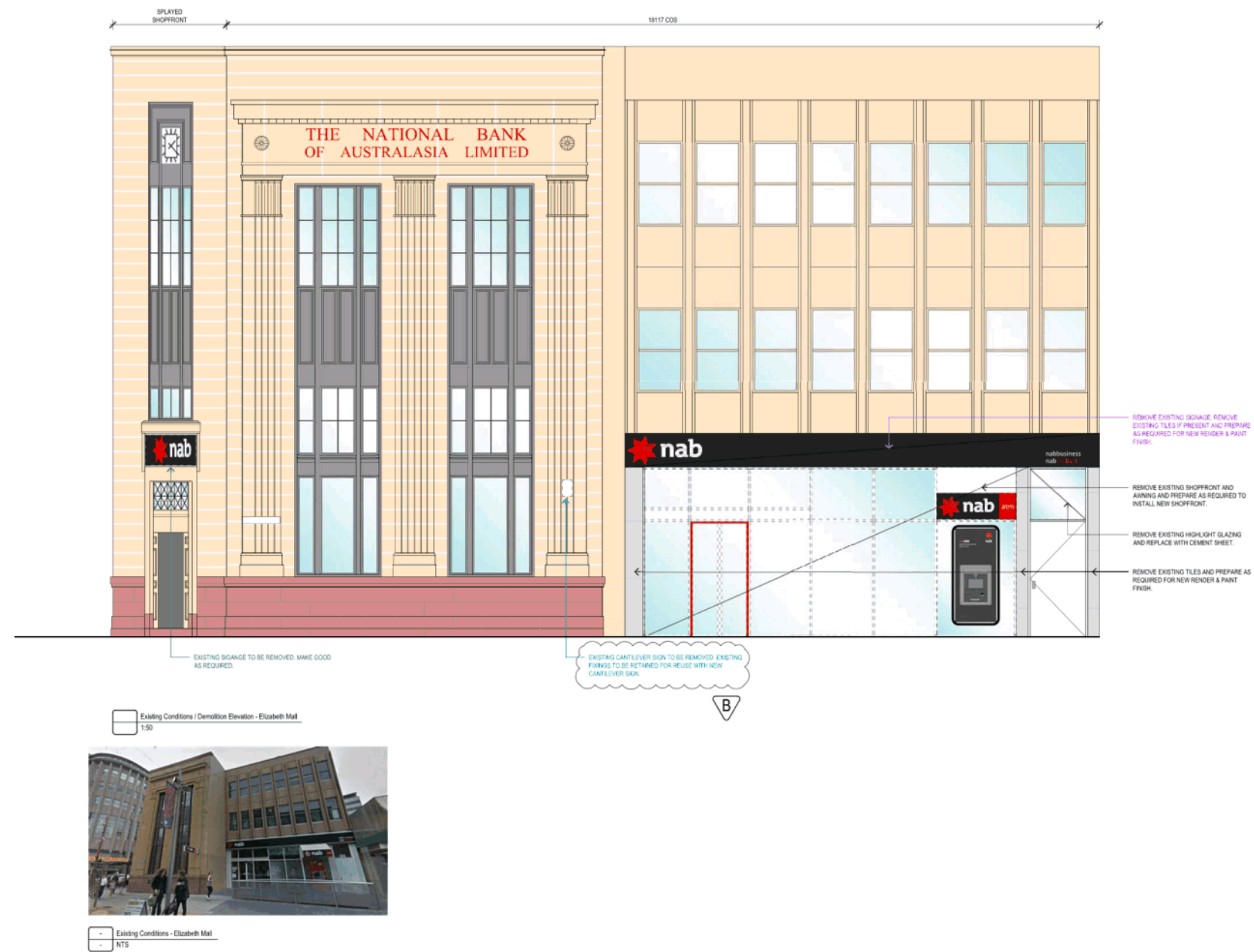
Project:  
NAB Hobart  
76 Liverpool St, Hobart,  
TAS 7000

Client:  
NAB

Drawing Title:  
External Elevations

Date: 15-10-2020  
Scale: 1:50 @ A2  
Drawn: AC / SD  
Checked: MB  
Project No: 20264  
Project NLA: -

Drawing No. DA.05 Revision B





5.0 Signage  
CL- Cantilever-  
Horizontal Sign



Retail	Smart
✓	
BC	Hub

5.0 Signage

CL- Cantilever-

Horizontal Sign

Dimensions

- 900mm x 400mm x 40mm

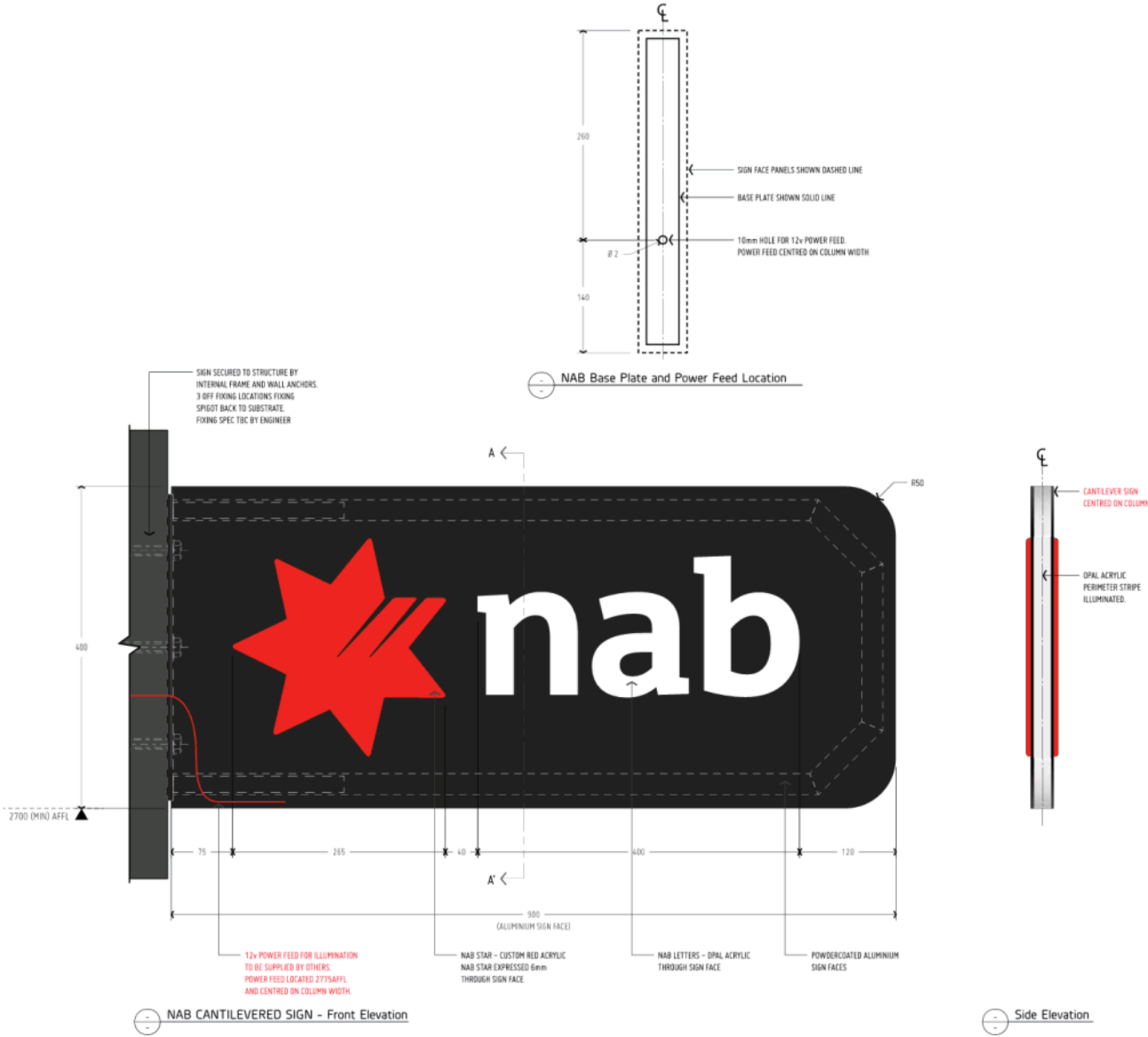
Materials

- Fabricated aluminium sign frame
- Illuminated acrylic graphics
- Illuminated edge.

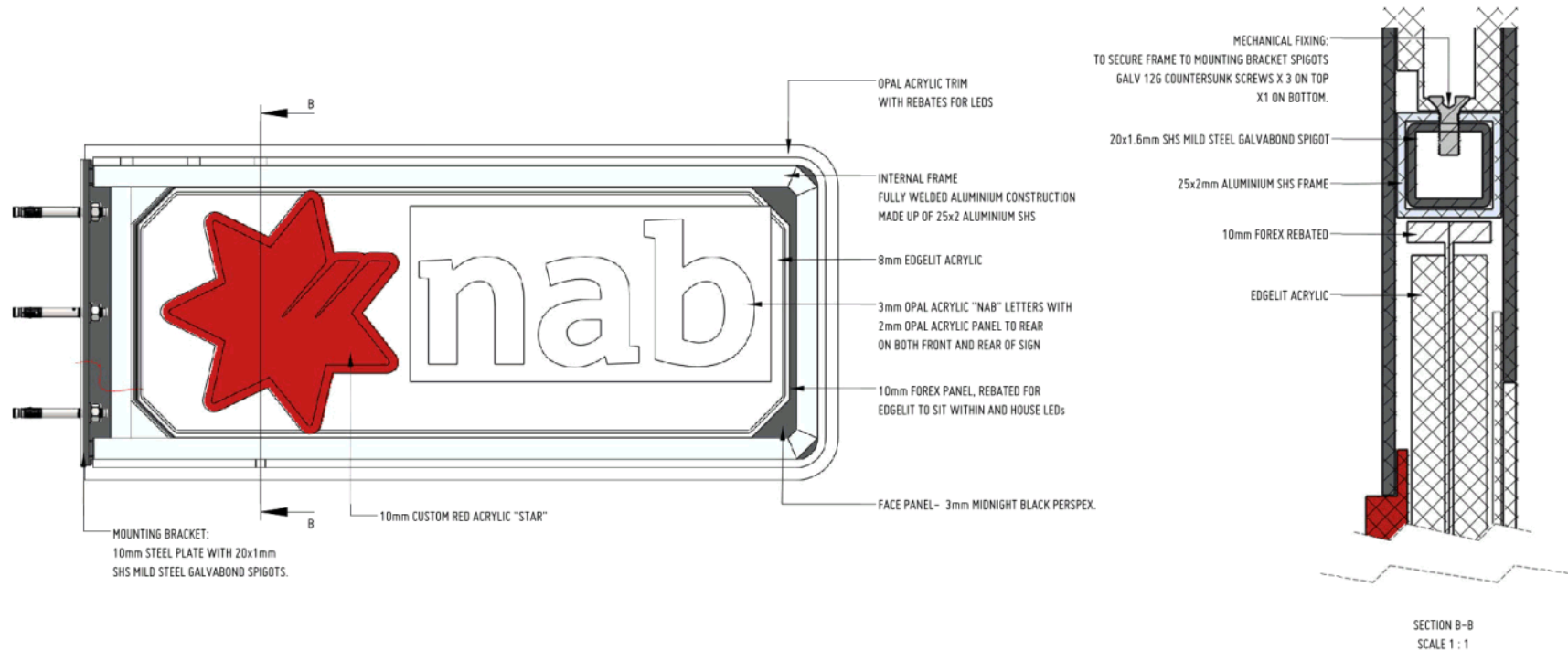
Colours

- Black - Powdercoated Satin Lunar Eclipse
- White Illumination - Opal Acrylic
- Red Acrylic - Perspex PX Red Acrylic.

Retail	Smart
✓	
BC	Hub

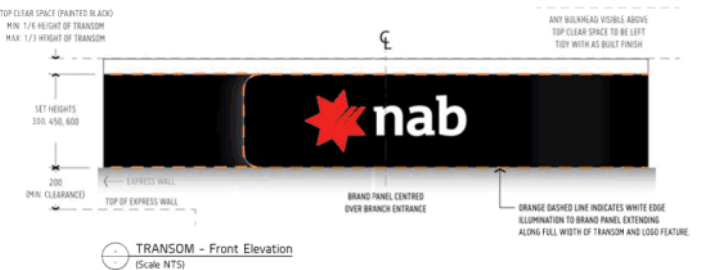
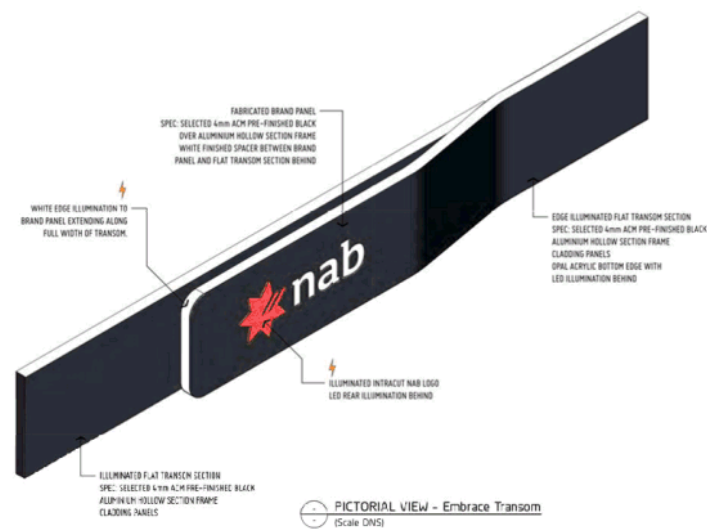


5.0 Signage  
CL- Cantilever-  
Horizontal Sign Details



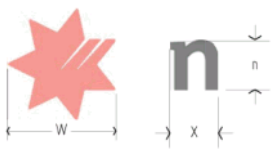
Retail	Smart
✓	
BC	Hub

5.0 Signage  
TR- Embrace Transom  
Construction Detail



Retail	Smart
✓	
BC	Hub

**TRANSOM POWER REQUIREMENTS**  
Provide single 240v 10 amp 3 pin socket in the ceiling void on the inside of the branch with access panel within 5m of sign location.  
Where an illuminated under awning is also used and locations allow this access panel and cabling point may be shared.  
Typical draw for element: 1.7A@240V





# 4

# Chapter 4

## Architectural Schedules

Volume 1.0 Rev A | May 2020



more than money

# 4.0 Architectural Schedules





**Chapter 04**  
**Architectural Schedules**

Furniture Schedule (01 Rev A) .....3  
Finishes Schedule (01 Rev A).....9  
Equipment Schedule (01 Rev A).....19  
DoorSchedule.....33  
Joinery Schedule.....35  
Lighting.....39

**4.0 Architectural Schedules****Furniture Schedule**

Note:

1. Quantities to be confirmed from drawings prior to placement of order.
- 2 This Schedule is to be read in conjunction with Drawings, Schedules and Specification.
3. Items that have been added or amended in Rev A are highlighted in red.



Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
<b>Chairs</b>							
C1	Lounge		<b>Platforma Lounge</b> Frame Victorian Ash Upholstery Laine Colour Lucca 0216 Size 1800L x 700H x 800D   450SH Power/Data N/A	Casual Seating	Company Zenith Contact Hannah Sharpe Phone 02 9125 6700 Phone 0425 560 163 Bulk Procurement Agreement Y	6-8 Weeks	
C2	Lounge Chair		<b>Oslo Lounge Chair 2.0</b> Frame LV8 Upholstery Laine Colour Trieste 4501 Size 730H x 724W x 711D   450SH x 616AH Power/Data N/A	Casual Seating	Company KEZU Contact Carlos Letelier Phone 02 9669 1788 Phone 0439 777 089 Bulk Procurement Agreement Y	2 weeks	
C3	High Stool		<b>About A Stool</b> Frame Oak Foot Ring Stainless Steel Upholstery N/A Seat Colour Black Polypropylene Size 640SH Power/Data N/A	Concierge & Digi Bar	Company HAY Contact Matthew Fowler Phone 02 8062 6021 Phone 0422 174 998 Bulk Procurement Agreement Y	In stock Otherwise 10-12 weeks	
C5	Chair		<b>Loop Chair</b> Frame Polypropylene Reinforced with Fibreglass Colour Black Upholstery Instyle Zone Colour Dance Castors Black Power/Data N/A	Meeting Rooms & Semi Discreet	Company Ownworld Contact James Peachy Phone 02 9358 1155 Phone 0423 535 355 Bulk Procurement Agreement Y	4 weeks (in stock) 12 weeks	

#### 4.0 Architectural Schedules

##### Furniture Schedule

Note:

1. Quantities to be confirmed from drawings prior to placement of order.
2. This Schedule is to be read in conjunction with Drawings, Schedules and Specification.
3. Items that have been added or amended in Rev A are highlighted in red.




Code	Item	Image	Description & Finish	Location	Supplier		Lead Time	Format
C8	BOH Breakout Chair		<b>Jac Side Chair</b> <b>Frame</b> 4 Leg base powder coated <b>Colour</b> Black Night (ZPC_003) <b>Upholstery</b> Polypropylene seat shell <b>Colour</b> Olive (ZPL_010) <b>Size</b> W540 x D525 x H820, SH450mm <b>Power/Data</b> N/A	BOH Breakout	<b>Company</b> Zenith <b>Contact</b> Hannah Sharpe <b>Phone</b> 03 8523 0193 <b>Phone</b> 0425 560 163 <b>Bulk Procurement Agreement</b> Y		4-6 Weeks	
RC1	Task Chair		<b>Zody Workstation Chair - No Arms</b> <b>Frame</b> Black Chair Frame <b>Hardware</b> Base Power coat Metallic Silver <b>Upholstery</b> Mesh back, Tellure, Black 3A0018 <b>Feature</b> Back Stop & Forward Tilt <b>Note</b> Ensure all task chairs in branch match	BOH Workspace	<b>Company</b> Haworth <b>Contact</b> Jubbin Grewal <b>Phone</b> 1300 176 075 <b>Phone</b> 0426 226 789 <b>Bulk Procurement Agreement</b> Y		8-9 Weeks	
RC1A	Task Chair		<b>Zody Workstation Chair - With Arms</b> <b>Frame</b> Black Chair Frame <b>Hardware</b> Base Power coat Metallic Silver <b>Upholstery</b> Mesh back, Tellure, Black 3A0018 <b>Feature</b> Back Stop & Forward Tilt <b>Note</b> Ensure all task chairs in branch match	BOH Workspace	<b>Company</b> Haworth <b>Contact</b> Jubbin Grewal <b>Phone</b> 1300 176 075 <b>Phone</b> 0426 226 789 <b>Bulk Procurement Agreement</b> Y		8-9 Weeks	
RC2	Drafting Stool		<b>Zody Draft Stool (Zody Workstation Chair)</b> <b>Frame</b> Black <b>Seat</b> Fully Upholstered <b>Range/Colour</b> Tellure Black 34-018 <b>Backrest</b> Black Mesh <b>Feature</b> No Arms, Foot Ring	Tellers & EDB Desk	<b>Company</b> Haworth <b>Contact</b> Jubbin Grewal <b>Phone</b> 1300 176 075 <b>Phone</b> 0426 226 789 <b>Bulk Procurement Agreement</b> Y		8-9 Weeks	

#### 4.0 Architectural Schedules

##### Furniture Schedule

Note:



1. Quantities to be confirmed from drawings prior to placement of order.
- 2 This Schedule is to be read in conjunction with Drawings, Schedules and Specification.
3. Items that have been added or amended in Rev A are highlighted in red.

Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
<b>Tables</b>							
T1	Coffee Table		<b>Platforma Coffee Table</b> <b>Table Top</b> Victorian Ash with Natural Finish <b>Base</b> Victorian Ash with Natural Finish <b>Edging</b> Victorian Ash with Natural Finish <b>Size (Ø x H)</b> 700Ø x 400H <b>Power/Data</b> N/A	Casual Seating	<b>Company</b> Zenith <b>Contact</b> Hannah Sharpe <b>Phone</b> 03 8523 0193 <b>Phone</b> 0425 560 163 <b>Bulk Procurement Agreement</b> Y	6-8 Weeks	
T2	Side Table		<b>Platforma Side Table</b> <b>Table Top</b> Victorian Ash with Natural Finish <b>Base</b> Victorian Ash with Natural Finish <b>Edging</b> Victorian Ash with Natural Finish <b>Size (Ø x H)</b> 450Ø x 465H <b>Power/Data</b> N/A	Casual Seating	<b>Company</b> Zenith <b>Contact</b> Hannah Sharpe <b>Phone</b> 03 8523 0193 <b>Phone</b> 0425 560 163 <b>Bulk Procurement Agreement</b> Y	6-8 Weeks	
T3A-L or T3A-R	High Table Standard Length		<b>Kissen High Table - Standard Length</b> <b>Top</b> Laminex 25mm Thick <b>Top Finish</b> Natural <b>Top Colour</b> Aries 079 <b>Edge</b> Square with 30mm radiused corners to match table top <b>Size</b> 2400L x 1000W x 900H <b>Base Finish</b> Solid Timber <b>Base Colour</b> Oak <b>Table Box:</b> 1x echo desk charging station in worktop <b>Power/Data</b> Cable reticulation through leg. *Refer to plan for location. Mounted GPO below bench, run cables below bench within mounted bracket. <b>Notes</b> To be hardwired and bolted down in all instances. Refer to Furniture Plan for LHS/RHS iPad justification	Discover	<b>Company</b> Zenith <b>Contact</b> Hannah Sharpe <b>Phone</b> 03 8523 0193 <b>Phone</b> 0425 560 163 <b>Bulk Procurement Agreement</b> Y	6-8 Weeks	

**4.0 Architectural Schedules****Furniture Schedule**

Note:

1. Quantities to be confirmed from drawings prior to placement of order.
- 2 This Schedule is to be read in conjunction with Drawings, Schedules and Specification.
3. Items that have been added or amended in Rev A are highlighted in red.




Code	Item	Image	Description & Finish		Location	Supplier		Lead Time	Format
T3B-L or T3B-R	High Table 3/4 Length		Kissen High Table - 3/4 Length		Discover	Company	Zenith	6-8 Weeks	
			Top	Laminex 25mm Thick		Contact	Hannah Sharpe		
			Top Finish	Natural		Phone	03 8523 0193		
			Top Colour	Aries 079		Phone	0425 560 163		
			Edge	Square with 30mm radiused corners to match table top		Bulk Procurement Agreement	Y		
			Size	1800L x 1000W x 900H					
			Base Finish	Solid Timber					
			Base Colour	Oak					
			Table Box	1x echo desk charging station in worktop					
			Power/Data	Cable reticulation through leg. *Refer to plan for location. Mounted GPO below bench, run cables below bench within mounted bracket.					
			Notes	To be hardwired and bolted down in all instances. Refer to Furniture Plan for LHS/RHS ipad justification					
T3C	High Table Short Length		Kissen High Table - Short Length		Discover	Company	Zenith	6-8 Weeks	
			Top	Laminex 25mm Thick		Contact	Hannah Sharpe		
			Top Finish	Natural		Phone	03 8523 0193		
			Top Colour	Aries 079		Phone	0425 560 163		
			Edge	Square with 30mm radiused corners to match table top		Bulk Procurement Agreement	Y		
			Size	1000L x 1000W x 900H					
			Base Finish	Solid Timber					
			Base Colour	Oak					
			Table Box	1x echo desk charging station in worktop					
			Power/Data	Cable reticulation through leg. *Refer to plan for location. Mounted GPO below bench, run cables below bench within mounted bracket.					
			Notes	To be hardwired and bolted down in all instances.					

#### 4.0 Architectural Schedules

##### Furniture Schedule

Note:

1. Quantities to be confirmed from drawings prior to placement of order.
2. This Schedule is to be read in conjunction with Drawings, Schedules and Specification.
3. Items that have been added or amended in Rev A are highlighted in red.

Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
T4	Meeting Room Table		<b>Stylus Disk Base with a D' End Top</b> <b>Top</b> Polytec Laminite 25mm Thick <b>Finish</b> Matte <b>Colour</b> Natural Oak <b>Edge</b> Square <b>Size</b> 1600L x 950W x 720H <b>Edge Finish</b> To Match Top <b>Lid Finish</b> To Match Top <b>Table Box</b> Integrated table box with Double GPO and HDMI positioned close to abutting wall <b>Power/Data</b> Cable reticulation via wall and under table top <b>Notes</b> Black Aluminium angle bracket fixed to wall	Meeting Rooms	<b>Company</b> Zenith <b>Contact</b> Hannah Sharpe <b>Phone</b> 03 8523 0193 <b>Phone</b> 0425 560 163 <b>Bulk Procurement Agreement</b> Y	6-8 Weeks	
T5	Sem Discreet Table		<b>Stylus Disk Base with Round Top</b> <b>Top</b> Laminex 25mm Thick <b>Colour</b> Aries 079 <b>Finish</b> Matte <b>Edge</b> Shark nose <b>Edge Finish</b> To Match Top <b>Base Finish</b> Black Powder coat <b>Size</b> 950Ø x 720H	Semi Discreet	<b>Company</b> Zenith <b>Contact</b> Hannah Sharpe <b>Phone</b> 03 8523 0193 <b>Phone</b> 0425 560 163 <b>Bulk Procurement Agreement</b> Y	6-8 Weeks	
T6	Back of House Table		<b>Stylus Disc Base with Square Top</b> <b>Top</b> Laminex 25mm Thick <b>Colour</b> Aries 079 <b>Finish</b> Matte <b>Edge</b> Square to match table top <b>Base Finish</b> Black Powder coat <b>Size</b> 800L x 800W x 720H	BOH Breakout	<b>Company</b> Zenith <b>Contact</b> Hannah Sharpe <b>Phone</b> 0425 650 163 <b>Phone</b> 0425 560 163 <b>Bulk Procurement Agreement</b> Y	6-8 Weeks	



#### 4.0 Architectural Schedules

##### Furniture Schedule

Note:

1. Quantities to be confirmed from drawings prior to placement of order.
- 2 This Schedule is to be read in conjunction with Drawings, Schedules and Specification.
3. Items that have been added or amended in Rev A are highlighted in red.




Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
T7	Back of House Table		<b>Stylus Disc Base with Square Top</b> <b>Top</b> Laminex 25mm Thick <b>Colour</b> Aries 079 <b>Finish</b> Matte <b>Edge</b> Square to match table top <b>Base Finish</b> Black Powder coat <b>Size</b> 1000L x 1000W x 720H	BOH Breakout	<b>Company</b> Zenith <b>Contact</b> Hannah Sharpe <b>Phone</b> 03 8523 0193 <b>Phone</b> 0425 560 163 <b>Bulk Procurement Agreement</b> Y	6-8 Weeks	
RT1	Workstation Retail		<b>Workstation Zenith Rumba - Retail</b> <b>Top Finish</b> Laminex 32mm Thick <b>Base Finish</b> White Powder coated <b>Screen</b> Zenith S50 Privacy Screens 50mm Thick <b>User Adjust Positions</b> 630mm min - 950 max <b>Size</b> 1500L x 800W x 720H <b>Power/Data</b> N/A	BOH Workspace	<b>Company</b> Zenith <b>Contact</b> Hannah Sharpe <b>Phone</b> 03 8523 0193 <b>Phone</b> 0425 560 163 <b>Bulk Procurement Agreement</b> Y	6-8 Weeks	
T02	Workstation Business Bank		<b>Workstation Zenith Rumba - Business Bank</b> <b>Top Finish</b> White Laminex 32mm Thick <b>Base Finish</b> White Powder Coated <b>Screen</b> Zenith S50 Privacy Screens 50mm Thick <b>User Adjust Positions</b> 630mm Min - 950mm Max <b>Size</b> 1600L x 800W x 720H <b>Power/Data</b> N/A <b>Note</b> Powder coat finish to frame: Akzo Nobel Interpon - White satin - GA124A Screen fabric: Kvadrat - Pause 3, Grey 113 80dia Umbilical to ceiling, translucent finish.	Business Bank	<b>Company</b> Zenith <b>Contact</b> Hannah Sharpe <b>Phone</b> 03 8523 0193 <b>Phone</b> 0425 560 163 <b>Bulk Procurement Agreement</b> Y	6-8 Weeks	

#### 4.0 Architectural Schedules

##### Finishes Schedule

Note:

1. Quantities to be confirmed from drawings prior to placement of order.
- 2 This Schedule is to be read in conjunction with Drawings, Schedules and Specification.
3. Items that have been added or amended in Rev A are highlighted in red.



Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
<b>Ceiling Finish</b>							
CF1	Ceiling Finish Set Plasterboard Ceiling		<b>New Set Plasterboard Ceiling / Bulkhead</b> <b>Painted with Dulux Professional Enviro2 Tintable Ceiling Flat</b> <b>Substrate</b> CSR Gyprock Plasterboard <b>Colour</b> Vivid White   PN2E1 <b>Duspec</b> AUDD1466 <b>Extras</b> Square set wall junctions. Flush set ceiling junctions. <b>Installation Notes</b> Refer to Gyprock Commerical Installation Guide	General ceiling finish throughout, unless noted otherwise.	<b>Company</b> Dulux <b>Contact</b> Christine Kotsis <b>Phone</b> 02 9794 9866 <b>Phone</b> 0412 805 654 <b>Bulk Procurement Agreement</b> Y/N <b>Company</b> Gyprock <b>Contact</b> Gavin Bernadino <b>Phone</b> 1300 306 556 <b>Phone</b> 0418 200 281 <b>Bulk Procurement Agreement</b> Y/N		
CF2	Ceiling Finish Grid and Tile		<b>Armstrong Prelude 24mm Ceiling Grid System</b> <b>Size</b> 1200 x 600 <b>Tile</b> Armstrong Dune Square Lay-in <b>Grid Colour</b> White <b>Extras</b> Provide nom. 10mm shadow line to all wall junctions.	Ceilings Where Noted. BOH Bunker, Workspace and Bathrooms.	<b>Company</b> Armstrong Ceilings <b>Contact</b> Mark Sneddon <b>Phone</b> 02 9748 1588 <b>Phone</b> 0412 736 395 <b>Bulk Procurement Agreement</b> Y/N		
CF4	Ceiling Finish Perforated Plasterboard		<b>Rigitone Matrix 8mmm Round</b> <b>Size</b> 1998L x 1188W <b>Colour</b> Vivid White   PN2E1 <b>Duspec</b> AUDD1466 <b>Installation Notes</b> Refer to Gyprock Commerical Installation Guide. <b>Linear diffuser to sit hard up against edge of perforated plasterboard</b>	Ceilings Where Noted. Transaction + Sales and Conversation Zones.	<b>Company</b> Gyprock <b>Contact</b> Gavin Bernadino <b>Phone</b> 1300 306 556 <b>Phone</b> 0418 200 281 <b>Bulk Procurement Agreement</b> Y/N <b>Company</b> Dulux <b>Contact</b> Christine Kotsis <b>Phone</b> 02 9794 9866 <b>Phone</b> 0412 805 654 <b>Bulk Procurement Agreement</b> Y/N		

#### 4.0 Architectural Schedules

##### Finishes Schedule

Note:





1. Quantities to be confirmed from drawings prior to placement of order.
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Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
CF6	Ceiling Finish Paint		Existing ceilings painted with Dulux Professional Enviro2 Tintable Ceiling Flat  <div> <div>Colour</div> <div>Vivid White   PN2E1</div> </div> <div> <div>Duspec</div> <div>AUDD1466</div> </div>	Ceilings Where Noted	<div>Company</div> <div>Dulux</div> <div>Contact</div> <div>Christine Kotsis</div> <div>Phone</div> <div>02 9794 9866</div> <div>Phone</div> <div>0412 805 654</div> <div>Bulk Procurement Agreement</div> <div>Y/N</div>		
CF7	Ceiling Finish (External Set Ceiling)		External Soffit, Moisture Resistant Plasterboard  <div> <div>Colour</div> <div>Vivid White   PN2E1</div> </div>	Ceilings Where Noted	<div>Company</div> <div>Dulux</div> <div>Contact</div> <div>Christine Kotsis</div> <div>Phone</div> <div>02 9794 9866</div> <div>Phone</div> <div>0412 805 654</div> <div>Bulk Procurement Agreement</div> <div>Y/N</div>		
Floor Finish							
FF1	Floor Finish (Porcelain Tile)		<b>Porcelain Tile</b> <div> <div>Range</div> <div>Porcelain Tile</div> </div> <div> <div>Finish</div> <div>Ash Black</div> </div> <div> <div>Size</div> <div>600L x 300W</div> </div> <div> <div>Sealant</div> <div>Not Required</div> </div> <div> <div>Installation</div> <div>Brick laid</div> </div> <div> <div>Slip / Pendulum Rating</div> <div>P5</div> </div> <div> <div>Grout</div> <div>Mapei Ultracolor Plus   119</div> </div>	A/H Lobby	<div>Company</div> <div>Surface Gallery</div> <div>Contact</div> <div>Adrian Zipevski</div> <div>Phone</div> <div>(02) 9566 2002</div> <div>Phone</div> <div></div> <div>Bulk Procurement Agreement</div> <div>Y</div>	In stock 8 Weeks Back Stock	
FF3	Floor Finish Carpet Tile		<b>Tweed Carpet</b> <div> <div>Range</div> <div>Tweed</div> </div> <div> <div>Colour</div> <div>Curl 4118PL</div> </div> <div> <div>Size</div> <div>1000L x 250W</div> </div> <div> <div>Backing</div> <div>Standard PVC</div> </div> <div> <div>Installation</div> <div>Laid brick pattern Refer to Signature Flooring Ziggy Flooring Pattern</div> </div>	Tellers/Semi Discreet/Meeting Room/s Zone	<div>Company</div> <div>Signature Flooring</div> <div>Contact</div> <div>Andrew Davis</div> <div>Phone</div> <div>03 9401 0812</div> <div>Phone</div> <div>0407 965 669</div> <div>Bulk Procurement Agreement</div> <div>Y/N</div>	In Stock 10-12 Weeks Back Stock	

**4.0 Architectural Schedules****Finishes Schedule**

Note:

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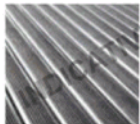

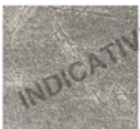

Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
FF4	Floor Finish Vinyl		<b>Transform Vinyl</b> Range Transform Colour Ultimo Oak   24867 Slip / Pendulum Rating R10 Size 1320L x 196W 2.5 Thick Installation Straight laid *Refer to Drawings for Direction	FOH.	<b>Company</b> Signature Flooring <b>Contact</b> Andrew Davis <b>Phone</b> 03 9401 0812 <b>Phone</b> 0407 965 669 <b>Bulk Procurement Agreement</b> Y/N	In Stock 10-12 Weeks Back Stock	
FF5	Floor Finish Carpet Tile		<b>NAB Carpet</b> Range NAB 12 EG Colour Charcoal 7900 (SD3170A-37772) Size 500 x 500 Backing Envirobac Installation Laid monolithic	BOH Workspace and ATM Bunker.	<b>Company</b> Godfrey Hirst <b>Contact</b> Julian O'Dowel <b>Phone</b> <b>Phone</b> 0412 535 356 <b>Bulk Procurement Agreement</b> Y	In Stock 6-8 Weeks Back Stock	
FF6	Floor Finish Vinyl		<b>Tarkett Vinyl Flooring</b> Range ID Granit SD Colour Black 0713 Size Roll Format Slip / Pendulum Rating R9	Comms and Sec Rack.	<b>Company</b> Tarkett <b>Contact</b> Kelly Crawford <b>Phone</b> 02 8853 1200 <b>Phone</b> 0400 080 740 <b>Bulk Procurement Agreement</b> Y/N	In stock 10-12 Week Back Stock	
FF7	Floor Finish Vinyl		<b>Forbo Vinyl Flooring</b> Range Surestep Original Colour Elephant 171952 Size Roll Format Slip / Pendulum Rating R10	BOH Breakout/Bathroom.	<b>Company</b> Forbo Flooring <b>Contact</b> John Liston <b>Phone</b> 1800 224 471 <b>Phone</b> 0419 209 719 <b>Bulk Procurement Agreement</b> Y/N	In stock 10 Week Back Stock	

#### 4.0 Architectural Schedules

##### Finishes Schedule

Note:




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Code	Item	Image	Description & Finish	Location	Supplier		Lead Time	Format
FF8	Floor Finish Entry		<b>Walmay Inset/ Recessed Entry Mat</b> <b>Range</b> Monument Maxi Brush 2 <b>Insert Colour</b> Black 142 <b>Code</b> C2- MB2 <b>Matuell Frame</b> MF1235 <b>Aluminium Colour</b> Black <b>Size</b> Site Specific   12mm Thick	Entry.	<b>Company</b> Walmay <b>Contact</b> Marcus Deayton <b>Phone</b> 1300 393 493 <b>Phone</b> 0409 055 379 <b>Bulk Procurement Agreement</b> Y/N		2 weeks	
FF9	Floor Finish Tactile Ground Surface Indicators		<b>DTAC Black Top Classic Warning Tactile (Spiked)</b> <b>Range</b> Classic <b>Code</b> DT0200 <b>Size</b> Outer Dia: 35mm x Top Dia: 25mm x Thickness: 5mm x Shaft: M6 x 18mm <b>Slip / Pendulum Rating</b> R12/P5	Floors Where Noted BOH Breakout/Bathroom	<b>Company</b> DTAC <b>Contact</b> <b>Phone</b> 1300 793 478 <b>Phone</b> <b>Bulk Procurement Agreement</b> Y/N		In stock	
FF10	Floor Finish Entry Ramp		<b>Porcelain Tile</b> <b>Range</b> Ocean Grey Porcelain Tile <b>Code</b> SG239 <b>Finish</b> Textured <b>Size</b> 600x300mm <b>Sealant</b> Not Required <b>Installation</b> Brick laid <b>Slip / Pendulum Rating</b> Textured: Class P5 <b>Grout</b> Mapei Ultracolour Plus   119	Tiles (24hr lobby)	<b>Company</b> Surface Gallery <b>Contact</b> Adrian Zipevski <b>Phone</b> (02) 9566 2002 <b>Phone</b> <b>Bulk Procurement Agreement</b> Y		In stock	
<b>Graphic Film + Signage Material</b>								
GF1	Glazing Film Safety Strip		<b>Safety Decal Applied to Rear of Glazing</b> Refer to Signage Chapter 5.0 (VSS-Vision Safety Stripe Horizontal)	Shopfront Glazing		Refer to PM for signage contractor details		
GF2	Glazing Film Privacy Film		<b>Privacy Film Applied to Rear of Glazing</b> Refer to Signage Chapter 5.0 (VPF-Vinyl Privacy Film)	Meeting Rooms Glazing		Refer to PM for signage contractor details		

**4.0 Architectural Schedules****Finishes Schedule**

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Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
GF3	Graphic Film		Graphic film Applied to plasterboard walls. Refer to Signage Chapter 5.0 (VWG- Vinyl Wall Graphics)	Walls Where Noted (FOH)	Refer to PM for signage contractor details		
GF5	Glazing Film External (Solid)		External Glazing Film (Solid) Range Avery 700 Series Colour Metallic Grey Refer to Signage Contractor Details	External Glazing	Refer to PM for signage contractor details		
GF6	Glazing Film External (Translucent)		Full Height External Glazing Film (Translucent) Refer to Signage Contractor Details	External Glazing	Refer to PM for signage contractor details		
GF7	Glazing Film External (Translucent)		Partial Height External Glazing Film (Translucent) Refer to Signage Contractor Details	External Glazing	Refer to PM for signage contractor details		
SM1	Signage Material		Vitradual Graphic to be approved prior production Colour Enigma Black   VD9130	Walls Where Noted	Company Fairview Contact Phone 1800 007 175 Phone Bulk Procurement Agreement Y/N		
<b>Joinery Finish</b>							
JF1	Joinery Finish Laminate		Laminex Range Natural Finish Colour Aries Code 79	Various Joinery	Company The Laminex Group Contact Deepak Nair Phone 132 136 Phone 0467 718 117 Bulk Procurement Agreement Y/N	In stock 4 Weeks Back Stock	
JF3	Joinery Finish Laminate		Polytec Ravine Range Evolution Colour Natural Oak Finish Ravine Installation Panels to be mounted on split battens to partitions. Allow for 10mm articulation joints to be painted black	Various Joinery	Company Polytec Contact Laura Hedges Phone 1300 300 547 Phone 0451 632 683 Bulk Procurement Agreement Y/N	In stock 1-2 Days Back Stock	

#### 4.0 Architectural Schedules

##### Finishes Schedule

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Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
BF6	Toilet Roll Holder		<b>Bobrick Double Toilet Roll Holder</b>	DDA/Ambulant Toilet	Company	RBA	
			Code B686		Contact		
			Size 50H x 320W		Phone	1300 788 778	
					Phone		
					Bulk Procurement Agreement	N/A	
BF7	Grab Rails Ambulant		<b>90° Angled Grab Rail Ambidextrous</b>	Ambulant Toilet	Company	RBA	
			Code RBA4090-450		Contact		
			Size 450H x 450W		Phone	1300 788 778	
					Phone		
					Bulk Procurement Agreement	N/A	
BF8	Coat Hook		<b>Surface Mounted Hat and Coat Hook   Énda Robe Hook</b>	DDA/Ambulant Toilet	Company	RBA	
			Code RBA1622-102		Contact		
			Finish Polished Stainless Steel		Phone	1300 788 778	
			Size 20W x 65H x 8D		Phone		
					Bulk Procurement Agreement	N/A	
BF9	Soap Dispenser		<b>Clark Round Soap Bottle Holder</b>	Ambulant Toilet	Company	Caroma	
			Code CL60028.B		Contact		
			Finish Matte White		Phone	02 9202 7000	
					Phone		
					Bulk Procurement Agreement	N/A	
SF01	Accessible Hand Basin		<b>Caroma Care 500 Wall Basin</b>	DDA Toilet	Company	Caroma	
			Code 873210W		Contact		
			Size 500W x 405D x 385H		Phone	02 9202 7000	
			Finish White		Phone		
			Notes 1 tap hole. Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing.		Bulk Procurement Agreement	N/A	







#### 4.0 Architectural Schedules

##### Finishes Schedule

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Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
<b>Wall Finish</b>							
WF1	Wall Finish Paint		<b>Dulux Wash &amp; Wear Plus - Low Sheen</b> Colour Natural White Code SW1F4 Duspec AU_SD12513	General Paint Finish Throughout Unless Noted Otherwise	Company Dulux Contact Christine Kotsis Phone 02 9794 9866 Phone 0412 805 654 Bulk Procurement Agreement Y/N		
WF2	Wall Finish Paint		<b>Dulux Wash &amp; Wear Plus - Low Sheen</b> Colour Black Code SG6G9 Duspec AU_SD12513	Discovery wall and walls where noted	Company Dulux Contact Christine Kotsis Phone 02 9794 9866 Phone 0412 805 654 Bulk Procurement Agreement Y/N		
WF3	Door Finish Paint		<b>Dulux Wash &amp; Wear Plus - Semi Gloss</b> Colour Natural White Code SW1F4 Duspec AU_SD13260	Doors Where Noted	Company Dulux Contact Christine Kotsis Phone 02 9794 9866 Phone 0412 805 654 Bulk Procurement Agreement Y/N		
WF5	Wall Finish Laminate		<b>Polytec Ravine</b> Range Evolution Colour Natural Oak Finish Ravine Installation Panels to be mounted on split battens to partitions. Allow for 10mm articulation joints to be painted black	Discover wall and express wall (in some instances)	Company Polytec Contact Laura Hedges Phone 1300 300 547 Phone 0451 632 683 Bulk Procurement Agreement Y/N		

**4.0 Architectural Schedules****Finishes Schedule**

Note:


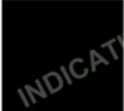


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Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
WF6	Wall Finish Acoustic Panel		<b>Echo Acoustic Panel</b> <b>Range</b> EP Longitude <b>Colour</b> 442 <b>Size</b> 2750L x 1100W   12mm Thick <b>Trim</b> Nom. 1.6mm thick black aluminium tee section to panel junctions and 1.6mm thick black aluminium angle to surrounding edges. Echo panel join to be at the bottom of partition. Refer to documentation.	Within teller and meeting room areas	<b>Company</b> Woven Image <b>Contact</b> Ida Traagstad <b>Phone</b> 02 9913 8668 <b>Phone</b> 0420 421 768 <b>Bulk Procurement Agreement</b> Y/N	3-8 Weeks	
WF8	Wall Finish Paint		<b>Dulux Aquanamel Paint - Semi Gloss</b> <b>Colour</b> Natural White <b>Code</b> SW1F4 <b>Note</b> Ensure Teflon free paint applied to walls where 'GF3' graphic film is installed. <b>Duspec</b> AU_SD15028	General Paint Finish To All Walls With 'GF3' Graphics	<b>Company</b> Dulux <b>Contact</b> Christine Kotsis <b>Phone</b> 02 9794 9866 <b>Phone</b> 0412 805 654 <b>Bulk Procurement Agreement</b> Y/N		
WF12	Wall Finish Paint		<b>Dulux Weather Shield Acrylic Paint</b> <b>Finish</b> Low Sheen <b>Colour</b> Black <b>Code</b> SG6G9 <b>Note</b> Confirm paint type is suitable for external wall substrate <b>Duspec</b> AU_SD10987	External Walls	<b>Company</b> Dulux <b>Contact</b> Christine Kotsis <b>Phone</b> 02 9794 9866 <b>Phone</b> 0412 805 654 <b>Bulk Procurement Agreement</b> Y/N		
WF14	Wall Finish		<b>Cemintel Barestone Internal &amp; External</b> <b>Range</b> Barestone Internal & External <b>Code</b> 99487 <b>Size</b> 2400L x 1200W   9mm Thick <b>Note</b> Internal range for internal application External for external application	Shopfront entry and express wall areas	<b>Company</b> CSR <b>Contact</b> Lisa Wong <b>Phone</b> <b>Phone</b> 0427 531 006 <b>Bulk Procurement Agreement</b> Y/N		

**4.0 Architectural Schedules****Finishes Schedule**

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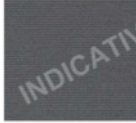
Code	Item	Image	Description & Finish	Location	Supplier		Lead Time	Format
WF15	Wall Finish Mirror		<b>Viridian Décor Mirror</b> Colour Clear Edge Polished Pencil Round Edges Trim Nom. 3mm thick satin stainless steel angle to mirror surround unless noted otherwise.	BOH Bathroom	Company	Viridian		Revision 01
					Contact	John Stef		
					Phone	1800 810 403		
					Phone			
					Bulk Procurement Agreement			
PT1	Door Finish Paint		<b>Dulux Wash &amp; Wear Plus - Semi Gloss</b> Finish Semi Gloss Colour Night Sky Code C25 Duspec AU_SD12215	Doors Where Noted	Company	Dulux		
					Contact	Christine Kotsis		
					Phone	02 9794 9866		
					Phone	0412 805 654		
					Bulk Procurement Agreement	Y/N		
PT7	Door Finish Paint		<b>Dulux Wash &amp; Wear Plus - Semi Gloss</b> Finish Semi Gloss Colour Black Code SG6G9 Duspec AU_SD12215	Doors Where Noted	Company	Dulux		
					Contact	Christine Kotsis		
					Phone	02 9794 9866		
					Phone	0412 805 654		
					Bulk Procurement Agreement	Y/N		
SB:02	Wall Finish Mirror		<b>DecoGlaze Glass Coloured Back Glass - Whiteboard</b> Colour Ice White Shape Refer to drawings Size 6mm	Writing Wall in Meeting Rooms	Company	Decoglaze		
					Contact			
					Phone	02 9624 7099		
					Phone			
					Bulk Procurement Agreement	Y/N		

#### 4.0 Architectural Schedules

##### Finishes Schedule

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Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
<b>Skirting Finish</b>							
SF1	Skirting Finish Aluminium		<b>Nom. 3mm x 80mm High Aluminium Conceal Fixed to Wall.</b> <b>Colour</b> Dulux Electro Flat Black	FOH & BOH Skirting	<b>Company</b> Builder To Source <b>Contact</b> <b>Phone</b> <b>Phone</b> <b>Bulk Procurement Agreement</b> Y/N		
SF4	Skirting Finish Aluminium		<b>Roberts Feather Edge Vinyl Skirting</b> <b>Product</b> 150mm Black <b>Code</b> 15-0012-4	BOH Wet Areas	<b>Company</b> Australian Flooring <b>Contact</b> Wayne Martin <b>Phone</b> 0407205586 <b>Phone</b> 02 9756 4681 <b>Bulk Procurement Agreement</b> Y/N		
<b>Blinds Finish</b>							
BL:01	Window Blind		<b>Sun Shade Roller Blinds</b> <b>Size</b> Roll width 2500mm <b>Supplier</b> Mermet <b>Product</b> E Screen 7510 <b>Colour</b> 3001 Charcoal Grey <b>Notes</b> Openness Factor: 10% Composition: 36% Fibreglass, 64% PVC Manual roller blinds, easy glide chain operated. Metalwork: Powder coated Black for mounting on Aluminium framing. Powder coated White when located on Plasterboard.	External Windows	<b>Company</b> Hunter Douglas Commercial <b>Contact</b> <b>Phone</b> 02 9638 8000 <b>Phone</b> <b>Bulk Procurement Agreement</b> Y/N		
BL:03	Window Blind		<b>Block Out Blinds</b> <b>Size</b> Roll width 2400mm & 2800mm <b>Supplier</b> Mermet <b>Product</b> Villa <b>Colour</b> 0931 Storm <b>Notes</b> Block out Composition: 36% Fibreglass, 64% PVC Manual roller blinds, easy glide chain operated. Metalwork: Powder coated Black for mounting on Aluminium framing. Powder coated White when located on Plasterboard.	VC Room	<b>Company</b> Hunter Douglas Commercial <b>Contact</b> <b>Phone</b> 02 9638 8000 <b>Phone</b> <b>Bulk Procurement Agreement</b> Y/N		

**4.0 Architectural Schedules****Equipment Schedule**

Note:

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Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
<b>Bathroom Fittings and Fixtures</b>							
BF1	Toilet Ambulant		<b>Urbane Wall Faced Close Coupled Toilet Suite with Arc Soft Close Toilet Seat</b>		Ambulant Toilet	Company	GWA Bathrooms & Kitchens
			<b>Code</b>	743500W			Contact
			<b>Size</b>	355W x 660D x 435H			Phone
			<b>Fixing</b>	Sand and cement to secure toilet to tiles. Ensure tight wall / toilet junction.			Phone
							Bulk Procurement Agreement
BF2	Basin Left Hand Shelf		<b>Opal 720 Wall Basin - Left Hand Shelf with Caroma Opal Shroud</b>		Ambulant Toilet	Company	GWA Bathrooms & Kitchens
			<b>Code</b>	632210W + 632601W			Contact
			<b>Size</b>	720W x 450D x 125H (Shroud - 203W X 185H)			Phone
							Phone
							Bulk Procurement Agreement
BF3	Basin Right Hand Shelf		<b>Opal 720 Wall Basin - Right Hand Shelf with Caroma Opal Shroud</b>		Ambulant Toilet	Company	GWA Bathrooms & Kitchens
			<b>Code</b>	632110W + 632601W			Contact
			<b>Size</b>	720W x 450D x 125H (Shroud - 203W X 185H)			Phone
							Phone
							Bulk Procurement Agreement
BF4	Mix Tap Ambulant		<b>Villa Basin Mixer</b>		Ambulant Toilet	Company	GWA Bathrooms & Kitchens
			<b>Code</b>	6901.045A			Contact
			<b>Finish</b>	Chrome			Phone
			<b>Size</b>	152L x 54W x 184H			Phone
			<b>Notes</b>	WELS 5 Star Rated			Bulk Procurement Agreement
BF5	Paper Towel Unit Recessed		<b>Bobrick Trimline Series Recessed Paper Towel/Waste Receptacle</b>		DDA/Ambulant Toilet	Company	RBA
			<b>Code</b>	B36903			Contact
			<b>Size</b>	790H x 330W x 95D			Phone
							Phone
							Bulk Procurement Agreement

#### 4.0 Architectural Schedules

##### Equipment Schedule

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Code	Item	Image	Description & Finish	Location	Supplier		Lead Time	Format
BF6	Toilet Roll Holder		<b>Bobrick Double Toilet Roll Holder</b>	DDA/Ambulant Toilet	Company	RBA		
			Code B686		Contact			
			Size 50H x 320W		Phone	1300 788 778		
					Phone			
BF7	Grab Rails Ambulant		<b>90° Angled Grab Rail Ambidextrous</b>	Ambulant Toilet	Company	RBA		
			Code RBA4090-450		Contact			
			Size 450H x 450W		Phone	1300 788 778		
					Phone			
BF8	Coat Hook		<b>Surface Mounted Hat and Coat Hook   Ende Robe Hook</b>	DDA/Ambulant Toilet	Company	RBA		
			Code RBA1622-102		Contact			
			Finish Polished Stainless Steel		Phone	1300 788 778		
			Size 20W x 65H x 8D		Phone			
BF9	Soap Dispenser		<b>Clark Round Soap Bottle Holder</b>	Ambulant Toilet	Company	Caroma		
			Code CL60028.B		Contact			
			Finish Matte White		Phone	02 9202 7000		
					Phone			
SF01	Accessible Hand Basin		<b>Caroma Care 500 Wall Basin</b>	DDA Toilet	Company	Caroma		
			Code 873210W		Contact			
			Size 500W x 405D x 385H		Phone	02 9202 7000		
			Finish White		Phone			
			Notes 1 taphole. Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing.		Bulk Procurement Agreement	N/A		

**4.0 Architectural Schedules****Equipment Schedule**

Note:

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Code	Item	Image	Description & Finish	Location	Supplier		Lead Time	Format
SF02	Basin Mixer (For accessible & standard WCs)		<b>Vitra Minimex S AquaMed Special Needs Basin Mixer</b>	DDA Toilet	Company	Roger Seller		
			Code 121118		Contact			
			Handle Depth 180mm		Phone	1300 781 966		
			Finish Chrome Plated		Phone			
			Notes Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing. WELS Rating: 5 Star - 6 Litres/Min WELS Reg. Number: T21079		Bulk Procurement Agreement	N/A		
SF03	Accessible Toilet Suite		<b>Cosmo Sovereign Care Suite, with single flap Caravelle Care Seat</b>	DDA Toilet	Company	Caroma		
			Code Cosmo Sovereign Care S trap Toilet Suites - Caravelle Single Flap, Anthracite Grey - Backrest Curved Arm Included (987919BAG) Cosmo Sovereign Care P trap Toilet Suites - Caravelle Single Flap, Anthracite Grey - Backrest Curved Arm Included (987929BAG)		Contact			
			Seats Anthracite Grey		Phone	02 9202 7000		
			Pan colour White		Phone			
			Notes Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing. WELS 4 star.		Bulk Procurement Agreement	N/A		
SF04	Urinal		<b>Caroma Cube 0.8L Smartflush Urinal Suite</b>	Toilet	Company	Caroma		
			Code 679660W		Contact			
			Size 390D x 425W		Phone	02 9202 7000		
			Finish White		Phone			
					Bulk Procurement Agreement	N/A		







#### 4.0 Architectural Schedules

##### Equipment Schedule

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Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
SF07	Hand Towel		<b>Contura surface mounted paper towel dispenser</b> <b>Code</b> B4262 <b>Size</b> 275W x 335H <b>Finish</b> Chrome <b>Notes</b> Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing.	DDA/Ambulant Toilet	<b>Company</b> RBA Group <b>Contact</b> <b>Phone</b> 1300 788 778 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		
SF09	Horizontal Grab Rail		<b>Straight grab bar</b> <b>Code</b> RBA 4000-030 <b>Size</b> 32mm dia, 60mm clearance, 300mm L <b>Finish</b> Satin finish stainless steel <b>Notes</b> Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing.	DDA Toilet	<b>Company</b> RBA Group <b>Contact</b> <b>Phone</b> 1300 788 778 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		
SF10	Side Grab Rail - Left		<b>90 degree angled bar - Left Side</b> <b>Code</b> <b>Size</b> 32mm Dia, 57mm clearance, concealed fixings <b>Finish</b> Satin finish stainless steel <b>Notes</b> To be used in conjunction with (300mm Straight Grab Rail) Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing.	DDA Toilet	<b>Company</b> RBA Group <b>Contact</b> <b>Phone</b> 1300 788 778 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		
SF10	Side Grab Rail - Right		<b>90 degree angled bar - Right Side</b> <b>Code</b> <b>Size</b> 32mm Dia, 57mm clearance, concealed fixings <b>Finish</b> Satin finish stainless steel <b>Notes</b> To be used in conjunction with (300mm Straight Grab Rail) Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing.	DDA Toilet	<b>Company</b> RBA Group <b>Contact</b> <b>Phone</b> 1300 788 778 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		

**4.0 Architectural Schedules****Equipment Schedule**

Note:




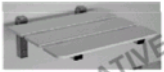
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Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
SF11	Cleaner's Sink		<b>Caroma Cleaners Sink with rubber rest pad</b> <b>Code</b> 811592W <b>Size</b> 575W x 435D <b>Finish</b> White <b>Notes</b> Refer to site specific conditions for cleaners sink installation	Cleaner's Closet	<b>Company</b> Caroma <b>Contact</b> <b>Phone</b> 02 9202 7000 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		
SF12	Toilet		<b>Caravelle 2000 BI Suite</b> <b>Code</b> 989236 (bottom inlet S trap), 989246 (bottom inlet P trap) 989218 (back inlet S trap), 989238 (back inlet P trap) <b>Finish</b> White <b>Notes</b> Standard toilet suite for all standard W.C's. WELS 4 stars.	Toilet	<b>Company</b> Caroma <b>Contact</b> <b>Phone</b> 02 9202 7000 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		
SF14	Shower Set		<b>Kytin Shower Set by Dorf</b> <b>Code</b> 2539.043A <b>Finish</b> Chrome <b>Notes</b> WES: 3 star, 9L/min	Shower	<b>Company</b> Dorf National <b>Contact</b> <b>Phone</b> 61 13 14 16 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		
SF16	Shower Rail & Hooks		<b>Extra Heavy Duty Shower Curtain Rod</b> <b>Code</b> B6047 <b>Finish</b> Satin finish <b>Notes</b> Standard lengths – 1016mm & 1780mm. Confirm site dimensions	Shower	<b>Company</b> RBA Group <b>Contact</b> <b>Phone</b> 1300 788 778 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		
SF16 (cont)	Shower Curtain		<b>Shower Curtain</b> <b>Code</b> B204-2 (1065mm W x 1830mm H) or B204-3 (1780mm W x 1830mm H) (select relevant curtain to suit site dimensions) <b>Finish</b> White Satin finish <b>Notes</b> Removable plastic inserts. Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing.	Shower	<b>Company</b> RBA Group <b>Contact</b> <b>Phone</b> 1300 788 778 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		

**4.0 Architectural Schedules****Equipment Schedule**

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SF17	Shower Shelf		<b>Shower Shelf</b> <b>Code</b> OE421- 033 <b>Finish</b> Bright polished stainless steel <b>Size</b> 200mm H x 260mm D <b>Notes</b> B204-1 requires 7 Hooks, B204-3 requires 12 Hooks Item: Stainless Steel Shower Hooks Item code: B204-1	Shower	Company	RBA Group		
					Contact			
					Phone	1300 788 778		
					Phone			
					Bulk Procurement Agreement	N/A		
SF18	Vanity Shelf	 INDICATIVE	<b>Surface-Mounted Stainless Steel Shelf</b> <b>Code</b> B295x14 <b>Size</b> 356D x 125W <b>Finish</b> Stainless steel with satin finish <b>Notes</b> Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing. Shelf shall be type-304, 18-gauge (1.2mm) stainless steel with satin finish. Mounting brackets, welded to shelf, shall be 16-gauge (1.6mm) stainless steel. Front edge shall be hemmed for safe handling.	DDA Toilet	Company	RBA Group		
					Contact			
					Phone	1300 788 778		
					Phone			
					Bulk Procurement Agreement	N/A		
SF19	Waste Bin (Bathroom)	 INDICATIVE	<b>Surface Mounted Waste Receptacle 24L</b> <b>Code</b> B279 <b>Size</b> 355W x 150D x 455H <b>Finish</b> Satin <b>Notes</b> 1 unit per W.C Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing	Toilet	Company	RBA Group		
					Contact			
					Phone	1300 788 778		
					Phone			
					Bulk Procurement Agreement	N/A		
SF20	Shower Seat	 INDICATIVE	<b>Contract hardware fold up shower seats</b> <b>Code</b> 1620 <b>Size</b> 355mmW x 315mmD <b>Finish</b> White <b>Notes</b> Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing	Shower	Company	RBA Group		
					Contact			
					Phone	1300 788 778		
					Phone			
					Bulk Procurement Agreement	N/A		

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Code	Item	Image	Description & Finish	Location	Supplier		Lead Time	Format
SF22	Back Rest		<b>Rogerseller Nest Accessible Back Rest</b> <b>Code</b> 236102 <b>Finish</b> Polished Stainless Steel <b>Notes</b> Soft white padding and curved arms. Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing	DDA Toilet	<b>Company</b> Roger Seller <b>Contact</b> <b>Phone</b> 1300 781 966 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A			
SF23	Hand Dryer		<b>Mitsubishi surface mounted automatic hand dryer 220-240V</b> <b>Code</b> JT SB216JSH <b>Size</b> 263W x 670H x 168D <b>Finish</b> Black <b>Notes</b> Install to comply with latest Australian Design for Access and Mobility standard. All accessible items are to be installed to code ref standard set out drawing. NAB to confirm use. For use in branches with >10 FTE Recommended installation height: Men 925mm, Women 905mm	Toilet	<b>Company</b> Urimat <b>Contact</b> <b>Phone</b> 1300 360 337 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A			
Kitchen Fittings and Fixtures								
KF01A	Sink		<b>Project Plus 100 Single Bowl Sink</b> <b>Code</b> PR100+-Right hand bowl and left hand bowl. Refer to plan for configuration <b>Size</b> 840L x 435W <b>Finish</b> Stainless Steel <b>Notes</b> One tap hole. Standard sink for all BOH Kitchens. For use up to 15 people.	BOH Breakout Kitchenette	<b>Company</b> Abey Victoria <b>Contact</b> <b>Phone</b> 03 9747 7777 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A			
KF02	Sink Mixer		<b>Extended Lever Sink Mixer Posh "Solus"</b> <b>Code</b> 192058 <b>Finish</b> Chrome Plated <b>Projection</b> 200mm <b>Notes</b> WELS Rating: 4 star - 7.5 Litres/Min	BOH Breakout Kitchenette	<b>Company</b> Reece <b>Contact</b> <b>Phone</b> 03 9274 0000 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A			

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##### Equipment Schedule

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Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
KF03	Dispenser		<b>Billi Quadra Plus 5 - XL Levered Tap with paddle lever mixer No ventilation required</b> <b>Code</b> 904025LPCCH <b>Finish</b> Bright Chrome <b>Notes</b> Used in Retail Branches	BOH Breakout Kitchenette in Retail Branches	<b>Company</b> Billi Head Office <b>Contact</b> Ian Skellington <b>Phone</b> 03 9469 0400 <b>Phone</b> 0411 884 548 <b>Bulk Procurement Agreement</b> N/A		
KF03A	Dispenser with drip tray		<b>Drain Font XI, includes 70mm dispenser riser - XL Levered</b> <b>Code</b> 992800CH <b>Finish</b> Bright Chrome <b>Description</b> Billi Font (including 70 mm riser) to suit all dual temp dispensers <b>Notes</b> Used in Co-working and Village Sites	BOH Breakout Kitchenette in Co-working and Village Sites	<b>Company</b> Billi Head Office <b>Contact</b> Ian Skellington <b>Phone</b> 03 9469 0400 <b>Phone</b> 0411 884 548 <b>Bulk Procurement Agreement</b> N/A		
KF04	Drawer/ Cupboard Pulls		<b>D Shape</b> <b>Code</b> D10 054291 <b>Size</b> 106L x 10W x 35P x 96C/C <b>Finish</b> Satin Chrome <b>Notes</b> Standard kitchen handles	BOH Breakout Kitchenette	<b>Company</b> Artia Cabinet Hardware <b>Contact</b> <b>Phone</b> 1800 008 591 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		
KF05	Cutlery Tray		<b>Standard Cutlery Insert</b> <b>Code</b> KC101 767201 <b>Size</b> 340W x 40H x 63D <b>Finish</b> Chrome <b>Notes</b> Standard	BOH Breakout Kitchenette	<b>Company</b> Kimberley Products <b>Contact</b> <b>Phone</b> 03 9768 5777 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		
KF08A	Filtered Boiling and Chilled System (small)		<b>Billi Quadra Compact XL</b> <b>Size</b> 340H x 315W x 465D <b>Cooling Type</b> Water cooled <b>Notes</b> Boiling & Chilled filtered under bench drinking water unit, including dual temperature dispenser with integrated safety switch. 100 boiling / 150 chilled cups per hour For use in branches with 20 staff or less.	BOH Breakout Kitchenette	<b>Company</b> Billi Head Office <b>Contact</b> <b>Phone</b> 03 9469 0400 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		

#### 4.0 Architectural Schedules

##### Equipment Schedule

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Code	Item	Image	Description & Finish	Location	Supplier		Lead Time	Format
KF08B	Filtered Boiling and Chilled System (large)		<b>Billi Quadra Compact 440 XL</b>	BOH Breakout Kitchenette	<b>Company</b>	Billi Head Office		
			<b>Size</b>		<b>Contact</b>			
			<b>Cooling Type</b>		<b>Phone</b>	03 9469 0400		
			<b>Notes</b>		<b>Phone</b>			
					<b>Bulk Procurement Agreement</b>	N/A		
KF09	Refrigerator		<b>Single Door Fridge / Freezer</b>	BOH Breakout Kitchenette	<b>Company</b>	Haier		
			<b>Code</b>		<b>Contact</b>			
			<b>Size</b>		<b>Phone</b>	1300 729 948		
			<b>Finish</b>		<b>Phone</b>			
			<b>Energy Rating</b>		<b>Bulk Procurement Agreement</b>	N/A		
			<b>Capacity</b>					
			<b>Notes</b>					
KF10	Bar Refrigerator		<b>Bar Fridge</b>	BOH Breakout Kitchenette	<b>Company</b>	Westinghouse		
			<b>Code</b>		<b>Contact</b>			
			<b>Size</b>		<b>Phone</b>	1300 363 640		
			<b>Finish</b>		<b>Phone</b>			
			<b>Energy Rating</b>		<b>Bulk Procurement Agreement</b>	N/A		
			<b>Capacity</b>					
			<b>Notes</b>					
KF11	Microwave		<b>Microwave</b>	BOH Breakout Kitchenette	<b>Company</b>	Panasonic		
			<b>Code</b>		<b>Contact</b>			
			<b>Size</b>		<b>Phone</b>	00 61 132 600		
			<b>Finish</b>		<b>Phone</b>			
			<b>Notes</b>		<b>Bulk Procurement Agreement</b>	N/A		








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KF12	Pull Out Bins		<b>Wilson and Bradley (Liner bins supplied with handles and lids) Wesco Pullboy Waste Bin 84lt</b> <b>Code</b> WBPB26084 <b>Size</b> 510D x 568W x 520H <b>Notes</b> 2x42 L bins for 600mm wide cabinets 2 bins per drawer For use with sites with less than 20 staff	BOH Breakout Kitchenette	<b>Company</b> <b>Contact</b> <b>Phone</b> <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		
KF13	Waste Bin		<b>Waste Bin</b> <b>Size</b> 550mm D x 550 W x 930 H <b>Notes</b> To match Geelong Business Centre waste bins 120L 1x bin per cupboard 2x cupboards for sites with greater than 20 staff	BOH Breakout Kitchenette	<b>Company</b> <b>Contact</b> <b>Phone</b> <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		
KF14	Dishwasher		<b>Blanco Freestanding Dishwasher</b> <b>Code</b> BDW3458X <b>Size</b> 598mm W x 850mm H x 598mm D <b>Finish</b> White <b>Notes</b> Energy Rating: 3 star Water Rating: 4.5 star	BOH Breakout Kitchenette	<b>Company</b> Blanco <b>Contact</b> <b>Phone</b> 1300 739 033 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		
KF16	Oven		<b>Bosch Oven Serie 8</b> <b>Code</b> Serie   8 HBG655HW1A <b>Size</b> 595 mm H x 595 mm W x 548 mm D <b>Finish</b> Stainless Steel	BOH Breakout Kitchenette	<b>Company</b> Bosch <b>Contact</b> <b>Phone</b> 1300 368 339 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		
KF17	Coffee Machine		<b>Franke - Evolution Coffee Machine with refrigeration unit</b> <b>Code</b> KE200 <b>Size</b> 602mm D x 784mm H x 320mm W <b>Finish</b> Stainless Steel <b>Notes</b> Dual bean hopper	BOH Breakout Kitchenette	<b>Company</b> COFFEE 4 BUSINESS <b>Contact</b> <b>Phone</b> 1300 426 333 <b>Phone</b> <b>Bulk Procurement Agreement</b> N/A		








#### 4.0 Architectural Schedules

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Code	Item	Image	Description & Finish	Location	Supplier	Lead Time	Format
Other							
PL01	Acrylic Holder for phone Lists		<b>A4 Portrait Single Sided Ticket Holder</b> Code ADI126J	BOH	Company Acrylic Display Industries Contact Phone Phone Bulk Procurement Agreement N/A		
L01	Lockers		<b>Lockers</b> Finish LM:03 Carcass, doors and skirting Colour White Size 450mm W x 600mm D x 1800mm H Notes 3 lockers per unit	BOH	Company UCI Contact Bill Dean Phone 03 9336 1311 Phone Bulk Procurement Agreement N/A		
WB01	Mobile Whiteboard		<b>Penrite Double Sided Pivot Mobile Whiteboard</b> Size 1200 x 900mm	BOH	Company Staples Contact Phone Phone Bulk Procurement Agreement N/A		
WB02	Whiteboard		<b>Whiteboard</b> Size 1500mm x 900mmH Notes Whiteboard wall mounted with marker tray ledge Refer to plan for mounting locations	BOH	Company Contact Phone Phone Bulk Procurement Agreement N/A		
ST01	Storage		<b>Hinged door cabinet with 2 adjustable shelves</b> Size 1000mm H x 900mm W x 500mm D	BOH	Company Zenith Contact Hannah Sharpe Phone 03 8523 0193 Phone 0425 560 163 Bulk Procurement Agreement N/A		

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##### Equipment Schedule

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Code	Item	Image	Description & Finish	Location	Supplier		Lead Time	Format
SCH12	Storage		<b>Swing Door Cupboard with 3 adjustable shelves,</b> <b>Size</b> 1200mm H x 900mm W x 450mmD <b>Finish</b> Powder coated White <b>Notes</b> 4 file racks	BOH	Company	UCI		
					Contact			
					Phone			
					Phone			
					Bulk Procurement Agreement	N/A		
SCH12P	Storage		<b>Swing Door Cupboard with Planter Box (3 adjustable shelves)</b> <b>Size</b> 1200mm H x 900mm W x 450mmD + 200mmH (Planter Box) <b>Overall:</b> 1400mm H <b>Finish</b> Powder coated White <b>Extras</b> Planter Box <b>Notes</b> 4 file racks BBC sites only	BOH BBC	Company	UCI		
					Contact	Steve Chadband		
					Phone	03 8379 0225		
					Phone	0407 708 770		
					Bulk Procurement Agreement	N/A		
SCH18	Storage		<b>Swing door cabinet with 2 adjustable shelves</b> <b>Size</b> 1800mm H x 900mm W x 450mmD <b>Finish</b> Powder coated White <b>Notes</b> 5 file racks	BOH	Company	UCI		
					Contact			
					Phone			
					Phone			
					Bulk Procurement Agreement	N/A		
MA1	Monitor Arm		<b>M8.1 Dual monitor arm clamped</b> <b>Supplier</b> Human Scale <b>Weight Capacity</b> 2.72kg to 12.7kg <b>Height Adjustment</b> Up to 12" <b>Colour Options</b> Polished Aluminium with White Trim <b>Notes</b> 15 years warranty Clamp on 1 Dual monitor arm per BOH workstation (retail and BBC)	BOH	Company	Zenith	2 weeks	
					Contact	Hannah Sharpe		
					Phone	03 8523 0193		
					Phone	0425 560 163		
					Bulk Procurement Agreement	Y/N		

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MA2	Monitor Arm		<b>M2.1 Single monitor arm</b> <b>Supplier</b> Human Scale <b>Weight Capacity</b> 2.26 kg to 7kg <b>Height Adjustment</b> Up to 12" <b>Colour Options</b> Polished Aluminium with White Trim <b>Notes</b> 15 years warranty Clamp on for EBD Bolt on for FOH	FOH Tellers EBD Desk	<b>Company</b> Zenith <b>Contact</b> Hannah Sharpe <b>Phone</b> 03 8523 0193 <b>Phone</b> 0425 560 163 <b>Bulk Procurement Agreement</b> Y/N	2 weeks	
SD1	Freestanding DMS Pole-Mount		<b>Freestanding DMS Pole-Mount</b> <b>Size</b> 2095mm H, Base 300mm W x 200mm D <b>Finish</b> Powder coated <b>Material</b> Steel <b>Notes</b> Preferred set-out height 900 from floor to underside of TV Available set out height positions: 700, 800 and 900 Custom set-out heights outside of these will require prior approval from PM/NAB	FOH	<b>Company</b> Ultralift Australia <b>Phone</b> 03 9459 0873 <b>Email</b> sales@ultraliftaustralia.com.au		
BR04	Bag Hooks		<b>Bag Hooks</b> <b>Size</b> 800mm H x 800mm W <b>Finish</b> White Melamine <b>Material</b> 18mm Parchment <b>Notes</b> Hooks to be mounted directly above skirting height	ATM Bunker	<b>Company</b> UCI <b>Phone</b> 1300 824 824 <b>Website</b> uci.com.au		
CR13	Coat Hooks		<b>Coat Hooks</b> <b>Size</b> 200mm H x 50mm D <b>Finish</b> White Melamine <b>Material</b> 18mm Parchment <b>Notes</b> Hooks to be mounted at 1358-1500mm AFFL in accordance with AS1428.1-2009 Refer to NAB Standards Joinery Details for more information	BOH	<b>Company</b> UCI <b>Phone</b> 1300 824 824 <b>Website</b> uci.com.au		

**4.0 Architectural Schedules****Equipment Schedule**

Note:

1. Quantities to be confirmed from drawings prior to placement of order.
2. This Schedule is to be read in conjunction with Drawings, Schedules and Specification.
3. Items that have been added or amended in Rev A are highlighted in red.

Code	Item	Image	Description & Finish		Location	Supplier		Lead Time	Format
VM	Visual Management Board		Visual Management Board		BOH	Company			
			Size	VM Board - 1200mm H x 1500mm W Risk Tracker - 600mm H x 840mm W Future of Retail Posters - 420mm H x 620mm W		Phone			
			Notes	Required sizes and quantities are site dependent and are to be organised with NAB		Website			
CIM	Customer Imagery Wall		Customer Imagery Wall		BOH	Company			
			Notes	Installed in BBC sites		Phone			
						Website			
EP	Engagement Panel		Engagement Panel		BOH	Company	UCI		
			Notes	Required sizes and quantities are site dependent and are to be organised with NAB		Phone	1300 824 824		
						Website	uci.com.au		

## 4.0 Architectural Schedules

### Door Legend

Issue: 01  
 Date: 02 / 12 / 19

#### Legend

Note:

1. Doors, hardware and performance to comply with the Building Code of Australia and relevant Codes and Standards.
2. The performance of all door furniture is to comply with AS1428.1-2009, Design for Access and Mobility
3. Contractor to allow for all door hardware componentry to comply with manufacturer's installation specifications
4. All door levers to be mounted at 1000mm AFFL to centre of escutcheon.
5. All switches, security push to release buttons and card readers are to be located a minimum of 500mm away from internal corners to comply with AS1428.1 Section 14. Refer to Elevations for final position to be confirmed onsite prior to installation.
6. All switches, security push to release buttons to be between 900 - 1100mm AFFL to centre of escutcheon.
7. All doors / door frames to have a minimum 30% luminance contrast to comply with AS1428.1-2009 Section 13.1.
8. All doors to have a maximum operable force of 20N to comply with AS1428.1 clause 13.5.2 (e)
9. This door schedule is to be read as indicative of designers' intent. All specifications, including hardware, are to be reviewed by a specialist consultant/ supplier and a 'return' door schedule is to be provided to the items/ components included in the schedule prior to purchase or manufacture.
10. Head Contractor is responsible to ensure door construction is rigid and suitable for use and that all hardware is suitable for function and overall weight of doors.
11. Refer to **"RED BOLD TEXT"** for all revisions.

#### DOOR TYPE

- |   |  |
|---|--|
| A | Typical Shopfloor Door - Attack proof, solid core flush panel door, rolled steel frame   |
| B | Typical BOH Door - Solid core flush panel door   |
| C | Typical Accessible WC/Airlock Door - Interior grade, solid core flush panel door, aluminium frame  |
| E | Typical Meeting Room Glass Slider - Aluminium framed glass sliding door, Criterion "Aurora" aluminium door/partition suite and "Niagara" sliding door track. |
| G | Typical Main Entry Auto Slider - SLM Sliding Door  |
| K | New nom. 20mm SHS steel bracing frame with nom. 18mm thick solid medium density fibreboard conceal fixed to front. Paint grade facing.                       |

#### DOOR FINISH

- |     |   |
|-----|---|
| PT1 | Dulux Low Sheen, Colour: Night Sky  |
| PT2 | Glass with film detail  |
| PT3 | Powdercoat - PDC01 as per NAB Retail Standard Finishes Schedule   |
| PT4 | Acoustic Substrate, Upholstered Finish - Instyle, Life Textiles, Classic - 15.1.0cm horizontal pattern repeat to be maintained. 137cm roll width. Incorporate 1no. 1200mm x 1200mm magnetic whiteboard 1200mm off FFL with recessed per holder. Where existing carpet is to be retained a suitable fabric should be selected and is to be approved by Architect / NAB |
| PT5 | Natural Anodised  |
| PT6 | Laminate to specification   |
| PT7 | Dulux Low Sheen, Colour: Black (Doors with NAB branding only)   |

#### DOOR SWING

- |    |              |
|----|--------------|
| OO | Open Outward |
| OI | Open Inward  |
| S  | Sliding Door |
| R  | Roller Door  |

#### FRAME TYPE

- |    |  |
|----|--|
| A1 | Mild Steel rolled hollow section                         |
| A2 | Aluminium extrusion                                      |
| A3 | Roller shutter door                                      |
| A4 | Aluminium Guide channel                                  |
| A5 | Aluminium sliding track                                  |
| A6 | Concealed square set MDF frame to suit door type K       |
| A7 | CS Square formed cavity slider track to suit door type B |
| A8 | Concealed frame  |

#### FRAME FINISH

- |      |                                    |
|------|------------------------------------|
| NA   | Natural anodised                   |
| PT   | Paint - Taubmans semi-gloss enamel |
| PDC1 | Powdercoat - Dulux White Birch     |
| PDC2 | Powdercoat - Dulux Charcoal        |
| PDC3 | Powdercoat - Dulux Black           |

#### HINGE TYPE

- |    |  |
|----|--|
| H1 | NH05-10711BB-SS (SS Fast Fix Hinge) or equivalent  |
| H2 | NH05-1010B71P-SS (100 x 100 SS Butt Hinge - for fire doors) or equivalent                |
| H3 | NH05-1015B11P-SS (100x75 SS Butt Hinge - for metal or timber framed doors) or equivalent |
| H4 | Plano Hinge  |
| H5 | Part no. TBA (Fixed Pin Hinge with Hinge Bolts) or equivalent                            |
| H6 | Ives Centre Hung Pivot Top and Bottom Pivot Set.   |

#### LOCKS

- |    |  |
|----|--|
| L1 | KABA - MS80 (Storeroom Lock SCP) or equivalent   |
| L2 | KABA - MS78 (Classroom Lock SCP) or equivalent   |
| L3 | KABA - MS253 (Night Latch SCP) or equivalent   |
| L4 | KABA - MS10 (Passage Latch SCP) or equivalent  |
| L5 | KABA - MS40 (Accessible Indicator Lock SCP) or Wilson & Bradley T01126 (Toilet Partition Indicator Bolt SSS) or equivalent |

## 4.0 Architectural Schedules

### Door Legend

---

Issue: 01  
 Date: 02 / 12 / 19

---

- L6 KABA – 951-3 (N/S Sliding Door Lock SCP) or equivalent
- L7 KABA – RB111 (Mortice Roller Bolt SCP) or equivalent
- L8 KABA – MS60 (Vestibule Lock SCP) or equivalent
- L9 ASSA ABLOY Lockwood 591 Series Short Backset Sliding Door Deadlock 591F-3102SC (Extended turn snib) or equivalent
- L10 DOUBLE SLIDERS ONLY –
- L11 Mirage Lockwood Omega Keyswitch (Install to internal & external faces – 2 required as noted)
- L12 Rivers door lock as per NAB Security and Risk specification
- L13 Abloy Protec Utilities lock - Builder to confirm specification with services engineers
- L14 Lockwood 7580 Roller Bolt
- L15 Lockwood Synergy 357, Mortice Deadlock

#### DOOR FURNITURE

- F1 Lockwood – LW130-1361-70 SC (Lever on Rose) or equivalent
- F2 Lockwood – LW1366 SC (Escutcheon) or equivalent
- F3 Lockwood – LW1367 SC (T/SNIB) or equivalent
- F4 EFA263 CSSS (Push Plate) or equivalent
- F5 EFA263GV – 134SSS (Pull on Plate) or equivalent
- F6 DA1351 – 150 x 12mm SS (150 x 12mm SSD-Pull) or equivalent
- F7 Surface Mounted Panic Bolt (Lockwood 9300/9400 Series or equivalent)
- F8 Back-to-back Sliding Door Handle (~~Pitella Projects – PH209-PDC2-finish~~) **Vinco PH25450SO-BLK**
- F9 Barben BAC-RP150/R. Finish TBC.

#### DOOR CLOSERS

- C1 KABA – 9026 SSS (Standard Door Closer)
- C2 KABA – 9026DA SSS (Delayed Action D/Closer)
- C3 KABA – 9026P SSS (Parallel Arm Door Closer)

NOTE: Confirm on site door closure type

- C4 Automatic Sliding door operator. Bi-parting sliding doors to suit door type G. Operator to be concealed above the FCL where possible.

#### DOOR STOPS

- DS1 KABA – DS 103 – Door Stop SCP

#### DOOR SEALS

- S1 Sliding Door Seal – Raven RP12 for door stiles and Raven RP2b to underside of door. Finish: Natural Anodised
- S2 Swing Door Seal – Raven RP20 for door stiles and Raven RP2B to underside of door. Finish: Natural Anodised
- S3 Smoke seals to suit fire rated doors

#### DOOR VIEWER

- Allsecure Services Pty Ltd
- Mobile Service Trigg 6029
- 0414 575 757
- Fax
- (08) 9447 0664
- [Kevin@allsecure.com.au](mailto:Kevin@allsecure.com.au)

If the above item is unavailable, alternate option to be confirmed by NAB.

#### MISCELLANEOUS

- M1 Electric Strike
- M2 Pin Pad – Security
- M3 Break Glass Device
- M4 Swipe Card and Exit Button by Security Contractor
- M5 Battery back-up to allow minimum four (4) open and closes of auto-door/ roller shutter in case of power failure

#### NOTES

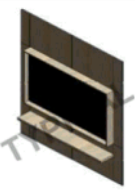

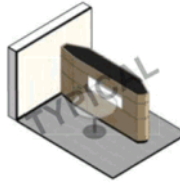
1. All Hardware specifications shall be complied with unless specific approval is gained from NAB to substitute items
2. Builder to confirm all door heights and opening widths on site
3. All untagged doors are existing. To be retained and made good as required. Paint to match existing (confirm on site)

#### 4.0 Architectural Schedules

##### Joinery Schedule

Note:

1. Quantities to be confirmed from drawings prior to placement of order.
- 2 This Schedule is to be read in conjunction with Drawings, Schedules and Specification.




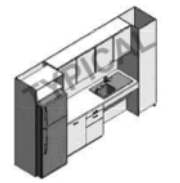
Code	Item	Image	Description & Finish	Location	Lead Time	Format
J.01	Discovery Wall		<b>Discovery wall</b> <b>Description</b> Wall Panelling, LCD shroud and shelf joinery situated near branch entry <b>Finish</b> JF3 - Polytec Evolution Natural Oak Ravine (Joinery) WF5 - Polytec Evolution Natural Oak Ravine (Wall Panels) <b>Size</b> Varies <b>Notes</b> Refer to Chapter 3.0 of the DNT Standards for further details.	Discover	TBC by joiner	
J.02	Concierge		<b>Concierge</b> <b>Description</b> Typically a continuation of Discovery wall, joinery that runs floor to ceiling and serves the concierge functionality <b>Finish</b> JF3 - Polytec Evolution Natural Oak Ravine (Joinery) WF5 - Polytec Evolution Natural Oak Ravine (Wall Panels) <b>Power/ Data</b> Power and Data, under bench mounted, set out to be approved by WMK. <b>Size</b> Varies <b>Notes</b> Refer to Chapter 3.0 of the DNT Standards for further details.	Concierge	TBC by joiner	
J.03	Semi Discreet		<b>Semi Discreet</b> <b>Description</b> Joinery unit containing planting, power within joinery carcass and inset box that provides alcove for T5 to overlap. <b>Finish</b> JF1 - Laminex Natural Finish Aries (Joinery) JF3 - Polytec Evolution Natural Oak Ravine (Joinery) SF1 - Dulux Electro Flat Black (Skirting) WF5 - Polytec Evolution Natural Oak Ravine (Wall Panels) <b>Size</b> 2600L x 240D x 1280H <b>Notes</b> Refer to Chapter 3.0 of the DNT Standards for further details. Door/drawer side indicated with L or R on drawings. Semi discreet to be hardwired and bolted to ground.	Semi Discreet	TBC by joiner	



**4.0 Architectural Schedules****Joinery Schedule**

Note:



1. Quantities to be confirmed from drawings prior to placement of order.
- 2 This Schedule is to be read in conjunction with Drawings, Schedules and Specification.

Code	Item	Image	Description & Finish	Location	Lead Time	Format
J17L/ J17R	Tellers		<b>Tellers</b> <b>Description</b> Teller side indicated with L or R on drawings <b>Finish</b> JF1 - Laminex Natural Finish Aries (Joinery) LM:10 - Wilsonart Black Aluminium 419 Satin AC:01 - White Acrylic <b>Size</b> 1200L x 740D x 960H <b>Notes</b> Refer to Chapter 3.0 of the DNT Standards for further details.	Tellers	TBC by joiner	
J17A	TCR		<b>TCR</b> <b>Finish</b> JF3 - Polytec Evolution Natural Oak Ravine (Joinery) LM:10 - Wilsonart Black Aluminium 419 Satin AC:01 - White Acrylic <b>Size</b> 565L x 1075D x 1180H <b>Notes</b> Refer to Chapter 4.0 of the DNT Standards for further details.	Tellers	TBC by joiner	
J17B	Complex Teller		<b>Complex Teller</b> <b>Finish</b> JF1 - Laminex Natural Finish Aries (Joinery) LM:10 - Wilsonart Black Aluminium 419 Satin <b>Size</b> 1300L x 580D x 960H <b>Notes</b> Refer to Chapter 3.0 of the DNT Standards for further details	Tellers	TBC by joiner	
J.04	Kitchenette		<b>BOH Kitchenette</b> <b>Finish</b> JF1 - Laminex Natural Finish Aries (Joinery) JF3 - Polytec Evolution Natural Oak Ravine (Joinery) JF4 - Laminex Natural Finish Possum (Joinery) LM:10 - Wilsonart Black Aluminium 419 Satin <b>Size</b> 3250L x 2100H x 600D <b>Notes</b> Refer to Chapter 3.0 of the DNT Standards for further details.	BOH Breakout Kitchenette	TBC by joiner	

**4.0 Architectural Schedules****Joinery Schedule**

Note:

1. Quantities to be confirmed from drawings prior to placement of order.
- 2 This Schedule is to be read in conjunction with Drawings, Schedules and Specification.

Code	Item	Image	Description & Finish	Location	Lead Time	Format
J.05-A	Suspended Ceiling		<b>Suspended Ceiling Planter</b> <b>Finish</b> JF3 - Polytec Evolution Natural Oak Ravine (Joinery) wrapped in Black Acoustic felt above Perforations: 5mm diameter, 32mm centres 50mm Autex Quietspace Nude Black Panel Powder Coated White <b>Size</b> 2400L x 1000W <b>Planting Supplier</b> GardenBeet Felicity Waters, 1300 85 33 06, 0421 324 222 felicity@gardenbeet.com <b>Notes</b> Refer to T3-A Refer to Chapter 3.0 of the DNT Standards for further details.	Discover	TBC by joiner	
J.05-B	Suspended Ceiling		<b>Suspended Ceiling Planter</b> <b>Finish</b> JF3 - Polytec Evolution Natural Oak Ravine (Joinery) wrapped in Black Acoustic felt above Perforations: 5mm diameter, 32mm centres 50mm Autex Quietspace Nude Black Panel Powder Coated White <b>Size</b> 1800L x 1000W <b>Planting Supplier</b> GardenBeet Felicity Waters, 1300 85 33 06, 0421 324 222 felicity@gardenbeet.com <b>Notes</b> Refer to T3-B Refer to Chapter 3.0 of the DNT Standards for further details.	Discover	TBC by joiner	

**4.0 Architectural Schedules****Joinery Schedule**

Note:







1. Quantities to be confirmed from drawings prior to placement of order.
- 2 This Schedule is to be read in conjunction with Drawings, Schedules and Specification.

Code	Item	Image	Description & Finish		Location	Lead Time	Format
J.05-C	Suspended Ceiling		<b>Suspended Ceiling Planter</b>		Discover	TBC by joiner	
			<b>Finish</b>	JF3 - Polytec Evolution Natural Oak Ravine (Joinery) wrapped in Black Acoustic felt above Perforations: 5mm diameter, 32mm centres 50mm Autex Quiespace Nude Black Panel Powder Coated White			
			<b>Size</b>	1000L x 1000W			
			<b>Planting Supplier</b>	GardenBeet Felicity Waters 1300 85 33 06, 0421 324 222 felicity@gardenbeet.com			
			<b>Notes</b>	Refer to T3-C Refer to Chapter 3.0 of the DNT Standards for further details.			

**4.0 Architectural Schedules**




## Lighting Schedule

**NAB - LIGHTING SCHEDULE**

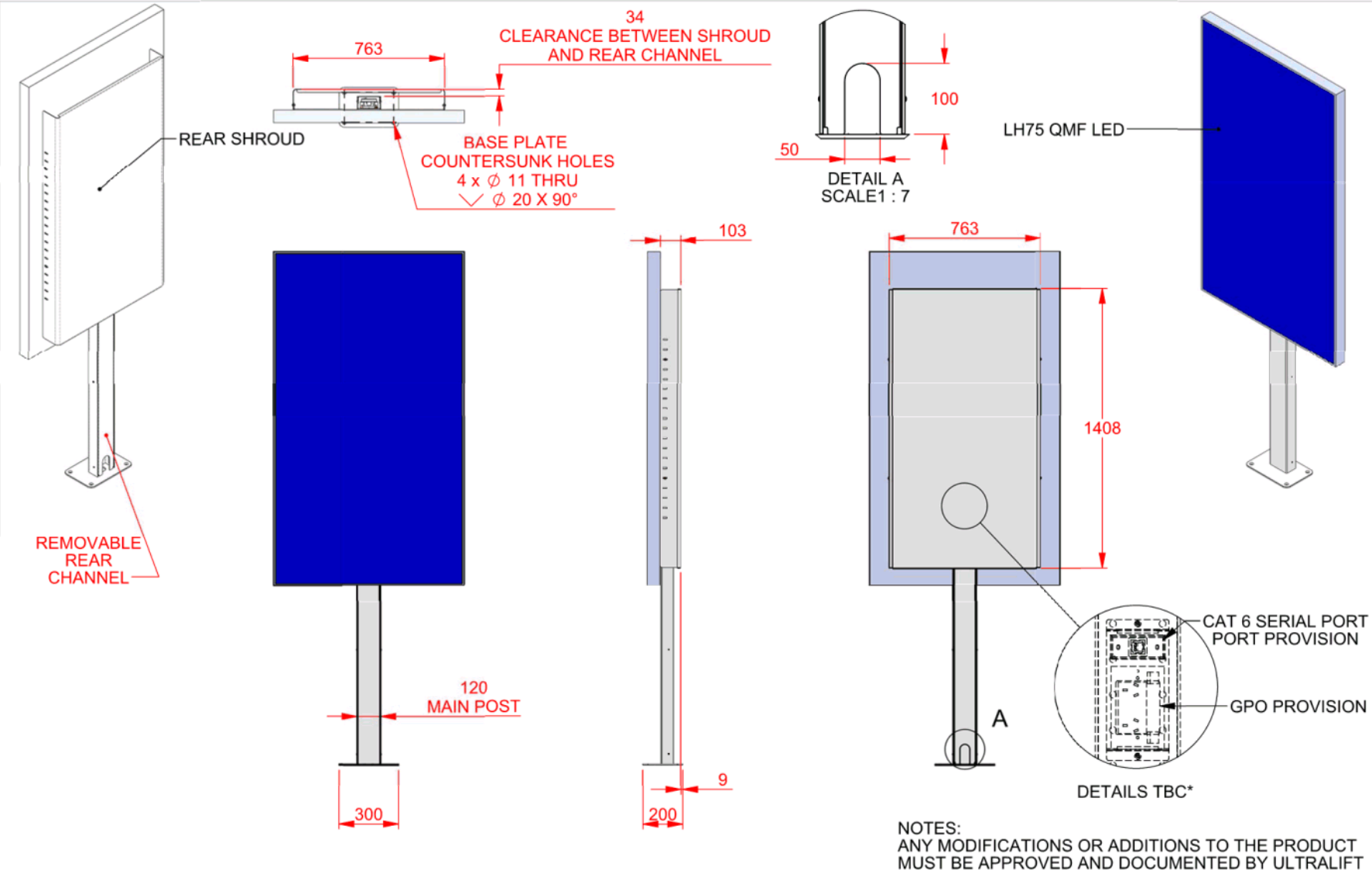
TYPE	CODE	DESCRIPTION	IMAGE	BEAM SPREAD	SIZE	LOCATION	WATTAGE	COLOUR TEMP	FINISH	MOUNTING	SUPPLIER
L1	MOON 13	Recessed low glare inset LED down light with frosted lens		60 Degree	100mm Diameter	General	13 Watt	3000K	White	Recessed	Aura Lighting
L2	MOON 28	Recessed low glare inset LED down light with frosted lens		40 Degree	145mm Diameter	General	28 Watt	3000K	White	Recessed	Aura Lighting
L3	AULB899001	Recessed adjustable LED wall washer		55 Degree	86mm Diameter	Wall Washing	13 Watt	3000K	White	Recessed	Aura Lighting
L4	ECO 20	Recessed wide beam LED down light		120 Degree	190mm Diameter	BOH	20 Watt	3000K	White	Recessed	Aura Lighting
L5	AU-PL-66	Recessed Low UGR LED Panel Light		120 Degree	600mm x 600mm	BOH	28W / 40W	3000K	White	Recessed	Aura Lighting
L5A	AU-PL-123	Recessed Low UGR LED Panel Light		120	1200mm x 300mm	BOH	28W / 40W	3000K	White	Recessed	Aura Lighting

**4.0 Architectural Schedules**

## Lighting Schedule

L6	ULTRA-ES-SM	ULTRA Flex in Surface mounted extrusion		TBA	17mm Wide x 16mm Depth	Coffers	15W/LM	3000K	Silver	Surface Mounted	Aura Lighting
P1	Custom Linear Extrusion	Suspended LED Linear Direct / Indirect Light  Above Digi Bar Hung at 400 below FCL All Others Hung at 2400 AFFL		80 Degree	50mm High x 35mm Depth - TBA	Waiting	15W/LM	3000K	Black	Suspended	Aura Lighting
P2	Custom Pendant Light	Suspended LED Square Direct / Indirect Light  Hung at 2400 AFFL		80 Degree	1200mm x 800mm Rectangle x 50mm High x 35mm wide	Sales	60W	3000K	Black	Suspended	Aura Lighting

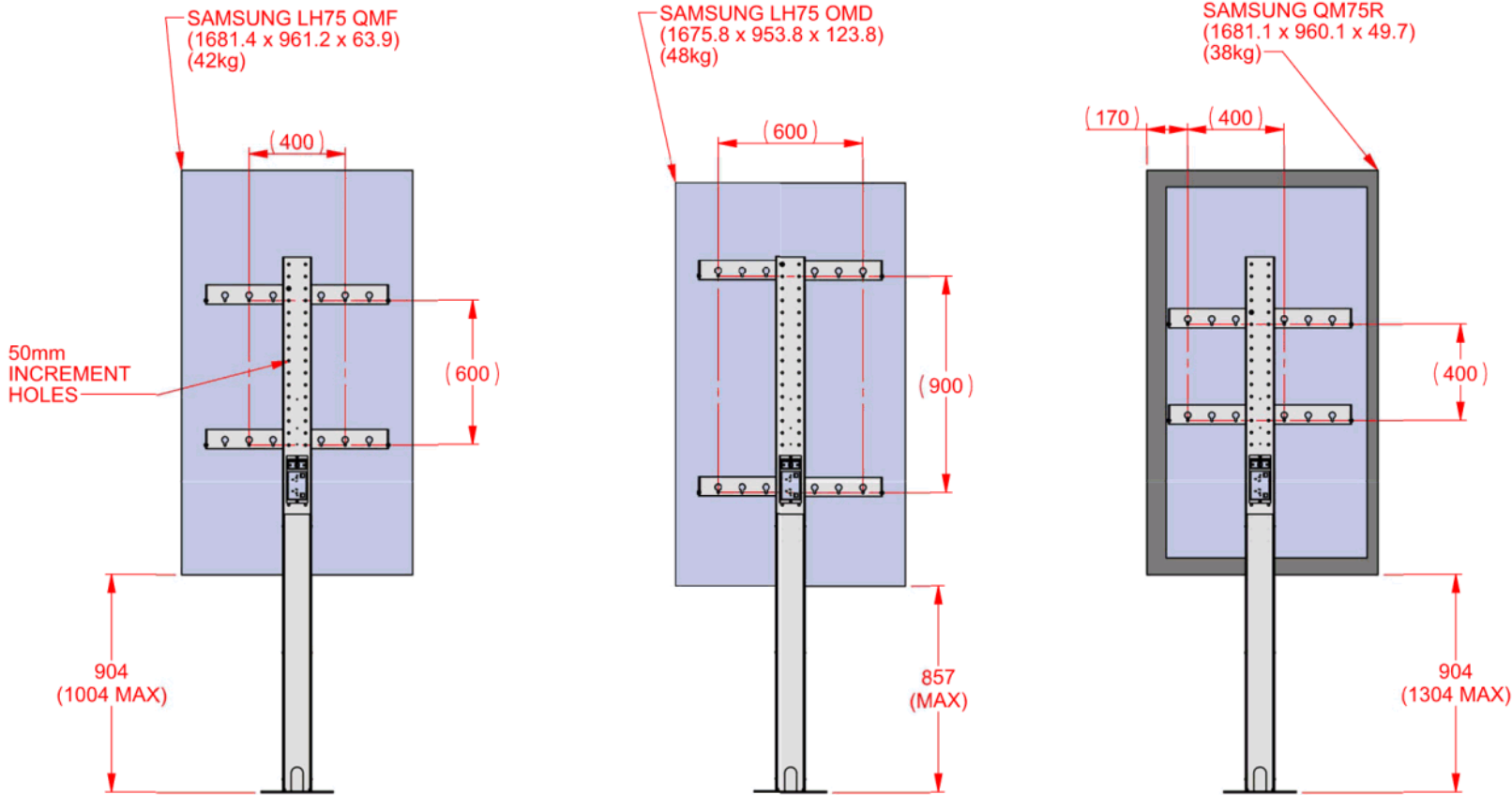
PROPRIETARY AND CONFIDENTIAL. THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ULTRALIFT AUSTRALIA PTY LTD. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ULTRALIFT AUSTRALIA IS PROHIBITED.



<a href="http://www.ultraliftaustralia.com.au">www.ultraliftaustralia.com.au</a>		PRODUCT CODE: FSD-075-NAB-AAA		Finish: Powdercoated	
 Phone: +613 9459 0873		DESCRIPTION: NAB Floor Stand Single Pole		Material: Steel	
Fax: +613 9457 6686				Updated: 15/05/2020 Drawn by: PD	
Email: sales@ultraliftaustralia.com.au				Version: A Page 1 of 2	

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REAR VIEW - SHROUD HIDDEN - 3 SCREENS



[www.ultraliftaustralia.com.au](http://www.ultraliftaustralia.com.au)

Phone: +613 9459 0873  
Fax: +613 9457 6686  
Email: [sales@ultraliftaustralia.com.au](mailto:sales@ultraliftaustralia.com.au)

PRODUCT CODE: FSD-075-NAB-AAA  
DESCRIPTION: NAB Floor Stand Single Pole

Finish: Powdercoated	
Material: Steel	
Updated: 15/05/2020	Drawn by: PD
Version: A	Page 2 of 2

C:\UltraliftVault\01-CUSTOM PRODUCTS\TV Mount\Pole Mount\J14601 W05222 NAB FLOORSTAND, LENDLEASE, LH75QMF, LH75OMD, QM75R\CAD\J14601-SPEC



5.0 Signage

FSW15- Wall Mounted Star  
1500mmW Standard Position  
And Sizes

Location

Internal of branch

Colours

- Red Acrylic - Perspex PX Red Acrylic.
- Red Returns - 2 Pack Painted PMS485 Satin Red.

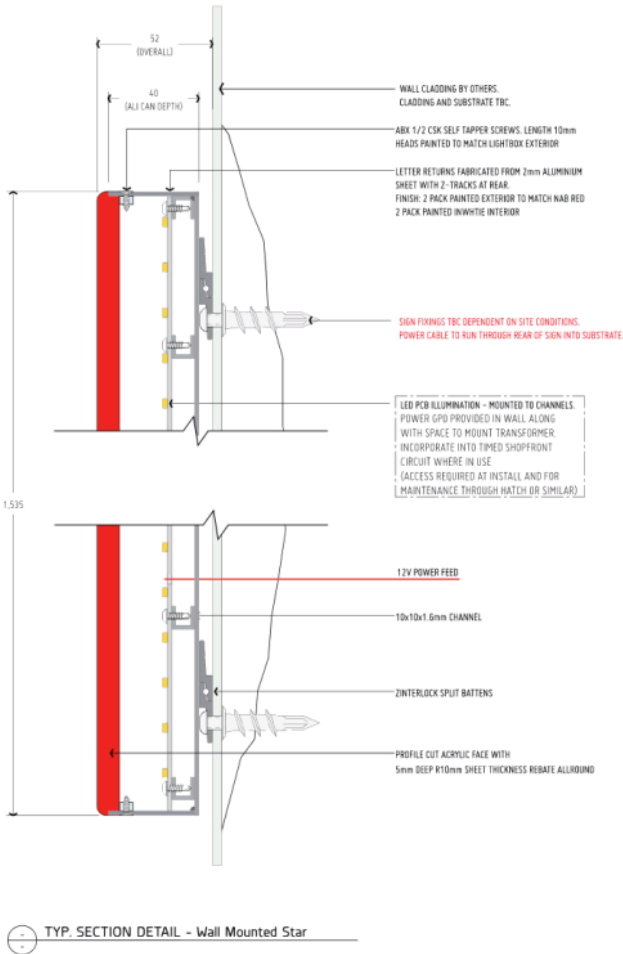
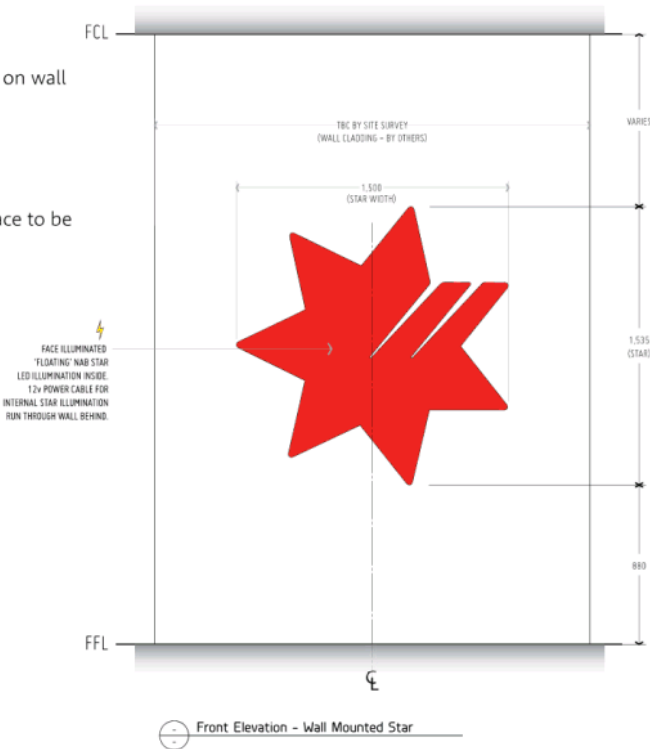
Placement/Fixing

- 1500mmW wall mounted star centred on wall width and fixed 880AFFL.
- Fixings dependent on site conditions

Notes

- Illumination levels measured at sign face to be 550LUX

Retail	Smart
✓	
BC	Hub



---

## **APPENDIX B**

### Certificate of Title



**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 123909	FOLIO 1
EDITION 4	DATE OF ISSUE 17-Nov-2015

SEARCH DATE : 29-Jan-2021

SEARCH TIME : 11.04 AM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Plan 123909

Being the land firstly described in Conveyance No. 15/9141

Derivation : Part of 0A-0R-19Ps Gtd to Thomas Jhonson

Derived from A15944

SCHEDULE 1

D137265 TRANSFER to NAB PROPERTIES AUSTRALIA LIMITED

Registered 17-Nov-2015 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

## FOLIO PLAN

## RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*



FILE NUMBER A15944		<b>CONVERSION PLAN</b>		REGISTERED NUMBER	
GRANTEE PART OF 0-0-19 GTD TO THOMAS JHONSON		LOCATION CITY OF HOBART (SECTION R.)		P123909	
		CONVERTED FROM 15 / 9141		APPROVED - 7 JUN 1996 <i>[Signature]</i> Recorder of Titles	
		NOT TO SCALE		LENGTHS IN METRES	
MAPSHEET MUNICIPAL CODE No. 114		LAST UPI No.		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	
				DRAWN R.T.C.	

**SKETCH BY WAY OF ILLUSTRATION ONLY**  
"EXCEPTED LANDS"  
LOT 2 : CONV 23 / 1283

---

## **APPENDIX C**

### Heritage Assessment



**Johnstone McGee & Gandy Pty Ltd**

ABN 76 473 834 852 ACN 009 547 139

**[www.jmg.net.au](http://www.jmg.net.au)**HOBART OFFICE  
117 Harrington Street  
Hobart TAS 7000  
Phone (03) 6231 2555  
[infohbt@jmg.net.au](mailto:infohbt@jmg.net.au)LAUNCESTON OFFICE  
49-51 Elizabeth Street  
Launceston TAS 7250  
Phone (03) 6334 5548  
[infohbt@jmg.net.au](mailto:infohbt@jmg.net.au)

---

**APPENDIX B**

Certificate of Title





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Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



FILE NUMBER A15944 GRANTEE PART OF 0-0-19 GTD TO THOMAS JHONSON		<b>CONVERSION PLAN</b> LOCATION CITY OF HOBART (SECTION R.)  CONVERTED FROM 15 / 9141  NOT TO SCALE      LENGTHS IN METRES		REGISTERED NUMBER <b>P123909</b>  APPROVED - 7 JUN 1996 <i>[Signature]</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 114	LAST UPI No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		DRAWN R.T.C.

**SKETCH BY WAY OF ILLUSTRATION ONLY**  
"EXCEPTED LANDS"  
LOT 2 : CON. 23 / 1283

Planning: #226276

**Property**

76 LIVERPOOL STREET HOBART TAS 7000

**People****Applicant**

\*

JMG Engineers &amp; Planners obo Built Pty Ltd

117 Harrington Street  
HOBART TAS 7000  
(03) 6231 2555  
planning@jmg.net.au**Owner**

\*

JMG Engineers &amp; Planners obo Built Pty Ltd

117 Harrington Street  
HOBART TAS 7000  
(03) 6231 2555  
planning@jmg.net.au**Entered By**FRANCES BEASLEY  
117 HARRINGTON STREET  
HOBART TAS 7000  
62312555  
iboss@jmg.net.au**Use**

Commercial

**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.

\*

- ☐ 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)?

\*

Business and professional services

Please provide a full description of the proposed use or development (i.e. demolition and new dwelling, swimming pool and garage)

\*

Internal building works, changes to the building facade (including removal of existing signage & replacement of new signage), relocation of ATM

Estimated cost of development

\*

100000.00

Existing floor area (m2)

Proposed floor area (m2)

Site area (m2)

### Carparking on Site

N/A

Total parking spaces

Existing parking spaces

☐ Other (no selection chosen)

### Other Details

Does the application include signage?

\*

☒ Yes

*\* Please be advised that you are required to lodge plans of the sign. The plans should show: dimensions, location, colours, wording, method of illumination, does it flash, method of fixing to wall, etc.*

How many signs, please enter 0 if there are none involved in this application?

\*

3

### Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register?

- ☒ Yes

### Documents

#### Required Documents

Title (Folio text and Plan and Schedule of Easements)

\*

Appendix B - Certificate of Title.pdf

Plans (proposed, existing)

\*

Appendix A - Drawing Set.pdf

#### Supporting Documents

Planning Report

Planning Report v7 Liverpool NAB - with attachments.pdf

Heritage Report

76\_LiverpoolSt\_HIA\_20210301.pdf



Enquiries to: City Planning  
Phone: (03) 6238 2715  
Email: [coh@hobartcity.com.au](mailto:coh@hobartcity.com.au)

9 March 2021

Gabrielle Priest (Johnstone, McGee & Gandy Pty Ltd)  
117 Harrington Street  
HOBART TAS 7000

[mailto: gpriest@jmg.net.au](mailto:gpriest@jmg.net.au)

Dear Sir/Madam

**77 B ELIZABETH STREET & 76 LIVERPOOL STREET, HOBART  
WORKS IN RIVULET NOTICE OF LAND OWNER CONSENT TO LODGE A PLANNING  
APPLICATION - GMC-21-14**

**Site Address:**

76 Liverpool Street and 77B Elizabeth Street, Hobart

**Description of Proposal:**

Works over the Hobart Rivulet

**Applicant Name:**

Gabrielle Priest  
Johnstone, McGee & Gandy Pty Ltd

**PLN (if applicable):**

n/a

I write to advise that pursuant to Section 52 of the *Land Use Planning and Approvals Act 1993*, I grant my consent on behalf of the Hobart City Council as the owner/administrator of the above land for you to make application to the City for a planning permit for the development described above and as per the attached documents.


Please note that the granting of the consent is only for the making of the application and in no way should such consent be seen as prejudicing any decision the Council is required to make as the statutory planning authority.

Hobart Town Hall  
50 Macquarie Street  
Hobart TAS 7000

Hobart Council Centre  
16 Elizabeth Street  
Hobart TAS 7000

City of Hobart  
GPO Box 503  
Hobart TAS 7001

T 03 6238 2711  
F 03 6234 7109  
E [coh@hobartcity.com.au](mailto:coh@hobartcity.com.au)  
W [hobartcity.com.au](http://hobartcity.com.au)

 CityofHobartOfficial  
ABN 39 055 343 428  
Hobart City Council

This consent does not constitute an approval to undertake any works and does not authorise the owner, developer or their agents any right to enter or conduct works on any Council managed land whether subject to this consent or not.

If planning approval is granted by the planning authority, you will be required to seek approvals and permits from the City as both landlord, land manager, or under other statutory powers (such as other legislation or City By-Laws) that are not granted with the issue of a planning permit under a planning scheme. This includes the requirement for you to reapply for a permit to occupy a public space under the City's Public Spaces By-law if the proposal relates to such an area.

Accordingly, I encourage you to continue to engage with the City about these potential requirements.

Yours faithfully



(N D Heath)

**GENERAL MANAGER**

Relevant documents/plans:

Cover Letter by JMG dated 23 February 2021 including:

Attachment A - Drawing set by Cube Architects

Attachment B - Signage details



JMG Ref: J151141CH

12 March 2021

Hobart City Council  
Via Hobart Planning Portal

To whom it may concern,

**RE: 76 LIVERPOOL STREET, HOBART - PARTIAL DEMOLITION, ALTERATIONS AND SIGNAGE APPLICATION NO. PLN-21-139**

Please refer to the following with regards to the 'request for further information letter' received from Hobart City Council (dated 3 March 2021).

The required additional information is addressed in sequence below.

- 1. TIMES OF ILLUMINATION**  
All illuminated signage and DMS screens will switch off between the hours of 2am and 5am.
- 2. CONFIRMATION AS TO WHETHER ANY SIGN IS PURELY REBADGING AN EXISTING (APPROVED) SIGN WITH THE UPDATED BUSINESS FONT/GRAPHICS**  
The two cantilever signs, the NAB sign (above the corner entrance), and the new transom sign above the main shopfront glazing entry are only rebadging.
- 3. PROJECTION DIMENSION OF THE SIGN LOCATED ABOVE THE MAIN ENTRANCE FROM THE WALL.**  
The sign located above the main entrance from the wall will be approximately 7.7 meters long and 450mm wide.

We trust this satisfies Council's request however if further information or clarification is required with respect to this request, please contact me on 6231 2555 or at [gpriest@jmg.net.au](mailto:gpriest@jmg.net.au).

Yours faithfully

JOHNSTONE MCGEE & GANDY PTY LTD

A handwritten signature in black ink, appearing to read 'G Priest'.

Gabrielle Priest  
TOWN PLANNER

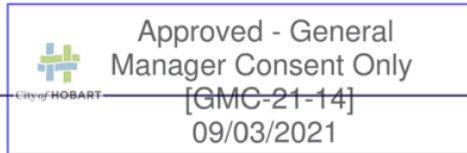
117 Harrington Street  
Hobart 7000  
Phone (03) 6231 2555  
Fax (03) 6231 1535  
[infohbt@jmg.net.au](mailto:infohbt@jmg.net.au)

49-51 Elizabeth Street  
Launceston 7250  
Phone (03) 6334 5548  
Fax (03) 6331 2954  
[infohbt@jmg.net.au](mailto:infohbt@jmg.net.au)

Johnstone McGee &  
Gandy Pty Ltd  
ABN 76 473 834 852  
ACN 009 547 139  
as trustee for Johnstone  
McGee & Gandy  
Unit Trust

[www.jmg.net.au](http://www.jmg.net.au)





JMG Ref: J203178PH

23 February 2021

City of Hobart  
GPO Box 503  
Hobart, Tasmania, 7001  
Australia

To whom it may concern,

**76 LIVERPOOL STREET, HOBART - LANDOWNER CONSENT FOR MAKING APPLICATIONS UNDER THE LAND USE PLANNING AND APPROVALS ACT 1993**

We advise that JMG Engineers and Planners will prepare and lodge a development application with the City of Hobart on behalf of Built Holdings Pty Ltd for proposed refurbishments of the NAB branch facade at:

- 76 Liverpool Street (CT 123909/1);
- 77b Elizabeth Street (Property ID 5661553).

77b Elizabeth Street is currently vested in the City of Hobart, forming part of the Hobart Rivulet.

Detail of the proposed works can be found in the attached drawing set and the works can be summarised as follows:

- Remove existing signage on the Elizabeth Street façade, namely the illuminated external cantilever signage and the existing NAB signage (inset within the entrance overhead);
- In place of the removed existing external signage, install a new illuminated cantilever sign;
- Within the existing inset area at the eastern end of the building's ground level façade, contemporise the façade through:
  - Removing existing elements/features (including overhead signage, the existing shop front and awning, highlighted glazing, and tile removal);
  - Redevelopment through a new render and paint finish, cement sheeting (in place of highlighted glazing), installation of a new shop front entry, graphics and signage;
- Relocation of the existing ATM within the new foyer.

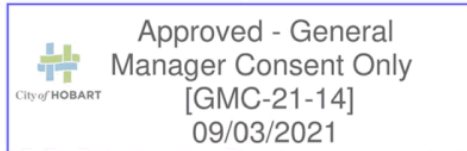
A copy of the drawing set can be found in Attachment A and signage details can be found in Attachment B.

117 Harrington Street  
Hobart 7000  
Phone (03) 6231 2555  
Fax (03) 6231 1535  
infohbt@jmg.net.au

49-51 Elizabeth Street  
Launceston 7250  
Phone (03) 6334 5548  
Fax (03) 6331 2954  
infohbt@jmg.net.au

Johnstone McGee &  
Gandy Pty Ltd  
ABN 76 473 834 852  
ACN 009 547 139  
as trustee for Johnstone  
McGee & Gandy  
Unit Trust

[www.jmg.net.au](http://www.jmg.net.au)



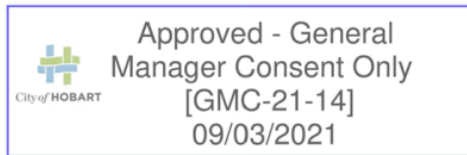
In accordance with s.52(1B) of the *Land Use Planning and Approvals Act 1993*, JMG Engineers and Planners seeks that the City of Hobart provides landowner consent to make the abovementioned applications.

Yours faithfully

JOHNSTONE McGEE & GANDY PTY LTD

A handwritten signature in black ink that reads 'G Priest'.

Gabrielle Priest  
TOWN PLANNER



---

**ATTACHMENT A**

Proposal Drawing Set

<b>Documentation Transmittal</b>			
<b>Project Name</b>	NAB - Hobart	<b>Approved - General</b> <b>Manager Consent Only</b> <b>[GMC-21-14]</b> <b>09/03/2021</b>	
<b>Project Address</b>	76 Liverpool St, Hobart, TAS 7000		
<b>Project No</b>	20264		
<b>Sheet</b>	1 of 1		



**CUBE COMPANY Pty Ltd**  
ABN 41 713 114 322  
21 Balmain Street,  
Cremorne, VIC 3121, Australia  
P: +61 3 9428 0011  
team@icubeco.com.au  
www.icubeco.com.au

[illegible]

Approved - General  
Manager Consent Only  
[GMC-21-14]  
09/03/2021



**NAB Hobart**  
76 Liverpool St, Hobart, TAS 7000

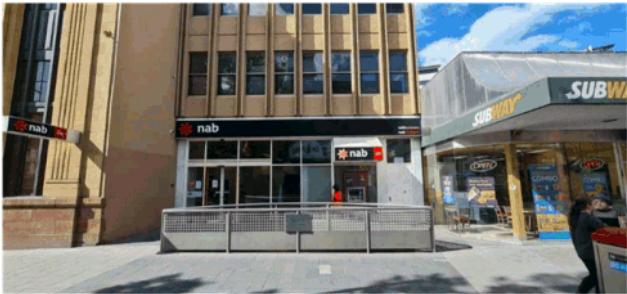
Development Approval

- DA.00 Cover Page, Locality Plan & Photos
- DA.00a Site Plan
- DA.01 Existing Conditions & Demolition Plan
- DA.02 Layout Plan
- DA.03 External Elevations
- DA.04 External Elevations
- DA.05 External Elevations
- DA.06 External Elevations

**NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH NAB DNT STANDARDS MANUAL, VOLUME 1.0 REV A DATED MAY 2020 & ADDENDUM DATED JUNE 2020**



76 LIVERPOOL ST, HOBART, TAS 7000



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Development Approval

No.	Revisions:	Date:
-	DA Issue	08-02-2021
A	DA Issue	18-02-2021
B	DA Revision	17-02-2021

**Built.**



CUBE COMPANY Pty Ltd  
ABN 47 753 54 522  
21 Belmont Street  
Derwent VIC 3822 Australia  
P: 0423 3 9428 885  
info@cube.com.au  
www.cube.com.au

Project:  
NAB Hobart  
76 Liverpool St, Hobart,  
TAS 7000  
Client:  
NAB  
Drawing Title:  
Existing Conditions /  
Demolition Plan  
Date:  
18-10-2020  
Scale:  
1:100 @ A2  
Drawn:  
AC / SD  
Checked:  
MB  
Project No:  
20264  
Project NLA:  
-

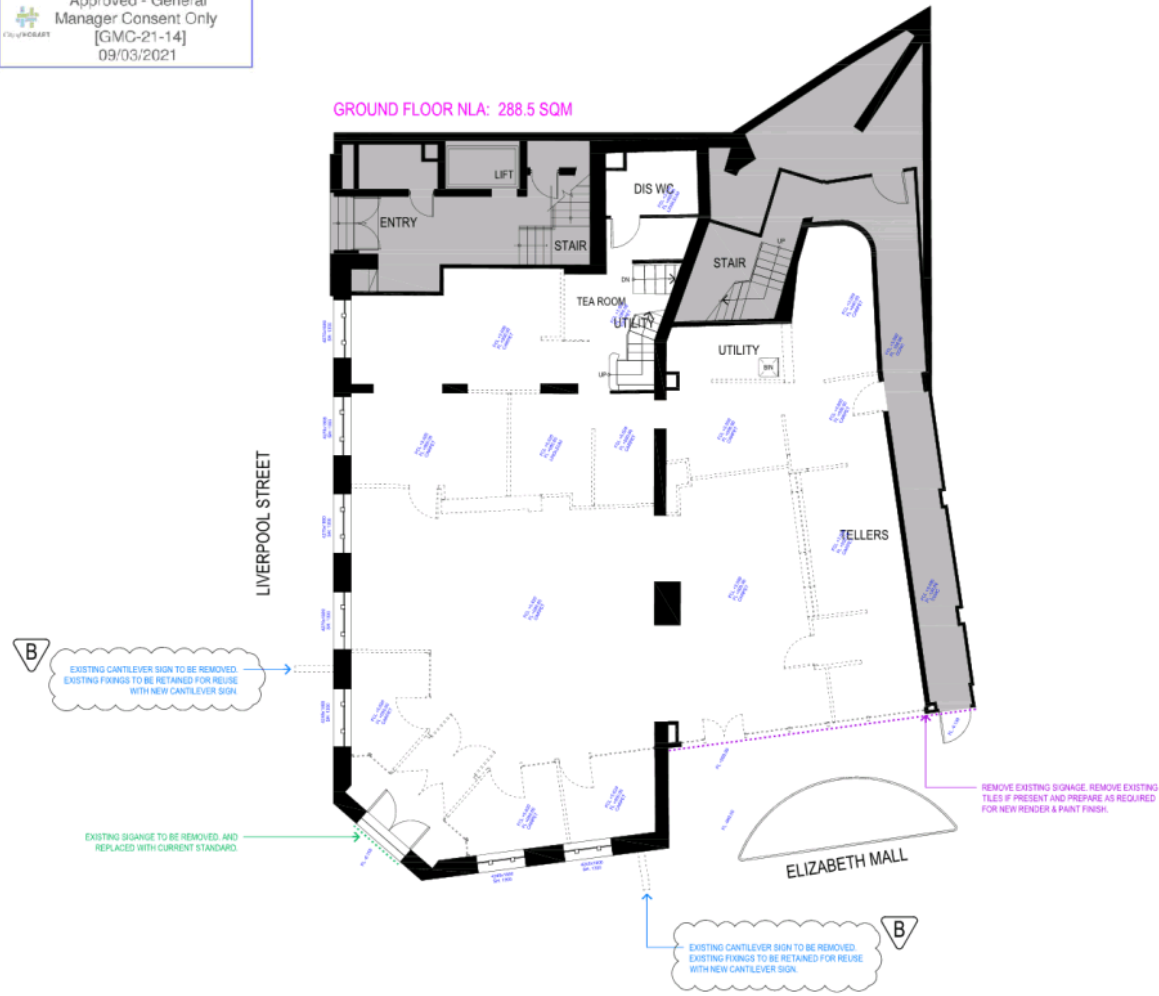
Drawing No: DA.00 Revision B





Approved - General  
Manager Consent Only  
[GMC-21-14]  
09/03/2021

GROUND FLOOR NLA: 288.5 SQM



G Ground Floor  
1:100

0 1 2 3 4 5 6 7 8 9 10 M  
SCALE 1:100

**NOTE:** CUBE COMPANY P/L HAVE NOT UNDERTAKEN A SITE AUDIT AND HAVE RELIED UPON EXISTING DRAWINGS, SITE PHOTOS AND CHECK MEASUREMENTS FROM THIRD PARTIES IN ESTABLISHING THE EXISTING CONDITIONS PLAN.

**DEMOLITION LEGEND**

--- DENOTES EXISTING STRUCTURE TO BE REMOVED INCLUDING WALLS, JOINERY, DOORS, WORKSTATIONS, FIXTURES AND FITTINGS SHOWN DASHED. ELECTRICAL AND DATA CABLING, HYDRAULIC OUTLETS, CUT AND SEAL PLUMBING AND ELECTRICAL WORK AS REQUIRED. MAKE GOOD ALL JUNCTIONS WITH FLOORS, WALLS AND CEILINGS AS NECESSARY. ALL DEMOLITION WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH AS 2601.

EX	EXISTING ITEM TO BE RETAINED.	=====	EXISTING GLAZING TO REMAIN.
ER	EXISTING ITEM TO BE RELOCATED.	----	EXTENT OF EXISTING OF EXISTING SIGNAGE, GRAPHICS AND TRANSOM TO BE DEMOLISHED.
---	EXISTING STRUCTURE TO REMAIN.	---	EXTENT OF TENANCY / NLA.

MAKE GOOD ANY DAMAGED WINDOW SILLS / COLUMNS. PATCH, REPAIR & PREPARE FOR PAINT FINISH.

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Development Approval

No.	Revisions:	Date:
-	DA Issue	08-02-2021
A	DA Issue	16-02-2021
B	Existing cantilever sign fixings to be retained and reused to mount new cantilever signs. DA Revision	17-02-2021



**CUBE COMPANY Pty Ltd**  
ABN 47 753 94 322  
25 Bolnisi Street  
Dromana VIC 3202 Australia  
P: 0423 23428 880  
info@cubeconstruct.com.au  
www.cubeconstruct.com.au

**Project:**  
NAB Hubnet  
78 Liverpool St, Hobart,  
TAS 7000  
**Client:**  
NAB

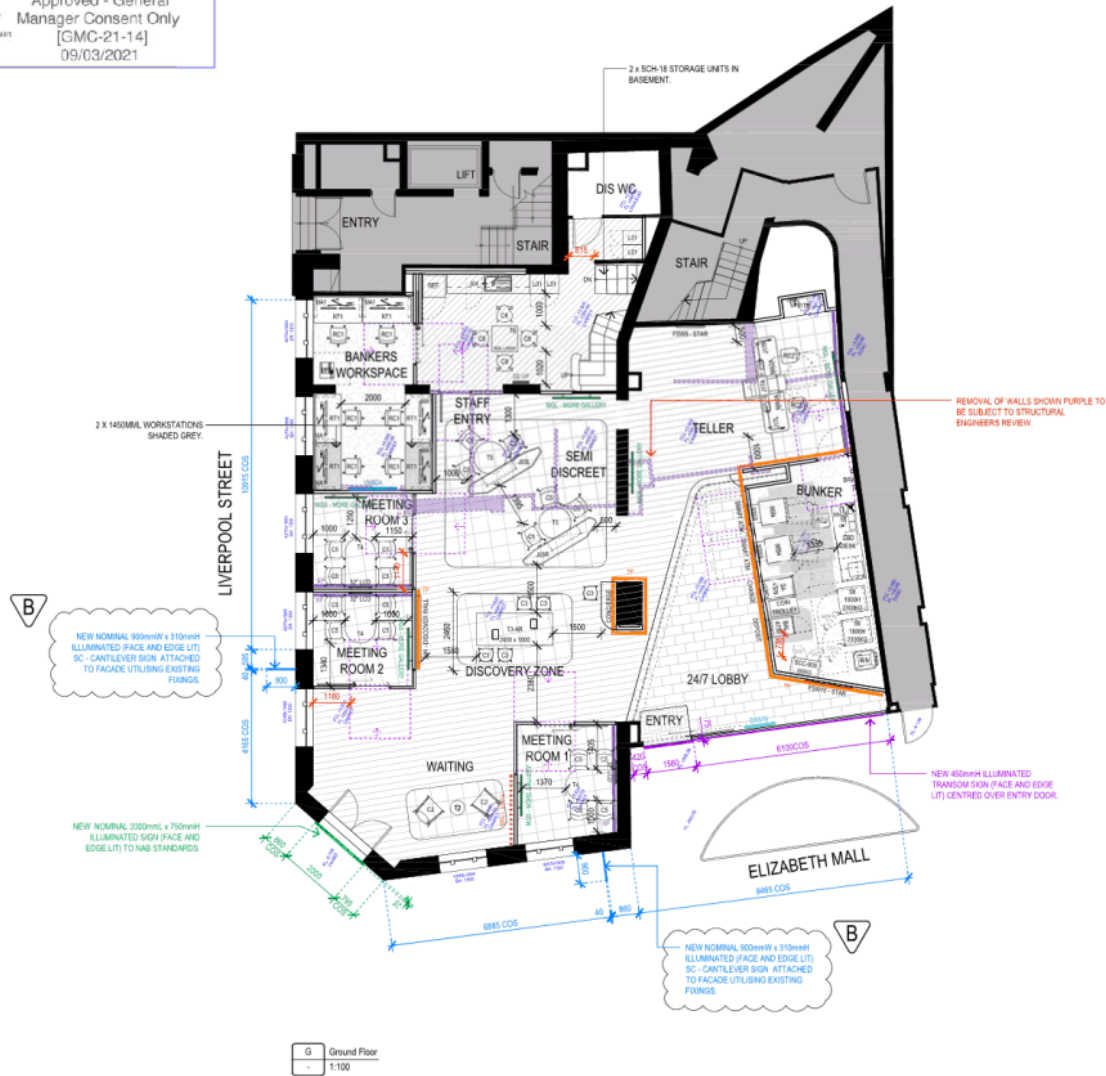
**Drawing Title:**  
Existing Conditions /  
Demolition Plan

**Date:** 16-10-2020  
**Scale:** 1:100 @ A2  
**Drawn:** AC / SD  
**Checked:** MB  
**Project No:** 20054  
**Project NLA:** -

Drawing No. DA.01 Revision B



Approved - General  
Manager Consent Only  
[GMC-21-14]  
09/03/2021



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Development Approval

No.	Revisions:	Date:
-	DA Issue	08-02-2021
A	DA Issue	16-02-2021
B	Existing cantilever sign fixings to be retained and reused to mount new cantilever signs. DA Revision	17-02-2021

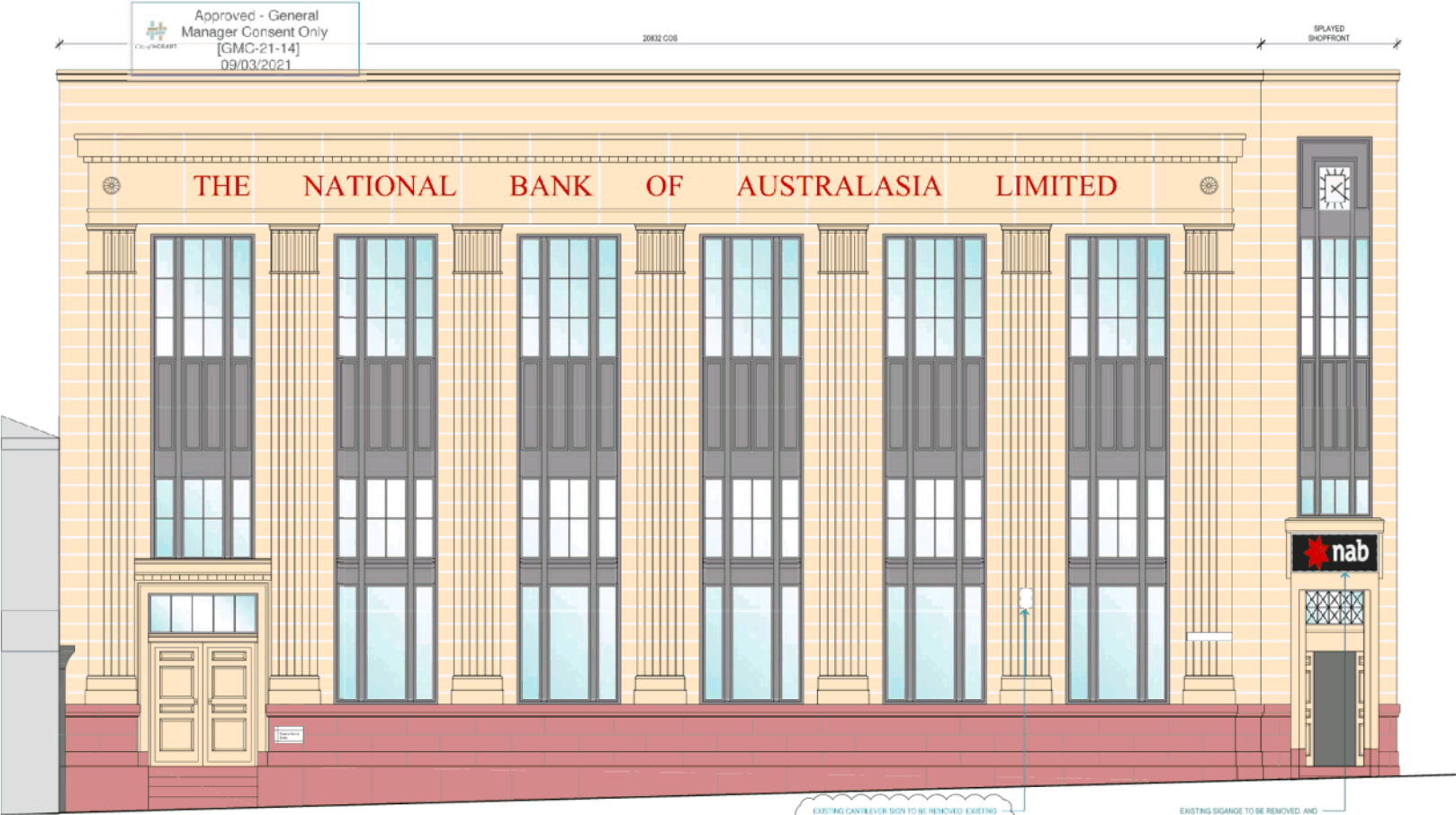


CUBO COMPANY Pty Ltd  
ABN 47 753 84 322  
25 Bolnisi Street  
Dromana VIC 3102 Australia  
P: 0453 2 9428 8885  
team@cuboarchitects.com.au  
www.cuboarchitects.com.au

Project:  
NAB Hubnet  
76 Liverpool St, Hobart,  
TAS 7000  
Client:  
NAB  
Drawing Title:  
Proposed Plan

Date:  
15-10-2020  
Scale:  
1:100 @ A2  
Drawn:  
AC / SD  
Checked:  
MB  
Project No:  
20264  
Project NLA:  
-

Drawing No. DA.02 Revision B



Existing Conditions / Demolition Elevation - Liverpool Street  
1:50



Existing Conditions - Liverpool Street  
NTS

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**Development Approval**

No.	Revisions:	Date:
A	DA Issue	08-02-2021
A	DA Issue	16-02-2021
B	Existing cantilever sign fixings to be retained and reused to mount new cantilever signs. DA Revision	17-02-2021

**Built.**

**nab**

**CUBES ARCHITECTS**

**CUBES COMPANY Pty Ltd**  
ABN 47 753 54 522  
25 Bolnisi Street  
Dromana VIC 3202 Australia  
P: 0423 3 9428 880  
info@cubearchitects.com.au  
www.cubearchitects.com.au

**Project:**  
NAB Hobart  
76 Liverpool St, Hobart,  
TAS 7000

**Client:**  
NAB

**Drawing Title:**  
External Elevations

**Date:** 15-10-2020  
**Scale:** 1:50 @ A2  
**Drawn:** AC / SD  
**Checked:** MB  
**Project No:** 20264  
**Project NLA:** -

**Drawing No. DA.03 Revision B**



Proposed Elevation - Liverpool Street  
1:50



Existing Conditions - Liverpool Street  
NTS

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Development Approval

No.	Revisions:	Date:
A	DA Issue	08-02-2021
A	DA Issue	16-02-2021
B	Existing cantilever sign fixings to be retained and reused to mount new cantilever signs. DA Revision	17-02-2021

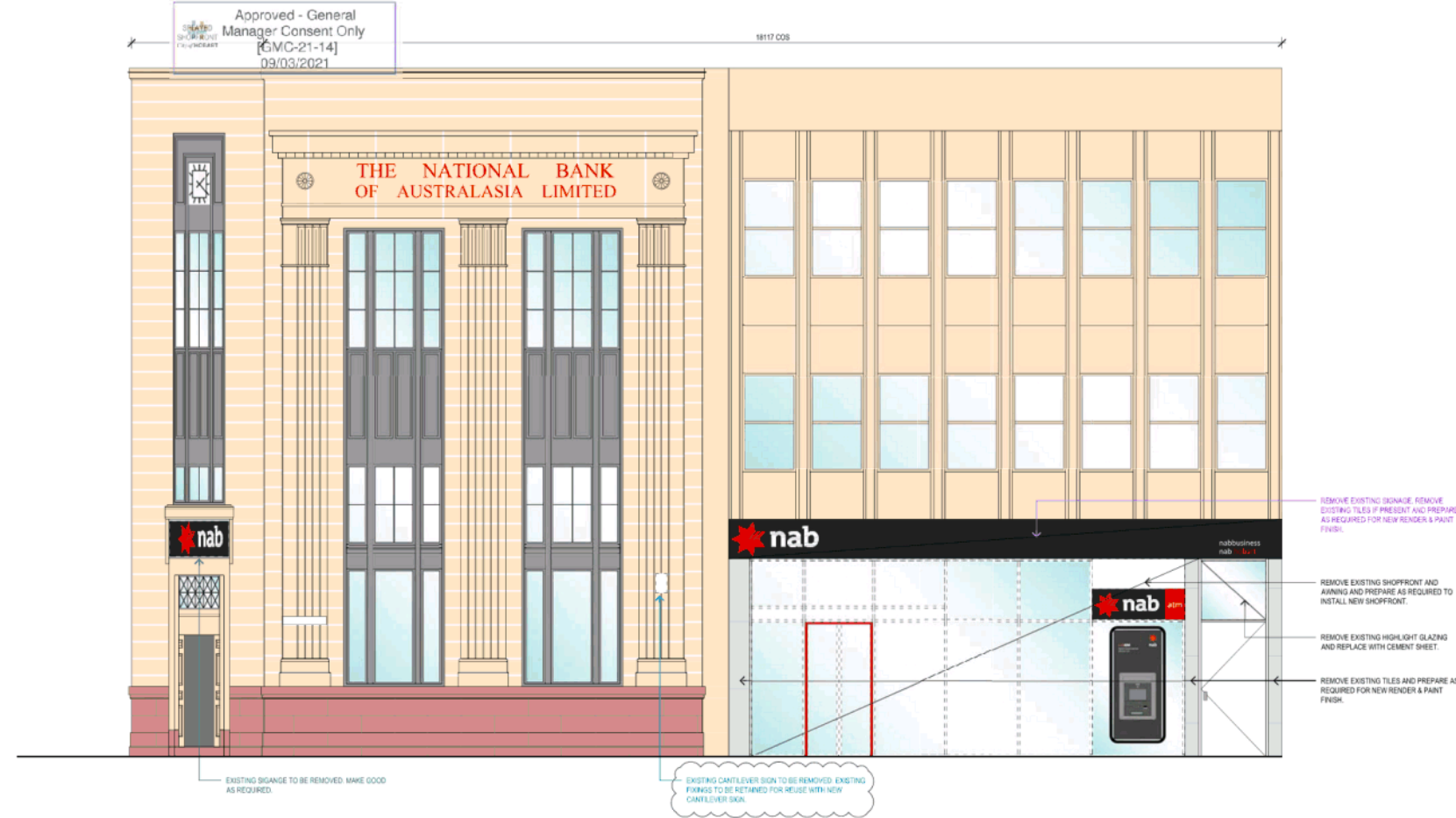
Built.



CUBES COMPANY Pty Ltd  
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P: 0423 3 9428 880  
info@cubearchitects.com.au  
www.cubearchitects.com.au

Project:  
NAB Hobart  
76 Liverpool St, Hobart,  
TAS 7000  
Client:  
NAB  
Drawing Title:  
External Elevations  
Date:  
16-10-2020  
Scale:  
1:50 @ A2  
Drawn:  
AC / SD  
Checked:  
MB  
Project No:  
20264  
Project NLA:  
-

Drawing No. DA.04 Revision B



Existing Conditions / Demolition Elevation - Elizabeth Mall  
1:50



Existing Conditions - Elizabeth Mall  
NTS

This drawing and design is subject to copyright. It should be read in conjunction with all relevant contracts, specifications and drawings. It may not be reproduced without prior written consent. All dimensions shall be reported in the architect prior to construction. Figure dimensions to be taken in preference to scaling drawings.

**Development Approval**

No.	Revisions:	Date:
-	DA Issue	08-02-2021
A	DA Issue	16-02-2021
B	Existing cantilever sign fixings to be retained and reused to mount new cantilever signs. DA Revision	17-02-2021

**Built.**

**nab**

**CUBES ARCHITECTS**

**CUBES COMPANY Pty Ltd**  
ABN 47 753 54 322  
25 Bolnisi Street  
Dorset VIC 3202 Australia  
P: 0423 2 9428 880  
info@cubesarchitects.com.au  
www.cubesarchitects.com.au

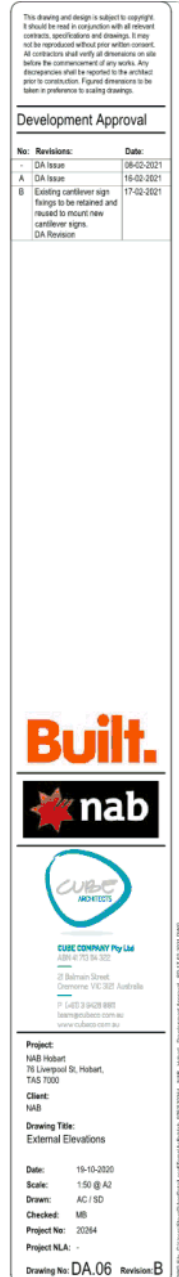
**Project:**  
NAB Hobart  
76 Liverpool St, Hobart,  
TAS 7000

**Client:**  
NAB

**Drawing Title:**  
External Elevations

**Date:** 15-10-2020  
**Scale:** 1:50 @ A2  
**Drawn:** AC / SD  
**Checked:** MB  
**Project No:** 20264  
**Project NLA:** -

Drawing No. DA.05 Revision B





Approved - General  
Manager Consent Only  
[GMC-21-14]  
09/03/2021

**ATTACHMENT B**

**Signage Details**



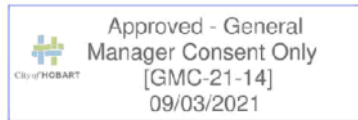
5.0 Signage  
CL- Cantilever-  
Horizontal Sign

Approved - General  
Manager Consent Only  
[GMC-21-14]  
09/03/2021



Retail	Smart
✓	
BC	Hub



**5.0 Signage****CL- Cantilever-****Horizontal Sign****Dimensions**

- 900mm x 400mm x 40mm

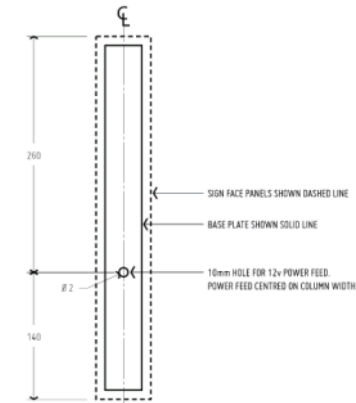
**Materials**

- Fabricated aluminium sign frame
- Illuminated acrylic graphics
- Illuminated edge.

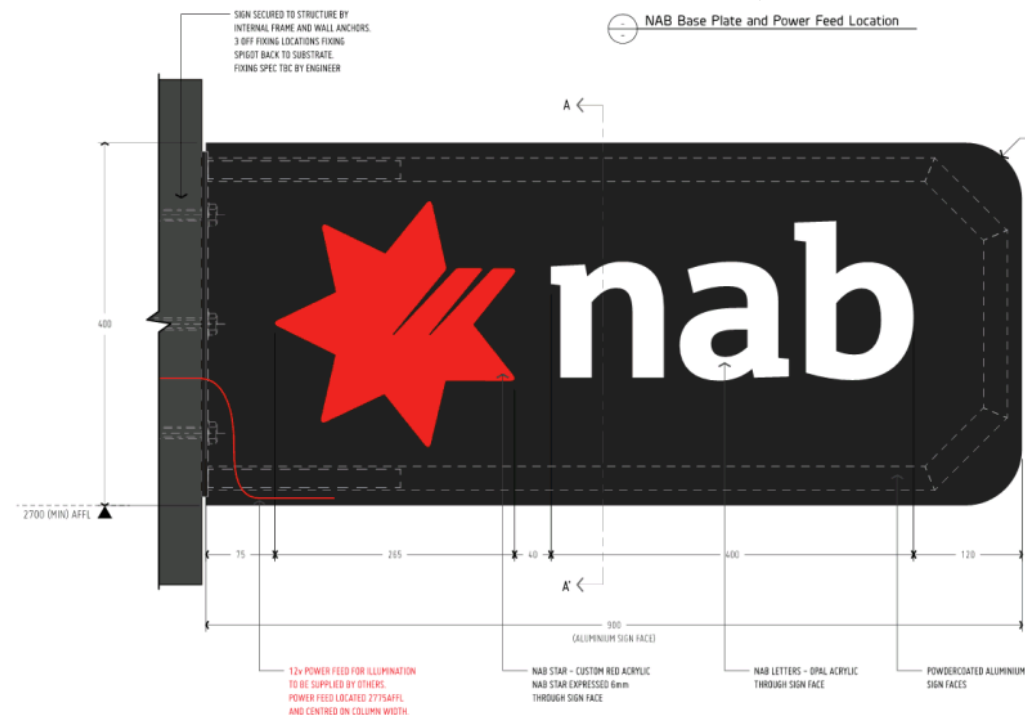
**Colours**

- Black - Powdercoated Satin Lunar Eclipse
- White Illumination - Opal Acrylic
- Red Acrylic - Perspex PX Red Acrylic.

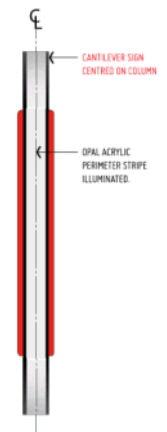
Retail	Smart
✓	
BC	Hub



NAB Base Plate and Power Feed Location



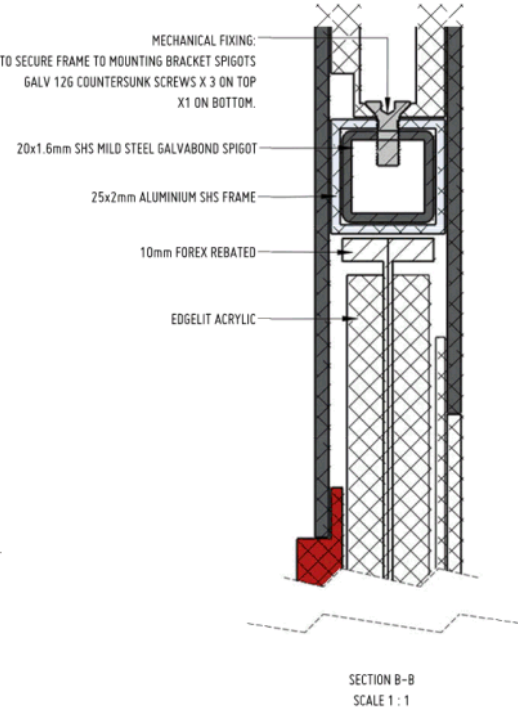
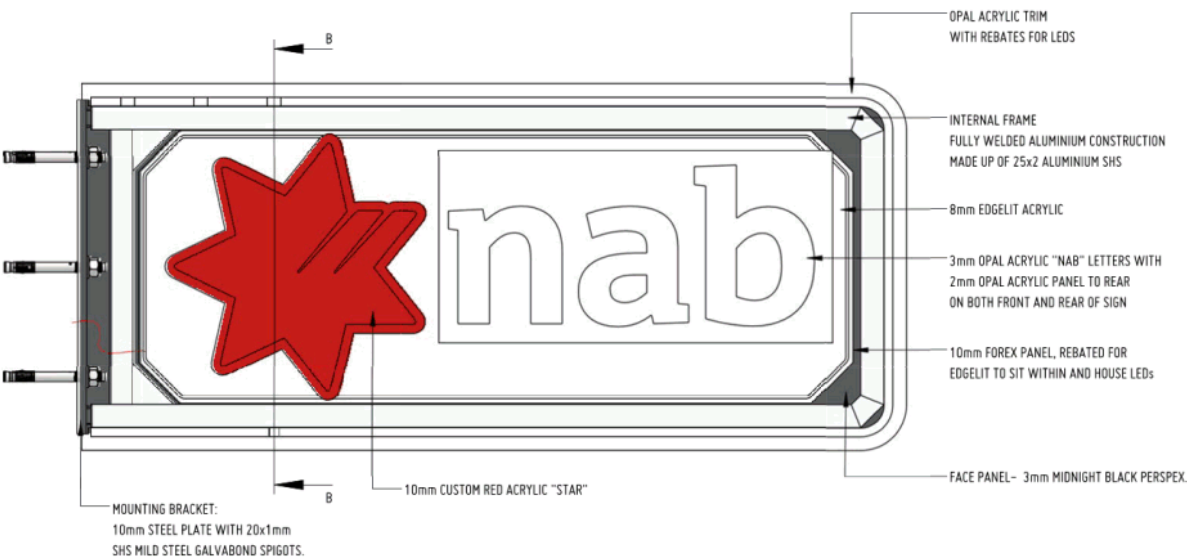
NAB CANTILEVERED SIGN - Front Elevation



Side Elevation


5.0 Signage  
CL- Cantilever-  
Horizontal Sign Details

Approved - General  
Manager Consent Only  
[GMC-21-14]  
09/03/2021



Retail	Smart
✓	
BC	Hub

## Construction Detail



PICTORIAL VIEW - Embrace Transom  
(Scale DNS)


TRANSOM - Front Elevation  
(Scale NTS)



Retail	Smart
✓	
BC	Hub

5.0 Signage

FSW15- Wall Mounted Star  
1500mmW Standard Position  
And Sizes



Approved - General  
Manager Consent Only  
[GMC-21-14]  
09/03/2021

Location

Internal of branch

Colours

- Red Acrylic - Perspex PX Red Acrylic.
- Red Returns - 2 Pack Painted PMS485 Satin Red.

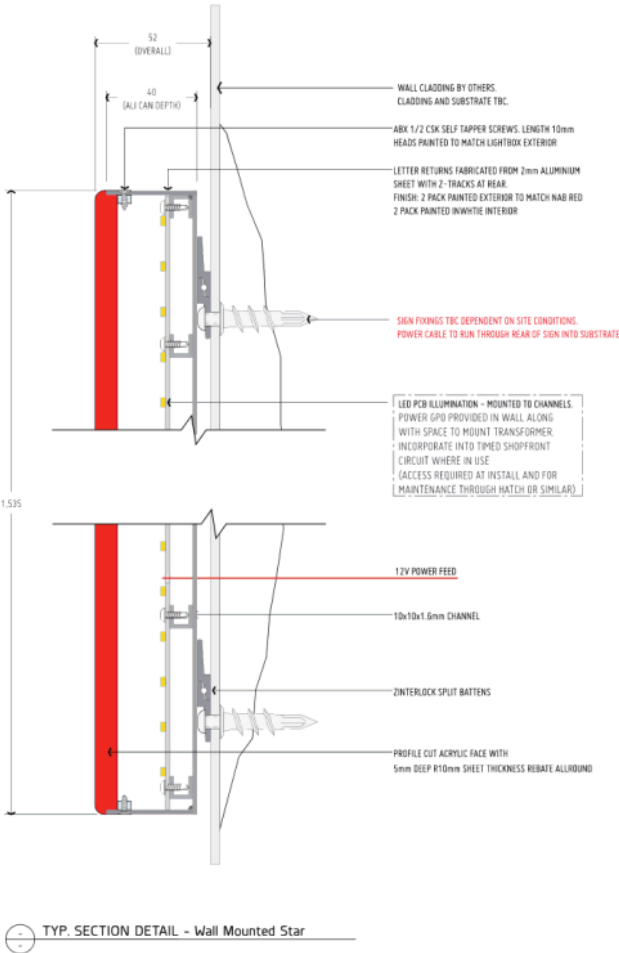
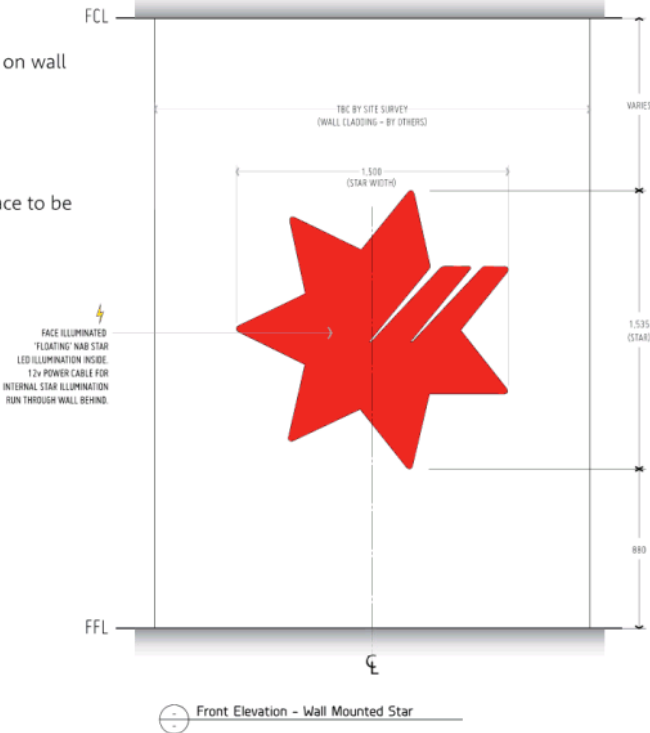
Placement/Fixing

- 1500mmW wall mounted star centred on wall width and fixed 880AFL.
- Fixings dependent on site conditions

Notes

- Illumination levels measured at sign face to be 550LUX

Retail	Smart
✓	
BC	Hub





Tasmanian Heritage Council  
GPO Box 618 Hobart Tasmania 7000  
Tel: 1300 850 332  
enquiries@heritage.tas.gov.au  
www.heritage.tas.gov.au

PLANNING REF: PLN-21-139  
THC WORKS REF: 6506  
REGISTERED PLACE NO: 2411  
FILE NO: 10-04-85THC  
APPLICANT: JMG Engineers  
DATE: 14 April 2021

## NOTICE OF HERITAGE DECISION

*(Historic Cultural Heritage Act 1995)*

The Place: National Australia Bank, 76 Liverpool Street, Hobart.  
The Proposed Works: Partial demolition, 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-21-139, advertised on 23/03/2021, subject to the following condition:

- I. The new external signs to the original section of the bank building must use the existing fixing points and no new penetrations must be made into the stonework.**

Reason for condition

To ensure that the historic building fabric is appropriately conserved and protected.

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 Deirdre Macdonald on 0419 589 283.

A handwritten signature in purple ink, appearing to read 'Ian Boersma'.

Ian Boersma  
**Works Manager – Heritage Tasmania**  
*Under delegation of the Tasmanian Heritage Council*

## Application Referral Cultural Heritage - Response

<b>From:</b>	Sarah Waight
<b>Recommendation:</b>	Proposal is acceptable without conditions.
<b>Date Completed:</b>	
<b>Address:</b>	76 LIVERPOOL STREET, HOBART
<b>Proposal:</b>	Partial Demolition, Alterations, and Signage
<b>Application No:</b>	PLN-21-139
<b>Assessment Officer:</b>	Deanne Lang,

### Referral Officer comments:

This place is heritage listed in Table E13.1 of the Historic Heritage Code of the Scheme. It is also located in a Place of Archaeological Potential. Part of the site is also located in the Hobart Rivulet 1 Heritage Precinct. The statements of significance of the precinct from Table E13.2 of the Historic Heritage Code are outlined below.

*This precinct is significant for reasons including:*

- 1. The numerous remaining buildings, complexes, intact infrastructure and archaeological features which demonstrate the importance of the Rivulet in the development of early Hobart industrial activity and settlement.*
- 2. The significant former Female Factory complex of structures and features which are contained within an important visual and physical setting.*
- 3. The contribution by the Rivulet to the aesthetic and visual qualities of the Precinct and wider Hobart area through its diverse setting and structures along its length.*
- 4. Its representation of a multitude of integrated historical themes, a complex history and a wide variety of elements and physical features.*

The heritage listed place is the NAB Bank which was purpose built as The National Bank of Australasia Limited. It is in the neo classical/art deco style with vertical fluted pilasters and copper window and brass door detailing. Sited on the corner of Elizabeth and Liverpool Street it has an angled corner, clock and main brass entry doors to the building. It is architecture that represents reliability and dependability. Adjacent to the main bank building is a later addition which is located over the Hobart Rivulet and adjacent to the viewing area into the Wellington Bridge over Hobart Rivulet.

The proposal is supported by a Heritage Impact Assessment by Purcell, dated 1 March 2021.

This proposal is for new external signage, internal and external demolition and alterations.

The proposed works must be assessed against E13.7.1 P1, E 13.7.2 P1, P2, P3 (demolition and new work on a heritage listed place), E13.8.1 P1 and E13.8.2 P1 (demolition and new work on a heritage precinct) and E17.7.2 P1 (signage on a heritage listed place and in a heritage precinct) and satisfy all sub clauses (a) to (i).

The demolition involves the more recent glazed shop front facade at the Elizabeth St ground level and internal office fitout. The existing signs will also be removed. There is no loss of fabric of significance to the place or precinct. The proposal satisfies E13.7.1 P1 and E13.8.1 P1.

The proposed new shopfront fitout (which is within the heritage precinct only) is consistent with

existing shopfronts in Elizabeth Street and is not dissimilar to the current shopfront. The new work will not result in detriment to the heritage values of the precinct and therefore satisfies E13.8.2 P1.

The internal fitout is consistent with the existing bank fitout and is compatible with the internal layout of the current bank, is sympathetic and subservient to the heritage values of the place. The proposed internal work satisfies E13.7.2 P1, P2 and P3.

The signage is replacement signage and no additional signs are proposed. The existing fixings will be used. While the signage is illuminated, the signage is consistent with the nature of the existing signage. The new signage will not detract from the character and heritage values of the place or precinct. The proposal satisfies E17.7.2 (a) to (i).

No excavation is proposed, therefore E13.10.1 A1 is satisfied.

The proposal is acceptable when assessed against the relevant provisions of the Historic Heritage Code of the Scheme.

Sarah Waight  
Senior Cultural Heritage Officer  
8 April 2021



## **8. REPORTS**

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### **8.1 Proposal to amend the Southern Tasmania Regional Land Use Strategy by Extending the Urban Growth Boundary at 69 Brighton Road, Brighton** **File Ref: F21/27879**

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Report of the Development Planner of 28 April 2021 and attachments.

Delegation: Council

**REPORT TITLE: PROPOSAL TO AMEND THE SOUTHERN TASMANIA REGIONAL LAND USE STRATEGY BY EXTENDING THE URBAN GROWTH BOUNDARY AT 69 BRIGHTON ROAD, BRIGHTON**

**REPORT PROVIDED BY:** Development Planner

**1. Report Purpose and Community Benefit**

- 1.1. The purpose of this report is to consider a request from Brighton Council to support an extension of the Urban Growth Boundary under the *Southern Regional Land Use Strategy 2010-2035* to include 11.27ha of land at 69 Brighton Road, Brighton.
  - 1.1.1. The report benefits the community by considering whether land within the Southern Region is appropriately zoned.

**2. Report Summary**

- 2.1. Brighton Council has submitted a letter (**Attachment A**) to all southern region councils, requesting endorsement for an amendment to the *Southern Regional Land Use Strategy 2010-2035* (STRLUS) to extend the Urban Growth Boundary (UGB) to include 11.27ha of land at 69 Brighton Road, Brighton.
- 2.2. The Minister for Planning assesses amendments to the STRLUS, however the responses of all southern region councils are required prior to this assessment.
- 2.3. It is proposed that the UGB be extended to account for a 10ha parcel of land that was compulsorily acquired by the Department of Education (DoE) to build the new Brighton High School.
- 2.4. The land acquired by DoE was previously earmarked by Brighton Council as future residential development land that would be required to meet residential growth forecasts.
- 2.5. Brighton Council has presented arguments that the UGB should be extended, however there are some additional issues that have not been expressly considered. The critical one is that educational and other community facilities are allowable and expected, uses in residential areas to service the residential population. Also expanded growth on the urban fringe places greater pressure on existing road networks and require expanded social services.
- 2.6. It is recommended that Council on balance and at this time does not support the proposal to amend the STRLUS by extending the UGB to include 11.27ha of land at 69 Brighton Road progressing to assessment by the Minister for Planning. Rather such an amendment should be considered as part of a wider review of the STRLUS planned in the in the next two years. Notwithstanding this position should the Minister

agree to consider the amendment then some additional considerations should be taken into account in his deliberation.

### **3. Recommendation**

***That:***

- 1. The Council not support at this time the proposal for an amendment to the Southern Tasmania Regional Land Use Strategy 2010-2035 (STRLUS) to extend the Urban Growth Boundary to include 11.27ha of land at 69 Brighton Road progressing to assessment by the Minister for Planning. Rather the Council support the consideration of this proposal as part of a wider review of the STRLUS.***
- 2. Should the Minister agree to determine the proposal at this time then following considerations be taken into account:***
  - a. Potential impacts of the proposal in light of the MetroPlan project;***
  - b. The wider potential impact of the proposal on traffic into other Municipal Areas, particularly the Hobart CBD;***
  - c. The potential cumulative impacts of extensions to the Urban Growth Boundary in regional centres and the need for new social and physical infrastructure to accommodate that growth.***

#### 4. Background

- 4.1. Brighton Council submitted a letter (**Attachment A**) to all southern region councils, requesting support for an extension of the Urban Growth Boundary (UGB) to include 11.27ha of land at 69 Brighton Road, Brighton.
- 4.2. Brighton Council has submitted a request for the UGB extension to the Minister for Planning, and the Minister requires endorsement from all southern councils before proceeding to consideration of the request.
- 4.3. The land at 69 Brighton Road is currently zoned Rural Resource and is directly adjacent to the Urban Growth Boundary. The entire site is 24.59ha, although the area proposed to be included within the UGB is approximately 11.27ha of the northern end of the site.
- 4.4. No planning scheme amendment, subdivision or development application has been proposed for the site at this point.
- 4.5. Given 69 Brighton Road is adjacent to the 1000m attenuation buffer for the Bridgewater Quarry, Brighton Council sought feedback from Mineral Resources Tasmania, who had no concerns with the proposal.
- 4.6. Brighton Council also sought feedback from the Department of State Growth, who requested the following issues be considered if the proposal is progressed:
  - 4.6.1. While the property is adjacent to an existing bus route, the centre of the site is further than the standard 400m walkable distance from this route and therefore new bus stops should be considered;
  - 4.6.2. Currently there are no footpaths along Brighton Road connecting the site to public transport or the town centre, and therefore pedestrian linkages should be explored;
  - 4.6.3. While neither site is immediately adjacent to the State Road network, the level of development generated is enough to warrant a Traffic Impact Assessment.

#### 5. Proposal and Implementation

- 5.1. The proposal is to consider a request from Brighton Council to support an extension of the Urban Growth Boundary under the *Southern Regional Land Use Strategy 2010-2035* to include 11.27ha of land at 69 Brighton Road, Brighton.

##### ***Justification – Applicant's Report***

- 5.2. Brighton Council supported a report on the merits of the UGB extension at their meeting of 19 January 2021 (**Attachment B**).

- 5.3. Brighton Council considers that the proposed extension to the Urban Growth Boundary is justified for the following reasons:
- 5.3.1. The Department of Education (DoE) has compulsorily acquired 10ha of General Residential zoned land at 33 Elderslie Road for the development of a new Brighton High School.
  - 5.3.2. This land (which is within the 'Brighton South' area) has been identified as a Greenfield Development Precinct in the STRLUS and the Brighton Local Area Plan 2012.
  - 5.3.3. State Treasury has forecast that the Brighton municipality is predicted to be the fastest growing municipality in Tasmania to 2032.
  - 5.3.4. The Brighton Structure Plan 2018 (which acts as a guide for Brighton's major land use, built form and public space changes) suggests that there is inadequate land within the UGB to accommodate Brighton's long term housing needs.
  - 5.3.5. A land supply analysis predicts that all remaining infill opportunities would need to be realised in order to accommodate the projected growth, which is unrealistic.
  - 5.3.6. The loss of 10ha of general residential land due to the new school puts significant pressure on land supply in the Brighton township.
  - 5.3.7. The extension of the UGB over 11.27ha of land is urgently needed and a logical extension of the township, and will effectively replace the 10ha of land acquired by DoE.
  - 5.3.8. Brighton Council advocated for the location for the high school to be the existing Jordan River Learning Federation school farm site as it was already owned by DoE and all other considered sites were needed to accommodate residential or recreation growth for the municipality.
  - 5.3.9. Under LUPAA, it is intended that the Minister undertake regular and periodic reviews of regional strategies, however to date no broad review has taken place and nor has the process for a review begun.
  - 5.3.10. The STRLUS is in urgent need of review to account for the rapid growth and land supply pressures that have occurred in Brighton over the 10 years since the STRLUS was first gazetted.
  - 5.3.11. In partnership with the Department of Education, Brighton Council have engaged a consultant to prepare a Master Plan over the South Brighton Area (including 69 Brighton Road) to ensure a thorough planning process and that the new school development is appropriately integrated into the surrounding area.

- 5.3.12. 69 Brighton Road has frontage to Brighton Road which is an existing public transport corridor, and will be accessible to the Brighton township activity centre to the north and Brighton Industrial Estate to the south.
- 5.3.13. There are not likely to be significant land use conflicts given existing surrounding land uses and potential for buffers to grazing land.
- 5.3.14. 69 Brighton Road has been assessed to be largely unsuitable for agricultural potential, and is not considered to be significant agricultural land.

***Justification - Comment***

- 5.4. Brighton Council has presented arguments for the extension of the UGB to account for the displacement of land that was earmarked for residential development.
  - 5.4.1. Brighton Council has accounted for the land that was compulsorily acquired by the DoE in its analysis of residential growth (including under the Brighton Local Area Plan 2012 and the Brighton Structure Plan 2018). The proposed UGB extension will not significantly alter these projections that have formed the basis of Brighton Council's strategic planning.
  - 5.4.2. Inclusion of the new high school site as an addition to the growth strategies for Brighton is unlikely to have a wider impact regionally, as it will cater for a local catchment.
  - 5.4.3. It is intended that the school site will include other social services, which will be considered as part of a master plan for the site. This will likely improve access to services for potential future occupants of 69 Brighton Road.
  - 5.4.4. The STRLUS has not been significantly amended in 10 years, and has not been reviewed based on the Treasury projections released in 2019.
  - 5.4.5. The original UGB was not intended to operate as a 'hard' boundary, and therefore the analysis undertaken to determine the UGB during development of the STRLUS was at a relatively high level, and not exhaustive.
  - 5.4.6. It is noted that Brighton has already achieved approximately 80% of its infill development target as identified under the STRLUS. As it is only 10 years into a 25 year planning period, this indicates it is likely the infill target will be achieved well before the end of the STRLUS planning period.
- 5.5. A counterview to the argument that the proposal seeks to replace 'displaced' residential land, however, is that educational and other community facilities are allowable and expected, uses in residential areas to service the residential population.

- 5.6. Not all residentially zoned land can be expected to be developed as housing, and therefore there is the question of whether the land acquired by the DoE is in fact 'displacing' residentially zoned land.
- 5.7. Approximately 120-170 dwellings are intended to be accommodated on the 11.27ha area of 69 Brighton Road if it were to be rezoned to General Residential.
- 5.8. It is noted that ultimately the proposed land area and likely housing yield is, in the context of the entire region, a relatively small proportion that is unlikely to have a significant impact of the overall attainment of STRLUS objectives.
- 5.9. However continual cumulative amendments of this size, however, is likely to impact on the STRLUS objectives.
- 5.10. The Department of Justice has issued an information sheet (RLUS 1) which details the process to amend land use strategies. RLUS 1 identifies supporting information required to justify the proposal.
- 5.11. Required information for amendments to the UGB includes justification for additional land supported by population growth projections, dwelling yields for additional land, analysis of land consumption since the STRLUS was declared, the suitability of the location, land release sequencing, consideration of STRLUS infill targets and potential for land use conflicts.
- 5.12. For amendments to the STRLUS that propose development of 'greenfield' land, additional information must be considered around the constraints and values of the land such as natural values, cultural values, hazards, potential loss of agricultural land, land use conflicts, potential for impacts on State and local road networks and whether the other strategic directions and policies in the land use strategy are satisfied.
- 5.13. Clearly RLUS 1 foresees the possibility that extensions to the UGB to include greenfield areas population can be justified. However there is a cost for that extension particularly on the urban fringe with the need to expand physical and social services and the impact on vehicle congestion. While Brighton Council has made a case for the change it is these costs that have not been fully accounted for.
- 5.14. It is therefore considered on balance the proposal should not be supported, at this time, to proceed to consideration by the Minister for Planning. Rather any such consideration should be considered in light of a wider review of the STRLUS programed by the Department of Justice to occur in the next two years.
- 5.15. Should the Minister agree to consider the amendment then the following considerations should be taken into account:



- 5.15.1. Potential impacts of the proposal in light of the MetroPlan project;
- 5.15.2. The wider potential impact of the proposal on traffic into other Municipal Areas, particularly the Hobart CBD;
- 5.15.3. The potential cumulative impacts of extensions to the UGB in regional centres and the need for new social services and physical infrastructure to accommodate this growth.

## **6. Strategic Planning and Policy Considerations**

- 6.1. As this issue relates to land in another municipal area, Council's strategic goals, policies and documents are not directly applicable.

## **7. Financial Implications**

- 7.1. Funding Source and Impact on Current Year Operating Result
  - 7.1.1. None.
- 7.2. Impact on Future Years' Financial Result
  - 7.2.1. None.
- 7.3. Asset Related Implications
  - 7.3.1. None.

## **8. Legal, Risk and Legislative Considerations**

- 8.1. Proposals for amendments to the STRLUS are guided by an information sheet – RLUS 1.
- 8.2. RLUS 1 requires that amendments to the STRLUS must demonstrate that they:
  - 8.2.1. Further the Schedule 1 Objectives of LUPAA;
  - 8.2.2. Are in accordance with State Policies made under section 11 of the *State Policies and Projects Act*;
  - 8.2.3. Are consistent with the Tasmanian Planning Policies, once they are made; and
  - 8.2.4. Meet the overarching strategic directions and related policies in the regional land use strategy.
- 8.3. Brighton Council has considered each of these requirements, and considers the proposal is capable of meeting them (**Attachment B**)

- 8.4. Amendments to the STRLUS require review and approval by the Minister for Planning, and therefore it will be the Minister that determines whether the requirements of RLUS 1 are satisfied.
- 8.5. Any future amendment to rezone this portion of land for residential development will be required to follow the amendment process under LUPAA, including public consultation.

## **9. Environmental Considerations**

- 9.1. The environmental values of the site have been considered by Brighton Council. An area of critically endangered grassland has been identified on a portion of the site, which is intended to be taken into account with any master planning for the site.
- 9.2. Continued expansion of residential development on greenfield land in regional centres can be of potential concern environmentally, particularly where residents are primarily dependent on private vehicles for transport and the need for duplication of social services and other physical infrastructure.
- 9.3. It is noted, however, that preventing the release of any greenfield land around existing rural centres does not fully translate as infill development. Due to cost of construction and lifestyle preferences, it can instead displace some dwellings to rural areas that are further from town centres and public transport, thereby even further increasing population dispersal. However this should not represent an argument for continual expansion of the urban fringe with all of the associated service and social costs that are well documented.

## **10. Marketing and Media**

- 10.1. There are no marketing or branding implications of this proposal.

## **11. Community and Stakeholder Engagement**

- 11.1. No community or stakeholder engagement is required by the City of Hobart.

## **12. Delegation**



- 12.1. Delegation rests with the Council.

*As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.*



Sarah Crawford  
**DEVELOPMENT PLANNER**

Date: 28 April 2021  
File Reference: F21/27879

Attachment A: Letter from Brighton Council ↓   
Attachment B: Brighton Council Report ↓ 

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**Brighton  
Council**

Officer: David Allingham  
Direct ☎: (03) 6268 7021

Date: 24 March 2021

Mr Nick Heath  
General Manager  
City of Hobart

Via Email: [coh@hobartcity.com.au](mailto:coh@hobartcity.com.au)

Dear Mr Heath

**REQUEST TO AMEND THE SOUTHERN TASMANIAN REGIONAL LAND USE  
STRATEGY - URBAN GROWTH BOUNDARY EXTENSION AT 69 BRIGHTON ROAD**

At its January Ordinary Council Meeting, Brighton Council determined to amend the Southern Tasmania Regional Land Use Strategy 2010-2035 (STRLUS) to extend the Urban Growth Boundary (UGB) over approximately 11.27ha of land at 69 Brighton Road, Brighton.

Largely, the request is a result of the Department of Education (DoE) acquiring 10ha of General Residential zoned land for the new Brighton High School at 33 Elderslie Road – land that was earmarked for residential development.

The Minister for Planning has requested that Brighton Council seek endorsement for this amendment to the STRLUS from all councils within the southern region, in the form of a Council resolution.

Documentation relating to this amendment is enclosed with this letter.

Please advise myself on 0404 996 614 or email: [david.allingham@brighton.tas.gov.au](mailto:david.allingham@brighton.tas.gov.au) whether you foresee any issues with the proposed STRLUS amendment, and when it is likely this proposal can be considered at a Council meeting.

Yours faithfully,

David Allingham  
Manager Development Services

*Enclosed – Appendix 1: Extract of Ordinary Council Minutes January 2021*

**Brighton**  
going places



# Brighton Council

**EXTRACT OF MINUTES OF THE ORDINARY COUNCIL MEETING  
OF THE BRIGHTON COUNCIL HELD IN THE  
COUNCIL CHAMBERS, COUNCIL OFFICES, OLD BEACH  
AT 5.30 P.M. ON TUESDAY,  
19<sup>th</sup> JANUARY 2021**

**PRESENT:** Cr Foster (Mayor); Cr Curran (Deputy Mayor); Cr Garlick;  
Cr Geard; Cr Gray; Cr Jeffries; Cr Murtagh; Cr Owen and  
Cr Whelan.

**IN ATTENDANCE:** Mr J Dryburgh (General Manager); Mrs J Banks  
(Governance Manager); Mr D Allingham (Manager  
Development Services); Mrs G Browne (Corporate  
Executive) and Mr P Carroll (Senior Planner).

**1. ACKNOWLEDGEMENT OF COUNTRY:**

**2. CONFIRMATION OF MINUTES:**

**2.1 CONFIRMATION OF MINUTES OF THE ORDINARY COUNCIL MEETING  
OF 15 DECEMBER 2020:**

*Cr Jeffries moved, Cr Geard seconded that the Minutes of the Ordinary Council meeting of  
15<sup>th</sup> December 2020, be confirmed.*

**CARRIED**

**VOTING RECORD**

<b>In favour</b>	<b>Against</b>
Cr Curran	
Cr Foster	
Cr Garlick	
Cr Geard	
Cr Gray	
Cr Jeffries	
Cr Murtagh	
Cr Owen	
Cr Whelan	

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Ordinary Council Meeting

19/01/2021

**3. APPLICATIONS FOR LEAVE OF ABSENCE:***All members were present.***4. PUBLIC QUESTION TIME AND DEPUTATIONS:**

- \* Ms Banks addressed Council in relation to Council's policy on kennel licences and the impending application and process for Boarding Kennels in Tea Tree.

**5. DECLARATION OF INTEREST:**

In accordance with Part 5, Section 48 of the *Local Government Act 1993*, the Chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have an interest in any item on the agenda; and

Part 2 Regulation 8 (7) of the *Local Government (Meeting Procedures) Regulations 2015*, the Chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest in any item on the agenda.

Accordingly, Councillors are requested to advise of any interest they may have in respect to any matter appearing on the agenda, or any supplementary item to the agenda, which the Council has resolved to deal with, in accordance with Part 2 Regulation 8 (6) of the *Local Government (Meeting Procedures) Regulations 2015*.

*There were no declarations of interest***11. COUNCIL ACTING AS PLANNING AUTHORITY:**

In accordance with the provisions of Part 2 Regulation 25 of the *Local Government (Meeting Procedures) Regulations 2015*, the intention of the Council to act as a Planning Authority pursuant to the *Land Use Planning and Approvals Act 1993* is to be noted. In accordance with Regulation 25, the Council will act as a planning authority in respect to those matters appearing under Item 11 on this agenda, inclusive of any supplementary items.

**11.4 SOUTHERN TASMANIA REGIONAL LAND USE STRATEGY –  
EXTENSION OF URBAN GROWTH BOUNDARY AT 69  
BRIGHTON ROAD, BRIGHTON:**

Type of Report	Planning Authority
Address:	69 Brighton Road, Brighton
Requested by:	Brighton Council
Proposal:	Amend the Regional Land Use Strategy to extend the Urban growth Boundary over part of 69 Brighton Road
Zone:	Rural Resource Zone

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Ordinary Council Meeting

19/01/2021

Author: Manager Development Services (David Allingham) & Senior Planner (Patrick Carroll)

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## 1. Executive Summary

- 1.1. The purpose of this report is to consider a request to amend the Southern Tasmanian Regional Land Use Strategy (STRLUS) 2010-2035 to extend the Urban Growth Boundary (UGB) the part of 69 Brighton Road that is not covered by the Attenuation Area overlay (approximately 11.27ha).
- 1.2. Largely, the request is a result of the Department of Education (DoE) compulsorily acquiring 10ha of General Residential zoned land at 33 Elderslie Road that was earmarked for residential development for a new Brighton High School
- 1.3. The existing Jordan River Learning Federation (JRLF) school farm site was Council's preferred site for the new Brighton High School as it was already owned by DoE and all other proposed sites were needed to accommodate residential or recreation growth for the municipality.
- 1.4. STRLUS and the UGB has not had a significant review since it was first gazetted in 2011. In the subsequent 10 years, rapid growth has put significant pressure on land supply in the municipality, particularly in Brighton.
- 1.5. State treasury has forecast that the Brighton municipality is predicted to be the fastest growing municipality in Tasmania to 2032 with most of the growth to be located within Brighton. The loss of 10ha of general residential land puts significant pressure on land supply in the Brighton township.
- 1.6. A land supply analysis predicts that all remaining infill development opportunities will need to be completed to accommodate the growth, which is unrealistic.
- 1.7. The extension of the UGB over 11.27ha over 69 Brighton Rd is urgently needed and a logical extension of the Brighton township and will effectively replace the 10ha of land compulsorily acquired by DoE.
- 1.8. In partnership with DoE, Brighton Council have engaged a consultant to prepare a Master Plan over the South Brighton area, which includes 69 Brighton Road. The Master Plan will ensure a thorough planning process and that the new high school development is appropriately integrated into the surrounding residential area.
- 1.9. To proceed, the request must be considered and supported by the Planning Authority. If supported, a letter will be sent to the Minister for



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Planning to request a STRLUS amendment to extend the UGB.

1.10. The proposal is recommended to be supported.

## 2. Legislative & Policy Content

- 2.1. The Southern Tasmanian Regional Land Use Strategy (STRLUS) was approved by the Minister for Planning on 27 October 2011. The STRLUS was subsequently amended on 1 October 2013, 14 September 2016, 9 May 2018, and 19 February 2020. Most of the amendments to the STRLUS were to provide for minor expansions of the Urban Growth Boundary.
- 2.2. Under Section 5A of the *Land Use Planning and Approvals Act 1993* (LUPAA), the Minister must undertake regular and periodic reviews of regional strategies. To date, no broad review has taken place, nor has the process for a review begun.
- 2.3. The Tasmanian Planning Commission (TPC) has advised it cannot consider planning scheme amendments that propose to rezone land for suburban densities that is located outside the UGB as shown in STRLUS.
- 2.4. Since the STRLUS was declared in 2011, Brighton has experienced significant growth. The municipality is starting to experience increasing development pressure on the fringes of Brighton's township, and there have been substantial changes in terms of housing, employment and education. As such, the STRLUS is in urgent need of review.
- 2.5. Currently, there is no statutory mechanism for either individuals or Planning Authorities to apply to amend the STRLUS.
- 2.6. The purpose of this report is to enable the Planning Authority to determine whether to support an amendment to the STRLUS.
- 2.7. The relevant legislation is the *Land Use Planning and Approvals Act 1993* (the Act).

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Ordinary Council Meeting

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- 2.8. In the context of land use planning, the STRLUS sets the broad strategic direction for the region as a whole.
- 2.9. The provisions of the Act specifically require all planning schemes to be – as far as practicable – consistent with the relevant Regional Land Use Strategy. Specifically, pursuant to Section 32(ea) of the Act, before certifying and publicly exhibiting a draft planning scheme amendment, the Planning Authority must be satisfied that the draft amendment is consistent with the Regional Land Use Strategy. Further, pursuant to Section 30O(1) of the Act, the Tasmanian Planning Commission must also be satisfied that a draft amendment is consistent with the Regional Land Use Strategy before approving the amendment.
- 2.10. As the land at 69 Brighton Road is outside the existing Urban Growth Boundary within the STRLUS, any application to rezone the land to an urban zoning would be inconsistent with the STRLUS, and as such, a planning scheme amendment of this nature could not be approved.
3. **Reviewing and Amending the Regional Land Use Strategies**
- 3.1. As no thorough review of STRLUS has commenced and there is no statutory mechanism for it to be amended by an individual or planning authority, the Planning Policy Unit has prepared an Information Sheet<sup>1</sup> (see Attachment A), which provides guidance on when and under what circumstances the regional land use strategies are reviewed and amended. It also provides information on the requirements and process for reviewing and considering amendments to the regional land use strategies.
- 3.2. The Information Sheet specifies the following minimum information requirements to support an amendment request:
- All requests for an amendment to a regional land use strategy should first be directed to the relevant local planning authority or regional body representing the local planning authorities in the region.
  - All draft amendments to a regional land use strategy should be submitted in writing to the Minister for Planning by the relevant local planning authority or regional body representing the local planning authorities in the region.
  - The supporting documentation should include details on why the amendment is being sought to the regional land use strategy.

<sup>1</sup> Department of Justice (2019) *Information Sheet RLUS 1 – Reviewing and Amending the Regional Land Use Strategies*. Hobart, Tasmania.  
[https://www.planningreform.tas.gov.au/\\_data/assets/pdf\\_file/0004/456961/Information-Sheet-RLUS-1-Reviewing-and-amending-the-Regional-Land-Use-....pdf](https://www.planningreform.tas.gov.au/_data/assets/pdf_file/0004/456961/Information-Sheet-RLUS-1-Reviewing-and-amending-the-Regional-Land-Use-....pdf)

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- The supporting documentation should include appropriate justification for any strategic or policy changes being sought and demonstrate how the proposed amendment:
  - (a) furthers the Schedule 1 objectives of LUPAA;
  - (b) is in accordance with State Policies made under section 11 of the State Policies and Project Act 1993;
  - (c) is consistent with the Tasmanian Planning Policies, once they are made; and
  - (d) meets the overarching strategic directions and related policies in the regional land use strategy.
- 3.3. The Information Sheet also recommends that written endorsement for the proposed change is sought from all planning authorities in the relevant region as well as all relevant State Service agencies.
- 3.4. Where an amendment seeks to modify an UGB the following additional supporting information should also be required:
  1. Justification for any additional land being required beyond that already provided for under the existing regional land use strategy. This analysis should include the current population growth projections prepared by the Department of Treasury and Finance.
  2. Analysis and justification of the potential dwelling yield for the proposed additional area of land.
  3. Analysis of land consumption (i.e. land taken up for development) since the regional land use strategy was declared.
  4. Justification for any additional land being located in the proposed area, considering the suitability of the area in terms of access to existing physical infrastructure, public transport, and activity centres that provide social services, retail and employment opportunities.
  5. Consideration of appropriate sequencing of land release within the local area and region.
  6. Consideration of any targets for infill development required by the regional land use strategy.
  7. Potential for land use conflicts with use and development on adjacent land that might arise from the proposed amendment.
- 3.5. Additionally, the following matters must be considered if an amendment is proposed to a regional land use strategy to develop 'greenfield' land:

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1. How the amendment accords with the other strategic directions and policies in the relevant regional land use strategy.
  2. Impacts on natural values, such as threatened native vegetation communities, threatened flora and fauna species, wetland and waterway values, and coastal values.
  3. Impacts on cultural values, such as historic heritage values, Aboriginal heritage values and scenic values.
  4. The potential loss of agricultural land from Tasmania's agricultural estate (including but not limited to prime agricultural land and land within irrigation districts) or land for other resource-based industries (e.g. extractive industries).
  5. The potential for land use conflicts with adjoining land, such as agricultural land and nearby agricultural activities, other resource-based industries (e.g. forestry and extractive industries) and industrial land taking into account future demand for this land.
  6. Risks from natural hazards, such as bushfire, flooding, coastal erosion and coastal inundation, and landslip hazards.
  7. Risks associated with potential land contamination.
  8. The potential for impacts on the efficiency of the State and local road networks (including potential impacts/compatibility with public transport and linkages with pedestrian and cycle ways), and the rail network (where applicable).
- 3.6. The following sections address the matters that are covered by the above-mentioned legislative requirement.
- 4. Risk & Implications**
- 4.1. Approval or refusal of this request will have no direct financial implications for the Planning Authority.
  - 4.2. As noted in the body of the report, refusing the request may result in a shortage of appropriately zoned residential land in the medium to long term.
- 5. Site Detail**
- 5.1. The proposed area to be added to the Urban Growth Boundary is the northern portion of 69 Brighton Road, Brighton. The area encompasses all land to the north of the existing Bridgewater Industrial Precinct Attenuation Area.

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- 5.2. The total area of 69 Brighton Road measures 24.59ha. However, the area proposed to be relocated within the Urban Growth Boundary (i.e. the area shown in red in Figure 1) measures approximately 11.27ha.
- 5.3. The site sits approximately 388m to the south of Elderslie Road, and immediately to the west of Brighton Road.
- 5.4. The site is within close proximity to the Brighton commercial precinct and Brighton Industrial Estate and is located on an existing bus route along Brighton Rd.
- 5.5. The adjoining property at 1 Elderslie Road has recently been sold to the Department of Education. 1 Elderslie Road has been announced as the location of the future Brighton High School site, which is due to open in 2025.
- 5.6. 69 Brighton Road is currently zoned Rural Resource under the *Brighton Interim Planning Scheme 2015*. The site is immediately adjacent to both 1 Elderslie Road and 33 Elderslie Road, both of which sit within the Urban Growth Boundary.
- 5.7. 1 Elderslie Road has an area of 10ha, and is shown in yellow on Figure 1 below.

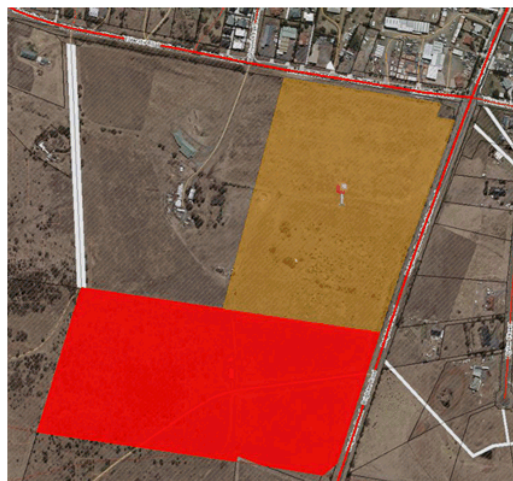


Figure 1: 69 Brighton Rd is shown in red and 1 Elderslie Rd shown in yellow.

- 5.8. 1 Elderslie Road is currently situated within the Urban Growth Boundary. However, as the land has been sold to the Department of Education and nominated as the future high school site, this 10ha parcel will now be unavailable for future residential development.

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**6. Proposal**

- 6.1. The existing UGB is shown on Map 10 of the STRLUS and the area over Brighton is reproduced in Figure 2.

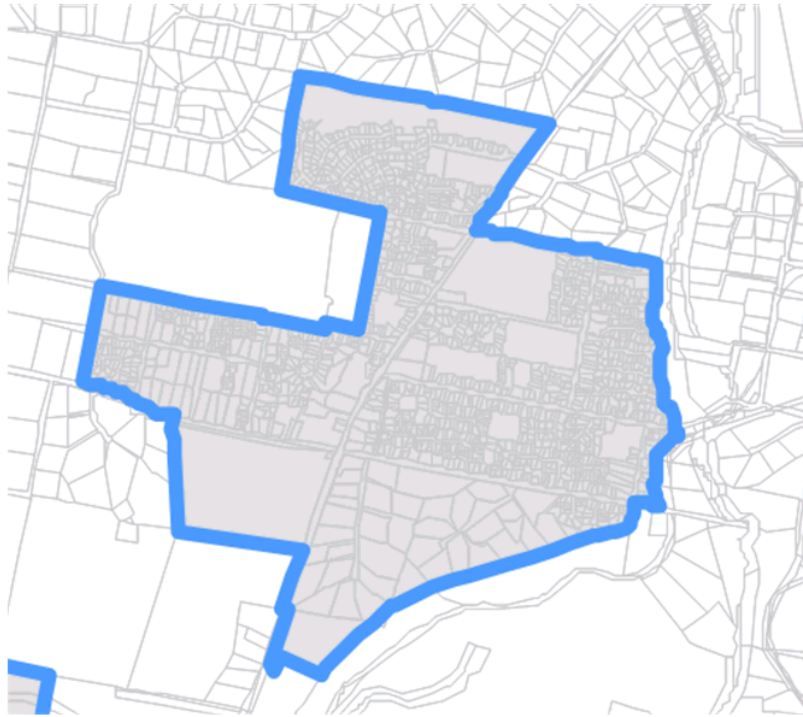


Figure 2: Existing UGB over Brighton

- 6.2. It is proposed that the STRLUS be amended by expanding the UGB by approximately 11.27ha to include part of 69 Brighton Road. The proposed area to be added to the UGB is shown bound in red in Figure 3.
- 6.3. No planning scheme amendment, subdivision or development applications are requested at this time. However, a Master Plan is being prepared for 69 Brighton Rd and the surrounding South Brighton Development Precinct.
- 6.4. The landowner has provided a consent for the UGB expansion (Attachment B)



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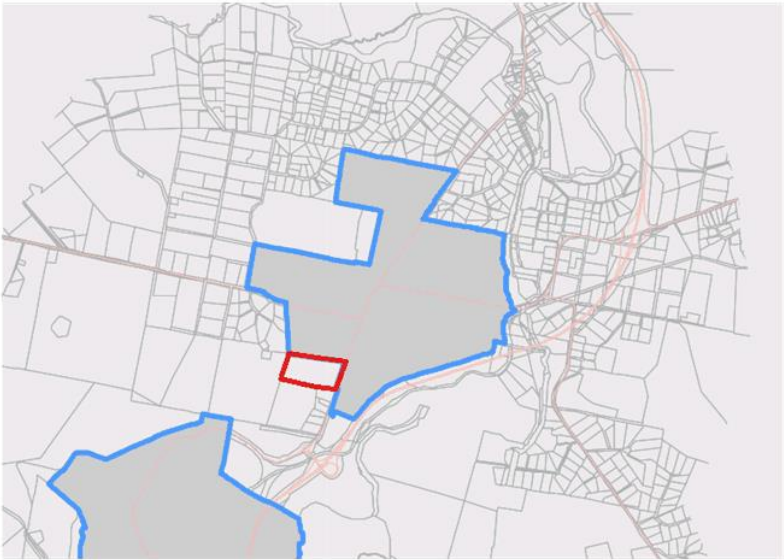


Figure 3: The red border depicts the proposed extension of the UGB over 69 Brighton Rd.

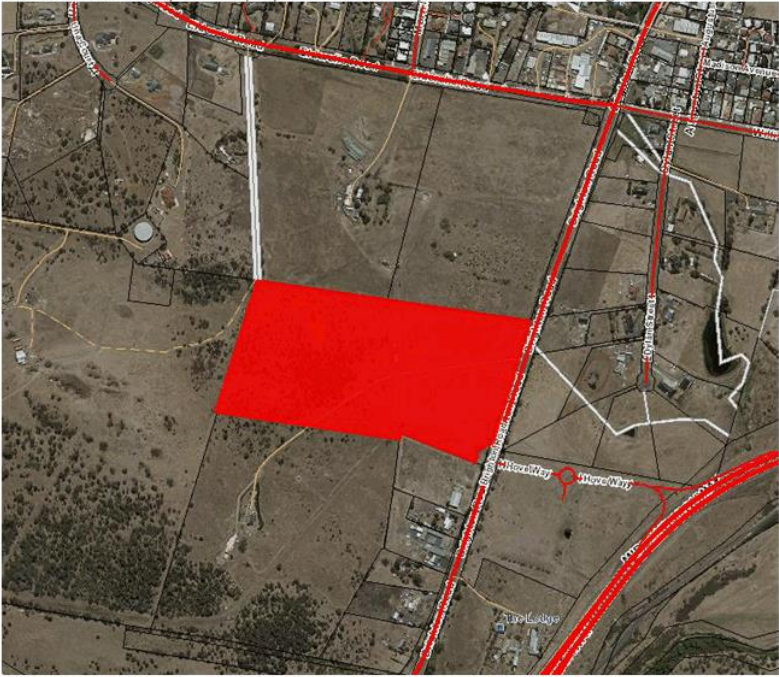


Figure 4: The proposed extension UGB extension over 69 Brighton Rd is shown in red.



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**7. Relevant Background**

- 7.1. South Brighton has long been earmarked as a residential growth option and is identified as a Greenfield Development Precinct in the STRLUS and the Brighton Local Area Plan 2012 (BLAP 2012). A key action in the BLAP 2012 is to prepare a Specific Area Plan for the South Brighton Greenfield Development Precinct ("the Development Precinct") in the short/medium term.
- 7.2. In early 2020, the Department of Education (DoE) announced that a new \$30 million high school will be built in Brighton, providing state of the art learning facilities for Years 7-12. The site chosen for the Brighton High School is 10 hectares of land within the Greenfield Development Precinct on the corner of Elderslie and Brighton Road (now 1 Elderslie Rd).
- 7.3. Prior to the announcement, Brighton Council advocated for the Brighton High School to be located on the existing DoE owned Jordan river Learning federation school farm site in central Brighton as all other potential sites were needed to accommodate residential or recreation growth for the municipality.
- 7.4. The loss of 10 hectares of land within the Greenfield Development Precinct puts significant pressure on land supply in the Brighton township.
- 7.5. The extension of the UGB over 11.27ha over 69 Brighton Rd will effectively replace the 10ha of land compulsorily acquired by DoE and is a logical extension of the Brighton township.
- 7.6. In June 2020, Brighton Council, in partnership with DoE, have engaged a consultant to prepare a Master Plan for the South Brighton Development Precinct, which includes the land at 69 Brighton Road (See Figure 5 below). The objective of the Master Plan is:

*"To develop a comprehensive Master Plan for South Brighton which will guide the development of an attractive gateway neighbourhood which seamlessly integrates the new Brighton High School."*

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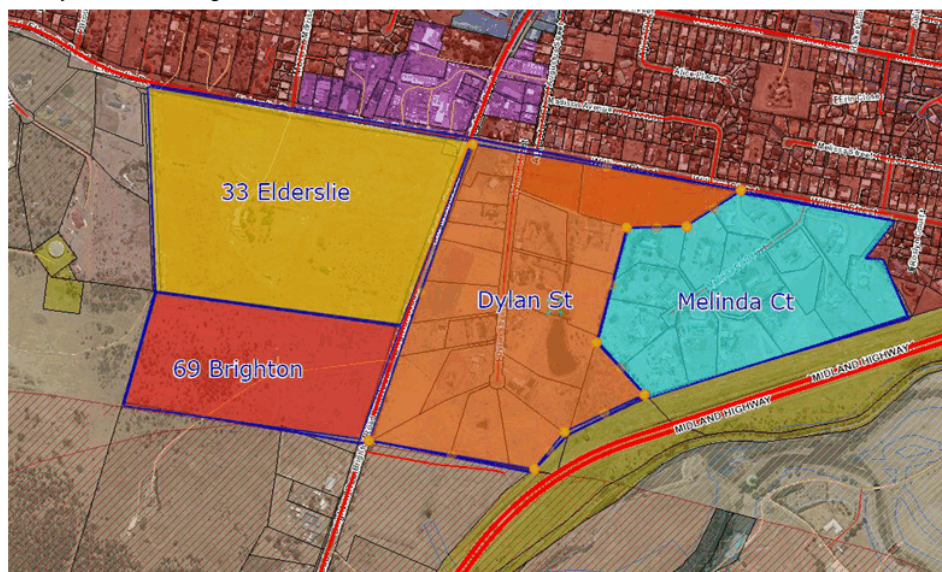


Figure 5: The South Brighton Development Precinct Master Plan area.

- 7.7. At the time of writing, the consultant had completed an infrastructure feasibility for the area and aboriginal heritage surveys and natural values assessments had been commissioned.

## 8. Planning Assessment

### 8.1. Southern Tasmanian Regional Land Use Strategy

#### 8.1.1 Greater Hobart Residential Strategy

STRLUS provides for a Greater Hobart Residential Strategy to provide for greater efficiency in the use of land through balancing the ratio of greenfield to infill development.

While there are sufficient infill opportunities within existing residential areas in Greater Hobart to accommodate forecast demand, there are many barriers to overcome if a 100% infill policy would be adopted.

The Strategy proceeds based on a 50/50 ratio of greenfield to infill scenario with a minimum net density of 15 dwelling per hectare. Residential growth will be primarily managed through an UGB that will set the physical extent for a 20-year supply of residential land for the metropolitan area.

Also, to be included within the UGB is land for other urban purposes (i.e. commercial and industrial development) as well as pockets of open space and recreational land that assist in providing urban amenity.

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**8.1.2 Brighton Context**

Figure 6 shows how the UGB is applied in the Brighton municipality.

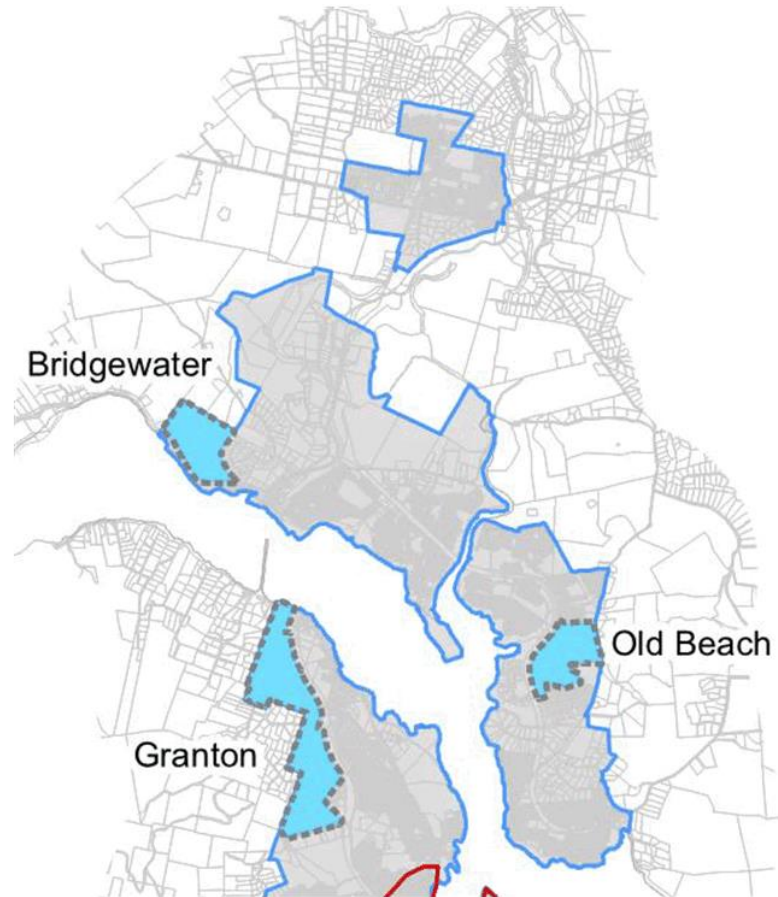


Figure 6: The STRLUS UGB over the Brighton municipality.

Policy SRD 2.3 provides greenfield land for residential purposes across nine Greenfield Development Precincts within the greater Hobart area. Three of these are within the Brighton municipality:

- Bridgewater North
- Brighton South
- Gagebrook/Old Beach

The Brighton South Greenfield Development Precinct was annotated Map 10 in the 2011 gazetted version of STRLUS, but the annotation was removed in the amended 2013 version for unknown reasons.

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Regardless, the Brighton South Greenfield Development Precinct at 33 Elderslie Road was zoned to residential in 2009 but has never been developed. 10ha of this land has now been acquired by DoE for the Brighton High School.

The majority of the Gagebrook/Old Beach Greenfield Development Precinct has now been rezoned to General Residential with the Tivoli Green Specific Area Plan overlay which provides for 566 lots. There is a further 15.4ha of land across three parcels that is still zoned Future Urban.

The Bridgewater North Precinct is also zoned Future Urban, but is considered to be poorly located and has poor access to services. In regard to the Bridgewater North Precinct, the BSP 2018 states:

*Given that it is currently isolated from other residential zoning development, its development for urban purposes may only be a long term prospect if land to the east is developed for similar purposes.*

*The potential development of a light rail stop at Bridgewater would provide a catalyst for development. Given that it represents the only viable growth direction for Bridgewater, its zoning should be retained.*

Policy SRD 2.7 requires residential infill growth to be distributed across the existing urban areas for the 25 year planning period, with 15%, or 1987 dwellings, to be accommodated within the Brighton municipality UGB.

- 8.2** *Justification for any additional land being required beyond that already provided for under the existing regional land use strategy. This analysis should include the current population growth projections prepared by the Department of Treasury and Finance.*

**8.2.1 Brighton Land supply**

A review of current lot supply in Brighton was undertaken in December 2020 (see attachment C). The review is comprised of the most significant subdivisions/land holdings and is completed to provide an indication of residential land availability. It does not account for all available lots or minor infill subdivision and on this basis underrepresents the number lots actually available, or readily subdividable within the UGB. However, the STRLUS acknowledges that there are many barriers to infill development and that is why it uses a 50/50 ratio of greenfield to infill development.

In summary, there are currently 1,499 potential infill lots that are already zoned General Residential. This includes 726 lots that are located within the Gagebrook/Old Beach and South Brighton Greenfield Development Precincts that have already been rezoned. It does not include the 10ha acquired for the new Brighton High School.

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There is also potential for 735 greenfield lots within the Bridgewater North and Gagebrook/Old Beach Greenfield Development Precincts that is currently zoned Future Urban. Although, as noted above, the Bridgewater North Precinct is isolated and remains a long-term prospect.

Accordingly, **there are a total of 2,234 lots** in Brighton municipality (1,499 infill and 735 greenfield) that are either approved or could be approved and able to be released in coming years. **Only 599 of these are within the Brighton township.**

The Tasmanian Department of Treasury and Finance (Treasury) population projections in 2019 expect Brighton Local Government Area (LGA) to be the fastest growing LGA in Tasmania in percentage terms with an expected population gain of 33.4%, or 5,754 people, by 2042. This is an average growth rate of 1.18% per annum.

Analysis undertaken for the Brighton Structure Plan 2018 (BSP 2018) predicts considerably stronger population growth of 7,040 people by 2033 (Based on a 2% growth scenario).

The BSP predicts that 43% of the growth will be accommodated within the suburbs of Brighton and Pontville at a growth rate of 2.7% per annum, or an increase of 3,040 people by 2033 (or 2,465 people by 2042 under the Treasury scenario).

Using ABS data of 2.6 people per household this equates to a demand of 2,213 dwellings by 2042 under the Treasury scenario and 2,708 dwellings by 2033 under the BSP scenario.

This existing supply just satisfies the 20 year supply from Treasury the Treasury projections, but would require ALL infill development opportunities to proceed. The existing supply is well short of the BSP scenario.

Under the BSP scenario for 43% of growth to be accommodated in Brighton township, there will be a shortage of 351 dwellings under the Treasury scenario or 565 dwellings under the BSP scenario.

Of further concern is the release of land in Brighton municipality has generally been slow. Only 309 of potential lots are currently approved and this includes 77 lot subdivision at Plymouth Rd, Gagebrook which hasn't sold a single lot since it was approved in 2006.

Brighton township is expected to accommodate the most growth, but there are only 99 approved lots, 64 of which are in the Army Camp and are likely to be released in early 2021.

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A further issue is the isolated location of the Bridgewater North Precinct (approximately 600 lots) and whether the General Residential Zone would even be appropriate in this area.

The loss of 10ha of General Residential land for the use of the Brighton High School has put significant pressure on the land supply within the Brighton township. However, this can be logically replaced on the adjoining land at 69 Brighton Road if the UGB is extended.

### 8.2.2 Brighton Structure Plan 2018

In addition to Council's own lot supply analysis is that undertaken in the BSP 2018.

Whilst the BSP is not a legislative requirement under the Act, it does represent orderly and sound strategic planning direction for the Brighton municipal area.

The BSP acts as a guide for major changes to land use, built form and public spaces that together can achieve identified economic, social and environmental objectives for Brighton.

Strategy 1 from the BSP is relevant to this proposal:

*Strategy 1: Review the Urban Growth Boundary.*

Based on an analysis of land availability and projected population growth for Brighton, the Structure Plan states that there is inadequate land within the existing Urban Growth Boundary to accommodate Brighton's long term housing needs.

The Structure Plan identifies that 58.2ha of additional land will be needed to meet the required demand within the life of the Structure Plan. It should be noted that the Structure Plan was written in 2018, prior to the Department of Education announcing its plans to develop a high school on the 10ha parcel at 1 Elderslie Road. As noted above, the 10ha of land sits immediately to the north of 69 Brighton Road, and within the existing Urban Growth Boundary.

By removing the 10ha of land acquired by the Department of Education from land to be developed at urban densities, essentially Brighton needs 68.2 ha of additional urban land to meet the projected demand.

The proposed extension of the Urban Growth Boundary would provide for 11.27ha of the 68.2ha, should the land be rezoned and developed in the future.

The Structure Plan recommends that 69 Brighton Road be considered as a primary urban growth option (p.53). It also recommends the Urban Growth



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Boundary be extended to encompass new greenfield development precincts – i.e. the land at 69 Brighton Road (p.44).

The proposed amendment is considered to be consistent with the relevant strategies and actions from the Structure Plan.

**8.3 Analysis and justification of the potential dwelling yield for the proposed additional area of land.**

Council in partnership with DoE has engaged a consultant to undertake an infrastructure feasibility and prepare a Master Plan for the South Brighton Development Precinct.

Figure 7 shows an early concept sketch for 69 Brighton Rd and how it might be developed. The concept sketch shows a dwelling yield of approximately 123.

If the land was developed at 15 dwelling per hectare, as required for greenfield developments under STRLUS, then the dwelling yield will be approximately 169. However, a threatened vegetation community has been identified on the upper western slope and this area may not be developable.

In summary, it is likely that the dwelling yield on 69 Brighton Road will be between 120 and 170 dwellings.



Figure 7: Concept sketch for 69 Brighton Rd (Source: GHD, 2019)



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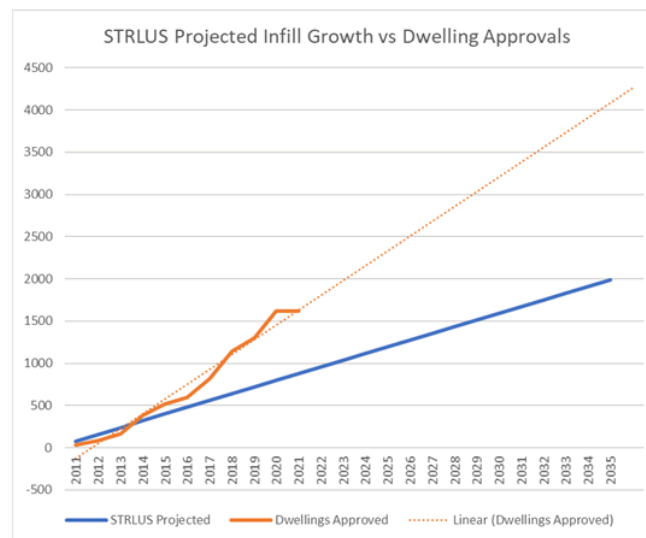
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**8.4 Analysis of land consumption (i.e. land taken up for development) since the regional land use strategy was declared.**

STRLUS identifies that 1,987 dwellings should be accommodated as infill growth within the Brighton municipality over the 25 year planning period. Using Council's development approvals database, it has been estimated that approximately 1,618 dwellings have been constructed on brownfield sites since the STRLUS was gazetted in 27 October 2011. The results have been filtered to ensure that only dwelling approvals within the UGB (excluding Greenfield Development Precincts) have been included.

**It is only 10 years into 25 year planning period and the Brighton Council has already achieved 81% of its infill target** (see Graph 1). Graph 2 confirms that the strongest growth is within the Brighton township.

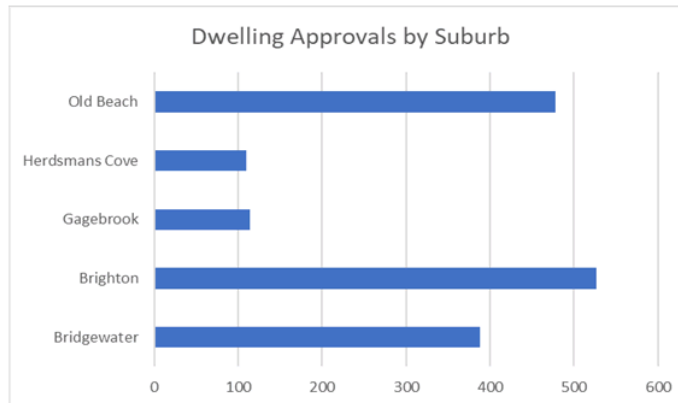


Graph 1: STRLUS projected infill growth vs actual development approvals.

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Graph 2: Dwelling approvals within UGB by suburb since 27 October 2011.

Additionally, DoE compulsorily acquired 10ha of General Residential zoned land at 33 Elderslie Rd, Brighton (now 1 Elderslie Rd) for the new Brighton High School.

It is acknowledged that land within the UGB will include land for urban purposes, however 33 Elderslie Road has always been earmarked for residential development. For this reason, Brighton Council's preferred high school site was on the existing JRLF school farm site which was already owned by DoE and zoned appropriately. Arguably a school farm is not an urban use and does not belong in the UGB.

STRLUS identified three greenfield sites within Brighton. Two of these have now been rezoned and the other with poor proximity to services and a long term prospect.

Other than 15ha balance of the Old Beach Greenfield Development Precinct (6ha of which is waterway), there is effectively no well-located greenfield land remaining in the Brighton municipality. Of particular concern is the lack of land available within the Brighton township.

**8.5** *Justification for any additional land being located in the proposed area, considering the suitability of the area in terms of access to existing physical infrastructure, public transport, and activity centres that provide social services, retail and employment opportunities.*

As previously mentioned, 69 Brighton Road has been included in a master planning process being undertaken on behalf of Brighton and DoE.

The site will obviously have excellent access to the adjoining high school facility and the master planning process will ensure that there is strong connectivity to the surrounding neighbourhood.

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The site has excellent frontage to Brighton Road which is an existing public transport corridor and there is an opportunity to provide a new bus stop once the land is developed. Footpaths and bike lanes will be extended from the corner of Elderslie Road along Brighton Rd to the roundabout to the south. This will provide excellent connectivity to the Brighton township activity centre to the north and the Brighton Industrial Estate to the south.

The Brighton activity centre provides a range of social services and employment opportunities. The Industrial Estate is also a major employer in the municipality and has significant growth potential. The Highway Services Precinct at 40 Brighton Road (opposite 69 Brighton Road) provides further employment opportunities. An extension of the Brighton activity centre into the Master Plan area is also being considered.

There are some major infrastructure upgrades required, however the consultants have prepared a draft infrastructure feasibility study to ensure the most cost-effective outcomes can be achieved.

**8.6** *Consideration of appropriate sequencing of land release within the local area and region.*

As noted above, the supply of land in the Brighton local area is unlikely to meet forecast demand even with the extension of the UGB over 69 Brighton Road. The Master Plan process will look at the staged release of land in the area.

**8.7** *Consideration of any targets for infill development required by the regional land use strategy.*

See section 8.4 above. Brighton is likely to achieve its infill development target well before the 25 year planning period.

**8.8** *Potential for land use conflicts with use and development on adjacent land that might arise from the proposed amendment.*

The proposal is to extend the UGB over 69 Brighton Road to the edge of the Boral Quarry and Industrial Precinct Attenuation areas. As the land is located outside the Attenuation Areas, the land is not subject to the controls of the Attenuation Code. Regardless, Council has received a letter of support from Mineral Resources Tasmania (MRT) for the extension of the UGB to the edge of the buffer (see attached).

The land to the north and west are zoned for residential use and no land use conflicts are likely to occur. Land to the south is zoned Rural Resource, but these are smaller lots established by residential use and is a pseudo rural-living area. The land to the west is zoned Rural Resource and used for dryland grazing. A buffer to this land can be incorporated into the Master Plan and may be required anyway due to threatened vegetation.

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**8.9** *How the amendment accords with the other strategic directions and policies in the relevant regional land use strategy.*

The relevant STRLUS strategic policies and corresponding comments demonstrating how the proposal is consistent with STRLUS are listed in the table below.

Policy	Comment
<p>BNV 1.1</p> <p>Manage and protect significant native vegetation at the earliest possible stage of the land use planning process.</p> <p>Where possible, avoid applying zones that provide for intensive use or development to areas that retain biodiversity values that are to be recognised and protected by the planning scheme.</p>	See section 8.10 below
<p>BNV 2.1</p> <p>Avoid the clearance of threatened native vegetation communities except:</p> <p>a. where the long-term social and economic benefit arising from the use and development facilitated by the clearance outweigh the environmental benefit of retention; and</p> <p>b. where the clearance will not significantly detract from the conservation of that threatened native vegetation community.</p>	See section 8.10 below

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BNV 2.2  Minimise clearance of native vegetation communities that provide habitat for threatened species.	See section 8.10 below
BNV 2.3  Advise potential applicants of the requirements of the Threatened Species Protection Act 1995 and their responsibilities under the Environmental Protection and Biodiversity Conservation Act 1999	See section 8.10 below
MRH 1.1  Provide for the management and mitigation of bushfire risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by the identification and protection (in perpetuity) of buffer distances or through the design and layout of lots.	See section 8.14 below
CV 1.3  Avoid the allocation of land use growth opportunities in areas where Aboriginal cultural heritage values are known to exist.	See section 8.11 below
ROS 1.5  Provide for residential areas, open spaces and other community destinations that are well connected with a network of high quality walking and cycling routes.	Open space and connectivity to the site will be considered through the master planning process for the site and surrounds.

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<p>SI 1.2</p> <p>Match location and delivery of social infrastructure with the needs of the community and, where relevant, in sequence with residential land release.</p>	<p>The need for social infrastructure will be considered through the master planning process for the site and surrounds.</p>
<p>SI 1.3</p> <p>Provide social infrastructure that is well located and accessible in relation to residential development, public transport services, employment and education opportunities.</p>	<p>See section 8.5 above</p>
<p>SI 1.4</p> <p>Identify and protect sites for social infrastructure, particularly in high social dependency areas, targeted urban growth areas (both infill and greenfield) and in identified Activity Centres.</p>	<p>The need for the UGB expansion is a result of identifying the need for a high school on residential land.</p>
<p>SI 1.6</p> <p>Co-locate and integrate community facilities and services to improve service delivery, and form accessible hubs and focus points for community activity, in a manner consistent with the Activity Centre hierarchy.</p>	<p>The need for social infrastructure will be considered through the master planning process for the site and surrounds. Opportunities for partnerships with the new High School will also be considered.</p>
<p>SI 1.8</p> <p>Provide for the aged to continue living within their communities, and with their families, for as long as possible by providing appropriate options and flexibility within the planning scheme.</p>	<p>The owner of the site has indicated they are interested in providing aged care on the site and this will be considered as part of the master planning process.</p>

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<p>PI 1.1</p> <p>Preference growth that utilises under-capacity of existing infrastructure through the regional settlement strategy and Urban Growth Boundary for metropolitan area of Greater Hobart.</p>	<p>New infrastructure (e.g. sewer pump station) is already required to service much of the South Brighton Development Precinct. 69 Brighton Road will be able to utilise this infrastructure making it more efficient.</p>
<p>PI 2</p> <p>Plan, coordinate and deliver physical infrastructure and servicing in a timely manner to support the regional settlement pattern and specific growth management strategies.</p>	<p>A draft Infrastructure Feasibility Study has been prepared for the South Brighton Development Precinct Area to ensure that infrastructure is delivered in a coordinated and efficient manner.</p>
<p>LUTI 1.1</p> <p>Give preference to urban expansion that is in physical proximity to existing transport corridors and the higher order Activity Centres rather than Urban Satellites or dormitory suburbs.</p>	<p>69 Brighton Rd is on a public transport corridor and within 700m of the Brighton Activity centre.</p>
<p>LUTI 1.4</p> <p>Consolidate residential development outside of Greater Hobart into key settlements where the daily and weekly needs of residents are met.</p>	<p>See above comment</p>
<p>LUTI 1.6</p> <p>Maximise road connections between existing and potential future roads with new roads proposed as part of the design and layout of subdivision.</p>	<p>Maximising road connectivity is being considered as part of the master planning process.</p>



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<p>LUTI 1.11</p> <p>Encourage walking and cycling as alternative modes of transport through the provision of suitable infrastructure and developing safe, attractive and convenient walking and cycling environments.</p>	<p>See section 8.5 above.</p>
<p>PR 1.2</p> <p>Avoid potential for further fettering from residential development by setting an acceptable solution buffer distance of 200 metres from the boundary of the Agriculture Zone, within which the planning scheme is to manage potential for land use conflict.</p>	<p>See section 8.12 below</p>
<p>IA 1.2</p> <p>Locate new industrial areas away from sensitive land uses such as residentially zoned land.</p>	<p>See section 8.8 above.</p>
<p>SRD 1.1</p> <p>Implement the Regional Settlement Strategy and associated growth management strategies through the planning scheme.</p>	<p>See sections 8.1 &amp; 8.2 above</p>
<p>SRD 1.2</p> <p>Manage residential growth in District Centres, District Towns and Townships through a hierarchy of planning processes as follows:</p> <p>1. Strategy (regional function &amp; growth scenario);</p>	<p>The proposal to extend the UGB is addressing point 1 and the master planning process that has commenced for the site and surrounds addresses point 2.</p>

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2. Settlement Structure Plans (including identification of settlement boundaries); 3. Subdivision Permit; 4. Use and Development Permit.	
SRD 1.5 Encourage land zoned General Residential to be developed at a minimum of 15 dwellings per hectare (net density).	15 dwellings/ha will be the aim for 69 Brighton Rd.
SRD 2 Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability.	See Sections 8.1 – 8.7.

**8.10** *Impacts on natural values, such as threatened native vegetation communities, threatened flora and fauna species, wetland and waterway values, and coastal values.*

A flora and fauna, desktop assessment and site visit have been undertaken for the site. No state-listed threatened native vegetation communities (under the *Nature Conservation Act 2002*) are mapped as occurring on the site. However, a patch of Lowland grassland complex (GCL) occurs (see Figure 8) and are critically endangered ecological community listed under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA).

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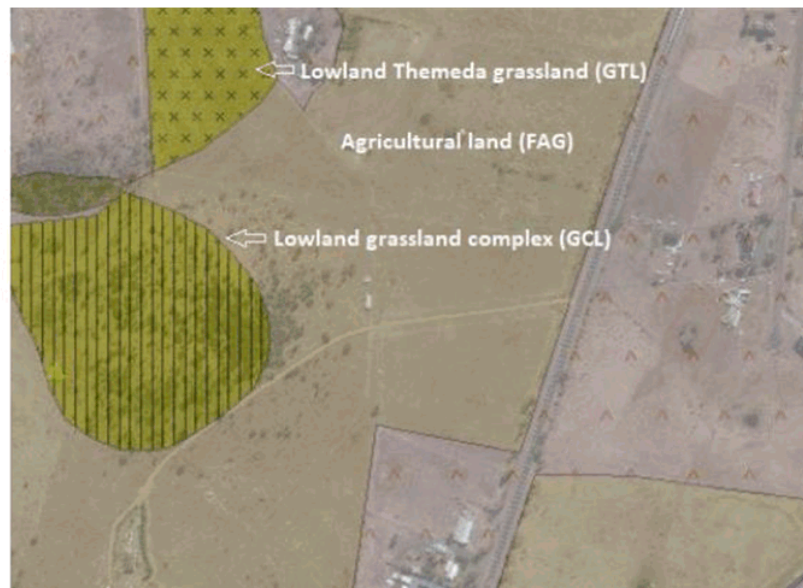


Figure 8: Map showing location of Lowland grassland complex (GCL) (Source: GHD Flora & Fauna Assessment)

The landowner has engaged a consultant to undertake a more thorough site assessment in coming months so that the grassland communities can be more thoroughly mapped. The more detailed study will inform the Master Planning process and be provided as any future rezoning proposal.

**8.11** *Impacts on cultural values, such as historic heritage values, Aboriginal heritage values and scenic values.*

An aboriginal heritage consultant has been engaged as part of the master planning process and is expected to have a report completed by March 2021.

An initial Dial-Before-You-Dig did not identify any registered Aboriginal relics or apparent risks of impacting Aboriginal relics.

**8.12** *The potential loss of agricultural land from Tasmania's agricultural estate (including but not limited to prime agricultural land and land within irrigation districts) or land for other resource-based industries (e.g. extractive industries).*

The agricultural potential was reviewed as part of the preparation of the Brighton draft Local Provisions Schedule (LPS). The following comments were provided by the agricultural consultant in regard to 69 Brighton Rd and surrounds:

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Rural Zone is appropriate for these titles. Most of the titles west of Brighton Rd have existing dwellings on them. While the largest title is 25ha in area, it has an existing dwelling, is steeply sloped, has a relatively poor Land Capability, no irrigation resources and is poorly connected to land that it would likely be farmed in conjunction with. To the north of these titles is land zoned General Residential. While the title to the west is zoned Rural Resource and is around 30ha in area, it has an existing dwelling and also appears to have limited ag potential due to Land Capability, slope and adjacent constraints.

69 Brighton Road is not significant agricultural land.

- 8.13 *The potential for land use conflicts with adjoining land, such as agricultural land and nearby agricultural activities, other resource-based industries (e.g. forestry and extractive industries) and industrial land taking into account future demand for this land.*

See Section 8.8 above.

- 8.14 *Risks from natural hazards, such as bushfire, flooding, coastal erosion and coastal inundation, and landslip hazards.*

The only applicable land use hazard is bushfire and the land is within the bushfire overlay. The bushfire risk will be considered as part of the Master Planning process.

- 8.15 *Risks associated with potential land contamination.*

There is no land contamination risk.

- 8.16 *The potential for impacts on the efficiency of the State and local road networks (including potential impacts/compatibility with public transport and linkages with pedestrian and cycle ways), and the rail network (where applicable).*

A feasibility study has been prepared as part of the Master planning process. The study identifies that roundabouts are likely to be required at the Brighton Rd/Elderslie Rd/William St intersection and the Brighton Rd/Hove Way intersection with a new connection to 69 Brighton Rd.

Pedestrian cycling linkages will need to be constructed along Brighton Rd and throughout the development and a new bus stop along the Brighton Rd frontage can be accommodated.

- 8.17 **RMPS Objectives**

The objectives of the Resource Management and Planning System must be furthered by the rezoning request.

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- (a) *to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and*

The request will provide for the sustainable development of a compact township and the master planning process will consider how best to manage an identified threatened vegetation community.

- (b) *to provide for the fair, orderly and sustainable use and development of air, land and water; and*

The request continues to provide for fair, orderly and sustainable use and development of air, land and water.

- (c) *to encourage public involvement in resource management and planning; and*

There is no formal public exhibition process for requests of this nature. However, the public has had significant involvement in resource management and planning within Brighton over the last five years, through the public consultation for the *Brighton Interim Planning Scheme 2015*, the preparation of the *Brighton Structure Plan 2018*, and through the public consultation periods for the preparation of Brighton's Local Provisions Schedule for the *Tasmanian Planning Scheme*.

The request is for a minor expansion of the Urban Growth Boundary, and is considered to be relatively minor.

Once the STRLUS is formally reviewed in full, the public will again have the opportunity to provide additional comment, demonstrating public involvement through the Resource Management and Planning System in Tasmania.

- (d) *to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and*

The request, if successful, will help facilitate future amendments of the planning scheme to urban densities. Assuming the land is rezoned at some point in the future, there will likely be substantial urban development, which will stimulate the construction economy.

- (e) *to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.*

The proposed request will require the consideration of the Brighton's Planning Authority, all other southern region Planning Authorities and of the Minister for Planning, which will include the involvement of and consultation with various sections and agencies of the Tasmanian Government.

Other local planning authorities within the region will also be formally consulted with as part of the process.

The proposed Planning Scheme Amendment as it relates to the Objectives

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of Part 2 of Schedule 1 of LUPAA is discussed below:

- (a) *to require sound strategic planning and co-ordinated action by State and local government;*

The report demonstrates that the proposal is consistent with the *Southern Tasmania Regional Land Use Strategy 2010-2035, Brighton Structure Plan 2018 and the Brighton Council Strategic Plan 2015-2025.*

- (b) *to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land.*

The proposal has been submitted in accordance with "Information Sheet RLUS 1 – Reviewing and amending the Regional Land Use Strategies".

- (c) *to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and*

See section 8.10 and 8.5 of this report.

- (d) *to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and*

The proposal does not conflict with this objective and is consistent with State, regional and local planning policies and strategies.

- (e) *to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and*

This objective is not directly relevant to the current matter.

- (f) *to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and*

The site forms part of a broader master planning process which will provide the necessary planning controls to provide for a liveable neighbourhood.

- (g) *to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and*

The site and adjoining land are not known to contain any items or places of scientific, aesthetic, architectural or historic interest.

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- (h) *to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and*

An Infrastructure Feasibility study is being prepared to provide for co-ordinated delivery of public utilities.

- (i) *to provide a planning framework which fully considers land capability.*

See section 8.12 of this report.

## 8.18 State Policies

### 8.18.1 State Coastal Policy 1996

The *State Coastal Policy 1996* applies to land within 1 km of the high-water mark. The subject land is more than 1km from the high-water mark and this policy does not apply.

### 8.18.2 State Policy on the Protection of Agricultural Land 2009

The *State Policy on the Protection of Agricultural Land 2009* protects Prime Agricultural Land (Land Capability Classes 1, 2, and 3). The land is not considered to be Prime Agricultural Land.

### 8.18.3 The State Policy on Water Quality Management 1997

The *State Policy on Water Quality Management 1997* applies but is more relevant to individual developments.

## 8.19 Tasmanian Planning Policies

The Tasmanian Planning Policies have not been made.

## 8.20 Brighton Council Strategic Plan 2019-2029

The proposed amendment is consistent with the below relevant strategies from the *Brighton Council Strategic Plan 2019-2029*<sup>2</sup>:

- *S1.2: Create Housing/Employment/Play/Education (Liveability)*
- *S1.5: Build a resilient community and environmentally sustainable future.*
- *S2.1: A focus on Agriculture/Horticulture/Aquaculture – (Food)*
- *S3.1: Support 30% Growth Target*
- *S4.4: Long-term thinking & evidence-based*

The proposed amendment does not conflict with any of Council's strategies.

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<sup>2</sup> Brighton Council (2019) *Brighton Council Strategic Plan 2019-2029*. <https://www.brighton.tas.gov.au/wp-content/uploads/2019/08/Brighton-Strategy-on-a-page-2019-29.pdf>



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**8.21 Southern Tasmania Regional Land Use Strategy 2010-2035**

As required under s.32(1)(ea) the proposed amendment must be, as far as practicable, consistent with regional land use strategies. In southern Tasmania, the relevant regional land use strategy is the *Southern Tasmania Regional Land Use Strategy 2010-2035* (STRLUS).

Consistency with STRLUS is demonstrated at section 8.9 of this report.

**9 Consultation****9.1 Technical Reference Group**

Council has advised the Southern Technical Reference Group (TRG), which is a regional body representing the local planning authorities in the Southern Region, of its intention to pursue the amendment of the STRLUS. Senior Strategic Planners from all southern region Councils sit on TRG. Informally, members of the group were asked if it were likely that their Council would object to the proposed amendment. Whilst no objections were made, one member stated that the decision would be referred to their planning authority.

Should Council determine to support the recommendation, it is understood that the Minister for Planning will formally contact all Councils within the region for their comment on the proposal.

**9.2 Planning Policy Unit**

Council has consulted with the Planning Policy Unit regarding the proposed amendment.

**9.3 Public Exhibition**

The request to amend the Regional Land Use Strategy has not been publicly exhibited. There is no statutory requirement to do so.

**9.4 Other**

**9.4.1** Council has obtained letters of support from the Department of State Growth, Mineral Resources Tasmania, and a planning consultant acting on behalf of the previous land owner.

**9.4.2** Consultants have prepared a draft Infrastructure Feasibility study for the South Brighton Development Precinct and have engaged with infrastructure providers throughout this process to gain an understanding of the infrastructure needs for the area.

**CONCLUSION:**

The proposal to amend STRLUS to extend the UGB over 69 Brighton Road has become critical since 10ha of land at 1 Elderslie Rd earmarked for residential development was compulsorily acquired by DoE for the new Brighton High School.

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This report demonstrates that the rapid growth in the Brighton municipality since STRLUS was gazetted in 2011 has strained land supply, particularly in the Brighton township.

Treasury population projections predict that Brighton will be the fastest growing municipality to 2042 and the land supply analysis predicts that there is insufficient land in the Brighton municipality to accommodate the growth.

The extension of the UGB to 69 Brighton Rd is urgently required to meet the future need of Greater Hobart and is a logical extension of the Brighton township and adjoins the new high school site. The site is in good proximity to the Brighton activity centre and Brighton Industrial Estate and provides excellent access to social services and employment opportunities.

The site is already being considered in the master planning process for the South Brighton Development Precinct to ensure it is part of an attractive, well planned neighbourhood which integrates with the new Brighton High School.

On this basis, the proposed amendment to STRLUS to expand the UGB over 11.27ha of 69 Brighton Road is recommended for approval.

**RECOMMENDATION:**

That Council resolve to request the Minister for Planning to amend the Southern Tasmania Regional Land Use Strategy 2010-2035 (STRLUS) to extend the Urban Growth Boundary over the part of 69 Brighton Road that is not covered by the Attenuation Area overlay.

**DECISION:**

*Cr Foster moved, Cr Curran seconded that the recommendation be adopted.*

**CARRIED****VOTING RECORD**

<b>In favour</b>	<b>Against</b>
Cr Curran	Cr Murtagh
Cr Foster	Cr Whelan
Cr Garlick	
Cr Geard	
Cr Gray	
Cr Jeffries	
Cr Owen	

*Mayor Foster resumed the Chair*

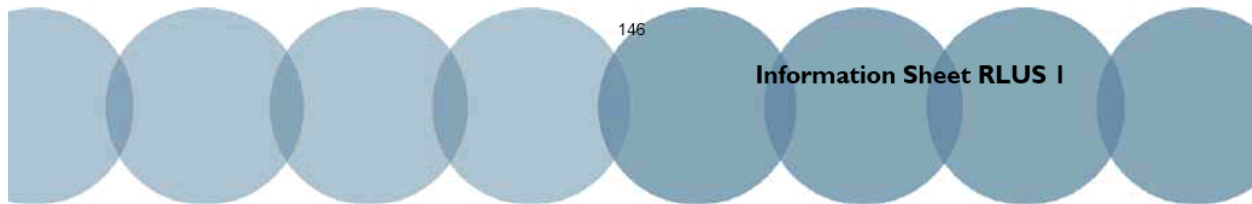
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The meeting closed 6.32pm

## ATTACHMENTS FOR ITEM 11.4



## REVIEWING AND AMENDING THE REGIONAL LAND USE STRATEGIES

### Purpose

This information sheet is issued by the Department of Justice, Planning Policy Unit and provides information on when and under what circumstances the regional land use strategies are reviewed and amended. It also provides information on the requirements and processes for reviewing and considering amendments to the regional land use strategies.

### Background

The *Land Use Planning and Approvals Act 1993* (LUPAA) provides for the preparation and declaration of regional land use strategies, which provide an important high-level component of the planning system. Essentially, the regional land use strategies provide the linkage between the Schedule 1 objectives of LUPAA, State Policies established under the *State Policies and Projects Act 1993*, and the future Tasmanian Planning Policies with the current interim and future Tasmanian planning schemes. They provide the mechanism by which the strategic directions of the State and each region are implemented through the land use planning system.

The regional land use strategies set out the key agreed strategic directions for a region over the medium to longer-term. They aim to provide certainty and predictability for Government, local councils, developers and the community on where, when and what type of development will proceed.

Three regional land use strategies are currently in place in Tasmania. The Minister for Planning<sup>1</sup> originally declared the Cradle Coast, Northern and Southern regional land use strategies on 27 October 2011<sup>2</sup>.

The three regional land use strategies provide the strategic direction for future land use and development in each region over a 25-year time horizon. The strategic directions, policies and actions contained within the regional land use strategies aim to deliver sustainable settlements that are integrated across each region, integrated with services and infrastructure, and complemented

<sup>1</sup> Minister for Planning, the Hon Bryan Green MP.

<sup>2</sup> The three regional land use strategies are: Living on the Coast – The Cradle Coast Regional Land Use Planning Framework; Northern Tasmania Regional Land Use Strategy; and Southern Tasmania Regional Land Use Strategy 2010-2035.



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by built and open space environments. They also provide directions, policies and actions to protect Tasmania's agricultural estate and other resource-based industries and protect the State's cultural and natural environments.

Regional land use strategies may also incorporate or reference specific local strategic documents for the purposes of reflecting the application of each strategy within a particular municipal area or sub-regional area.<sup>3</sup>

Since their declaration, a number of subsequent amendments have been made to both the northern and southern regional land use strategies. The amendments range from minor revisions and refinements to improve consistency and revisions to align with the latest planning reforms, through to broader reviews to implement more strategic changes, such as the review of the Northern Tasmania Regional Land Use Strategy to allow for components of the Greater Launceston Plan.

The regional land use strategies are currently implemented in the land use planning system through statutory zoning and planning provisions in interim planning schemes. They are a key consideration when amendments to the interim planning schemes and other existing planning schemes are being assessed. The regional land use strategies will similarly be implemented through the Local Provisions Schedules (LPSs) that form part of the Tasmanian Planning Scheme.

### Legislative context

The regional land use strategies are given legal effect through section 5A of LUPAA.

The Minister for Planning may declare a regional land use strategy for a regional area. Amendments to a regional land use strategy may also be made by the Minister declaring an amended strategy and the Minister is also responsible for keeping the strategies under regular and periodic review.

In addition, comprehensive reviews of all three regional land use strategies will be undertaken following the implementation of the future Tasmanian Planning Policies.

When declaring a regional land use strategy under section 5A of LUPAA, the Minister must first consult with the:

- Tasmanian Planning Commission;
- planning authorities; and
- relevant State Service Agencies and State authorities.

LUPAA specifically requires all planning schemes and any amendments to a planning scheme to be, as far as practicable, consistent with the relevant regional land use strategy.

Before certifying and publicly exhibiting a draft planning scheme amendment, a local council, acting as a planning authority, needs to be satisfied that the draft amendment is consistent with the relevant regional land use strategy.

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<sup>3</sup> Before being incorporated into (or referenced in) a regional land use strategy, local strategic documents would need to be based on verifiable evidence, supported by Government and demonstrate how they reflect the strategic application of a relevant strategy.



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Equally, the Tasmanian Planning Commission must be satisfied that a draft planning scheme amendment is consistent with the relevant regional land use strategy before approving the amendment. Similar legislative requirements apply to all future LPSs, and amendments to LPSs that will be in place under the Tasmanian Planning Scheme.

### Reviewing and amending the regional land use strategies

Regional land use strategies have a significant role to play in setting the medium to longer-term strategic directions for each region. Therefore, it is important that the strategic directions, policies and actions contained within each strategy appropriately address both current and emerging land use planning issues. To achieve this, the Minister for Planning is committed to regularly and periodically reviewing the strategies.

Amendments to regional land use strategies will need to be considered over time for a number of reasons. Importantly, amendments to the strategies will generally occur as part of the reviews that are conducted by the Minister for Planning. The Minister for Planning may consider an amendment to a strategy outside the normal review periods under exceptional circumstances.

Any amendment to a regional land use strategy that is requested by an individual or a planning authority would need to be supported by documentation that identified and justified the need for the amendment. Moreover, as the regional land use strategies are a regional plan, it would require the general support from all councils within the region.

The request would also be subject to a rigorous assessment process to ensure that the agreed medium and longer-term strategic directions contained in the relevant strategy are not undermined. This is necessary to ensure that any site-specific amendments to a regional land use strategy do not lead to unintended regional planning outcomes.

An amendment to a regional land use strategy may need to be considered for purposes such as:

- implementing broader legislative reform or overarching State policies or strategies (e.g. the future Tasmanian Planning Policies);
- implementing any revised background analysis of issues in response to changes such as demographics, emerging planning issues, housing supply and demand, or population growth projections;
- incorporating or referring to local or sub-regional strategy planning work that is based on verifiable and agreed evidence and reflects the application of a regional land use strategy in a municipal area or sub-regional area;
- incorporating contemporary community expectations; or
- making minor refinements to correct errors or clarify the operation of a strategy.





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It is also important to consider that amending a regional land use strategy is not always the most appropriate course of action to facilitate use and development within a region. This is because the strategies represent the agreed and approved strategic directions for each 'entire' region and provide certainty to the broad community, infrastructure providers and governments as to medium and long-term investment decisions. Consequently, use and development should be directed in the first instance to those agreed areas identified in the relevant strategy.<sup>4</sup>

### Information requirements to support an amendment request

The information requirements for considering a request to amend a regional land use strategy will be dependent on the nature of the proposed amendment.

Before an individual or a planning authority considers whether or not to make a request to amend a regional land use strategy, it is recommended that early discussions take place with the Planning Policy Unit within the Department of Justice to determine if specific information requirements will be required to enable the consideration of the proposed amendment.

All requests to amend a regional land use strategy should include, as a minimum, the following information.

#### Minimum information requirements to support an amendment request

1. All requests for an amendment to a regional land use strategy should first be directed to the **relevant local planning authority or regional body representing the local planning authorities in the region.**
2. All draft amendments to a regional land use strategy should be submitted in writing to the Minister for Planning by the **relevant local planning authority or regional body representing the local planning authorities in the region.**
3. The supporting documentation should include details on why the amendment is being sought to the regional land use strategy.
4. The supporting documentation should include appropriate justification for any strategic or policy changes being sought and demonstrate how the proposed amendment:
  - (a) furthers the Schedule 1 objectives of LUPAA;
  - (b) is in accordance with State Policies made under section 11 of the *State Policies and Project Act 1993*;
  - (c) is consistent with the Tasmanian Planning Policies, once they are made; and
  - (d) meets the overarching strategic directions and related policies in the regional land use strategy.

<sup>4</sup> For example, the Northern Tasmania Regional Land Use Strategy and Southern Tasmania Regional Land Use Strategy 2010-2035 direct residential development in areas within a relevant Urban Growth Boundary or growth corridors.



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As the regional land use strategies represent the agreed and approved strategic directions for the planning authorities that are located in a particular region and the State, any proposed amendments need to consider the impacts on these entities and should be based on an agreed position.

To assist with the consideration of an amendment to a regional land use strategy, it is strongly recommended that written endorsement for the proposed change is sought from all the planning authorities in the relevant region.

It is also strongly recommended that consultation with relevant State Service agencies, State authorities and other infrastructure providers be undertaken before making a request for an amendment to ensure that any significant issues are avoided when the Minister for Planning consults as part of considering the merits of the amendment request.

In addition, amendments that seek to modify an urban growth boundary (or equivalent), settlement growth management strategies, or seek other modifications to a regional settlement strategy, will usually require additional supporting information such as an analysis of current residential land supply and demand, using accepted contemporary and verifiable data sources, that considers the region in its entirety.

The following additional supporting information should also be included.

1. Justification for any additional land being required beyond that already provided for under the existing regional land use strategy. This analysis should include the current population growth projections prepared by the Department of Treasury and Finance.
2. Analysis and justification of the potential dwelling yield for the proposed additional area of land.
3. Analysis of land consumption (i.e. land taken up for development) since the regional land use strategy was declared.
4. Justification for any additional land being located in the proposed area, considering the suitability of the area in terms of access to existing physical infrastructure, public transport, and activity centres that provide social services, retail and employment opportunities.
5. Consideration of appropriate sequencing of land release within the local area and region.
6. Consideration of any targets for infill development required by the regional land use strategy.
7. Potential for land use conflicts with use and development on adjacent land that might arise from the proposed amendment.



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The following matters must be considered if an amendment is proposed to a regional land use strategy to develop 'greenfield' land<sup>5</sup>. These matters may also need to be considered for amendments relating to some infill development (such as 'brownfield' and 'greyfield' development<sup>6</sup>).

The following matters should be considered.

1. How the amendment accords with the other strategic directions and policies in the relevant regional land use strategy.
2. Impacts on natural values, such as threatened native vegetation communities, threatened flora and fauna species, wetland and waterway values, and coastal values.
3. Impacts on cultural values, such as historic heritage values, Aboriginal heritage values and scenic values.
4. The potential loss of agricultural land from Tasmania's agricultural estate (including but not limited to prime agricultural land and land within irrigation districts) or land for other resource-based industries (e.g. extractive industries).
5. The potential for land use conflicts with adjoining land, such as agricultural land and nearby agricultural activities, other resource-based industries (e.g. forestry and extractive industries) and industrial land taking into account future demand for this land.
6. Risks from natural hazards, such as bushfire, flooding, coastal erosion and coastal inundation, and landslip hazards.
7. Risks associated with potential land contamination.
8. The potential for impacts on the efficiency of the State and local road networks (including potential impacts/compatibility with public transport and linkages with pedestrian and cycle ways), and the rail network (where applicable).

### Process for considering an amendment request

The process for considering an amendment request to a regional land use strategy will depend on the nature and scope of the request and the adequacy of the supporting documentation.

As a minimum, the Minister for Planning is required to consult with the Tasmanian Planning Commission, planning authorities, and relevant State Service agencies (e.g. Department of State

<sup>5</sup> Greenfield land is generally former agricultural or undeveloped natural land on the periphery of towns and cities that has been identified for urban development

<sup>6</sup> Brownfield sites are underutilised or former industrial or commercial sites in an urban environment characterised by the presence of potential site contamination. Greyfield sites are underutilised, derelict or vacant residential or commercial sites in an urban environment that are not contaminated.



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Growth) and State authorities (e.g. TasNetworks) on all amendments to regional land use strategies).

The Minister will consult with these relevant entities for a period of at least 5 weeks. The Minister may also need to consult with other infrastructure providers, where relevant, such as TasWater and TasGas.

For amendments seeking to incorporate broader strategic changes to a regional land use strategy, the Minister for Planning is also likely to seek public input through a formal public exhibition process during this 5 week consultation period. Broader strategic changes have the potential to affect property rights and the community should be afforded natural justice before the Minister declares an amended strategy.

The Minister for Planning will also require all planning authorities in the relevant region to agree to the proposed amendment.

Following the consultation period, the Minister for Planning will consider any submissions received and seek advice from the Department of Justice, Planning Policy Unit before determining whether or not to declare an amended regional land use strategy and whether any modifications are required to the amendment prior to declaration. Procedural fairness will be afforded to all parties prior to making a decision on the amendment request.

### Where can I get more information?

General enquiries about the requirements and process for considering amendments to the regional land use strategies should be directed to:

Planning Policy Unit  
Department of Justice  
GPO Box 825  
HOBART TAS 7001

Telephone (03) 6166 1429  
Email: [planning.unit@justice.tas.gov.au](mailto:planning.unit@justice.tas.gov.au)

January 2019

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**David Allingham**

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**From:**  
**Sent:** Wednesday, 9 December 2020 8:55 AM  
**To:** David Allingham  
**Cc:** Patrick Carroll; Delta Pi Pi  
**Subject:** Re: 69 Brighton Rd UGB extension  
**Attachments:** 3200146\_Dylan Street Brighton Land Use Advice (FINAL 11 June 2020) - Amended 4 December 2020 (for latest plans) (1).pdf

Dear David,

I am a Director of 69 Brighton Rd Pty Ltd, the entity owner of 69 Brighton Rd, Brighton.

We fully support this application for the UGB to cover our site.

I also have a report attached that we prepared to help Council show our intentions of our site at 69 Brighton Rd and our Dylan St blocks (12, 15, 16 & 17).

If you have any further questions, please don't hesitate to contact us.

**Kind Regards,**

**Tony Dourias Jnr**

Joint Managing Director 69 Brighton Rd Pty Ltd

On Tue, 8 Dec 2020 at 14:25, David Allingham <[David.Allingham@brighton.tas.gov.au](mailto:David.Allingham@brighton.tas.gov.au)> wrote:

Hi Tony

Could you please provide a letter or email with landowner consent from 69 Brighton Rd Pty Ltd that you support the extension of the Urban growth Boundary over 69 Brighton Rd as per below image?

If possible, it would be great to get it by lunchtime tomorrow (Wed 9/12).

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## Brighton Subdivision and Residential Land Supply

## Zoned Land (within UGB)

Location/Suburb	Description	Subdivision per approved	# of lots possible/		Comment
			sealed lots	# lots remaining	
Old Beach	72 Churinga Waters	Nil	20	0	20 Estimate based on draft subdivision plan
	110 Fouche	SA2013/12	38	12	26
	10 Alanah	SA2017/6	10	0	10
	15 Shelmore	Nil	6	0	6 Estimate based on 800m2 lots and constraints
	12 Shelmore	Nil	10	0	10 Estimate based on 1000m2 lots
	38A Jetty	Nil	22	0	22 Estimate based on 15 dwelling/ha
	24A Jetty	Nil	12	0	12 Estimate based on 15 dwelling/ha
	8 Jetty	Nil	8	0	8 Estimate based on 1000m2 lots
	Tivoli Green	SA2018/40	45	0	45
	Tivoli Green balance	Nil	521	0	521 Based on SAP layout
		<b>Sub Total</b>		<b>680</b>	
Herdsman's Cove	105 Fisher Ave	DA2020/93	40	0	40 Not approved - 10 lot sub & 30 units
	Lot 615 Lamprill Circle	Nil	50	0	50 Strata - based on centacare concept
	119 Lamprill	DA2020/391	10	0	10 Strata - not approved.
		<b>Sub Total</b>		<b>100</b>	
Gagebrook	1 Plymouth	SA2006/37	77	0	77 some roads built = substantially commenced.
		<b>Sub Total</b>		<b>77</b>	
Bridgewater	22A Killarney	Nil	15	0	15 Based on 500m2 lot (21 units approved in 2008 - permit lapsed)
	Lot 974 & 975 Scott Rd	Nil	7	0	7 Based on lapsed Permit (SA2013-18-RZ)
	Cheswick Cres	Nil	9	0	9 Based on lapsed Permit (SA2013-15-RZ)
	Dinosaur Park	SA2019/26	43	0	43
	1 Hayfield Place	Nil	15	0	15 1.8ha, but constrained by coastal overlays. Estimate rough.
		<b>Sub total</b>		<b>89</b>	
Brighton	1 Elderslie Road	Nil	0	0	0 Compulsirlay acquired by DoE for High School
	33 Elderslie Road	nil	160	0	160 Estimated 10.7ha at 15dwellings/ha
	1 Dylan	SA2015/11	9	0	9
	27 William	Nil	37	0	37 Estimated 2.5ha at 15 dwelling/ha
	85 Andrew St	nil	20	0	20 Estimated 1.7 ha at 15 dwelling/ha minus 5 lots for roads and floodpath
	39 Andrew St	Nil	12	0	12 Estimated based on similar cul-de-sac head at Erin Close
	48 Andrew St	Nil	6	0	6 Estimated on Halket Close sub
	12A Andrew	Nil	40	0	40 Estimated on 14 dwellings/ha
	3 Racecourse	SA2018/43	21	0	21
	Army Camp	SA2011/35	102	38	64
	2 Brooke St	SA2020/20	5	0	5 Decision pending
	15 & 19 Burrows, 54 & 60 Elderslie	Nil	50	0	50 Estimate based on concept sub plans.
	15 Morrison St	Nil	5	0	5 Estimated on adjoining land to south layout.
	10 Burrows	Nil	4	0	4 As above
	10 Brooke	Nil	8	0	8 Estimated on layout to north.
	42 Elderslie	DA2018/81	9	0	9 Units only
	Other Elderslie "long lots"	Nil	35	0	35 Estimate based on 7 units/lot for 5 lots (44, 52, 64, 72 & 74 Elderslie)
	Burrows Long lots	Nil	28	0	28 Estimate based on 7 units/lot for 4 lots (11, 21, 23 & 25)
	8A Brooke	Nil	4	0	4 500m2/block
	64 Racecourse	Nil	8	0	8 Unserviced

				155		
					12	0
					12	Unserviced
72 Racecourse	Nil			12	0	
28, 30 Burrows & 66, 68, 70 Racecourse	Nil			16	0	
					16	Unserviced
				Sub-total		553
				TOTAL		1499
				Total approved		309
Greenfield sites (within STRLUS UGB & zoned Future Urban)						
Location	Area (m2)	Lot yield	Comment			
Tivoli Green (203, 205 & 223)		154337	135 at 15 dwellings/ha - Approximately 6.3ha subject to waterways and flooding			
Boyer Road		580000	600 Isolated from other residential development. Long term prospect if land to east is consolidated. Constrained by NV on upper slopes			
Total			735			



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## Department of State Growth

Salamanca Building, Parliament Square  
4 Salamanca Place, Hobart TAS 7000  
GPO Box 536, Hobart TAS 7001 Australia  
Phone 1800 030 688 Fax (03) 6233 5800  
Email [info@stategrowth.tas.gov.au](mailto:info@stategrowth.tas.gov.au) Web [www.stategrowth.tas.gov.au](http://www.stategrowth.tas.gov.au)  
Your Ref: / Our Ref: D20/80635/3



Mr Ron Sanderson  
General Manager  
Brighton Council  
1 Tivoli Road  
OLD BEACH TAS 7017

By email: [development@brighton.tas.gov.au](mailto:development@brighton.tas.gov.au)

Dear Mr Sanderson

Thank you for your letter of 2 April 2020 regarding a proposal to extend the Southern Tasmanian Regional Land Use Strategy (STRLUS) Urban Growth Boundary (UGB) at 69 Brighton Road, Brighton and the Old Beach quarry site.

The Department of State Growth (the Department) understands that this is an initial notification of Council's proposal to amend the UGB, and that the Minister for Planning (the Minister) will make a final determination on the proposal. The Department understands that it will be consulted by the Minister as part of the assessment process.

At this time, consistent with the Department's portfolio interests, issues the Department would wish to see addressed if the proposal were to proceed and the sites were subsequently rezoned to residential use, include the following:

*69 Brighton Road, Brighton*

While this property is adjacent to an existing bus route, the centre of the site is approximately 850 metres from the nearest existing bus stop. This distance is further than the distance people are generally willing to walk to access a bus service (i.e. 400 metres). Council should encourage future developers to work with bus service providers to explore the feasibility of establishing better situated and new bus stops adjoining, and within, the redeveloped site. Any future subdivision design should cater for bus access and movements.

Currently, there is no footpath along Brighton Road, connecting the site to public transport or to the Brighton town centre. Pedestrian linkages to the Brighton town centre will significantly improve local accessibility for residents of the site, and should be explored as part of the site development plan. The provision of pedestrian access through the new, Brighton High School site, located to the north of the site, provides an alternative option.

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*Old Beach quarry*

The centre of the site is located approximately 780 metres, via the existing pedestrian and road network, to the nearest bus stop.

While there is a good pedestrian network in the area, it is noted that the elevation does increase from the East Derwent Highway to Alanah Court. This could pose a barrier for future residents to use this bus stop.

Due to the existing bus route and existing road network north of the East Derwent Highway, it is unlikely any bus routes would penetrate into this residential area.

*Road network impacts*

While neither site is immediately adjacent to the State Road network, State Roads considers that the level of development generated once the land is rezoned is significant enough to warrant a Traffic Impact Assessment.

Of the two sites, State Roads considers the rezoning of the Old Beach Quarry the more likely to result in the need for an intersection upgrade of some form (it may involve benching and improved signage or something more substantial). State Roads has no current commitment to undertake any upgrades to this intersection and the developer would be responsible for any upgrades.

I am advised that Mineral Resources Tasmania (MRT) has responded to you separately and that while MRT has no objection to the proposed extensions of the UGB at 69 Brighton Road or the Old Beach quarry site, MRT does not support re-zoning of the quarry site until rehabilitation of the site is complete.

Please contact Lucy Thorne, A/G Manager Planning Policy, by email at [Lucy.Thorne@stategrowth.tas.gov.au](mailto:Lucy.Thorne@stategrowth.tas.gov.au) or telephone on 0429 698 118 for further information.

Yours sincerely



Kim Evans  
**Secretary**

// May 2020

Cc: [david.allingham@brighton.tas.gov.au](mailto:david.allingham@brighton.tas.gov.au)

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**David Allingham**

---

**From:** Siggins, Clint <Clint.Siggins@stategrowth.tas.gov.au>  
**Sent:** Thursday, 23 April 2020 2:11 PM  
**To:** David Allingham; Info, MRT  
**Cc:** Ron Sanderson; James Dryburgh; Thorne, Lucy; Enman, Simon  
**Subject:** RE : Brighton Council - urban growth boundary extension  
**Attachments:** Brighton Council UGB extension - letter to MRT.PDF

Hello David,

MRT have completed a review of the attached letter from Brighton Council's on a proposed application for extensions of the Urban Growth Boundary (UGB).

As part of the review process MRT has consulted with both lessees potentially affected by the proposal, Boral Construction Materials Group Ltd and Baskerville Quarries Pty Ltd. Boral have indicated they have no direct concerns with the proposed extension of the UGB at 69 Brighton Rd, as it sits outside the 1000m attenuation buffer for their Bridgewater Quarry. Baskerville Quarries advised they have no significant objections to the proposed extension of the UGB containing the Old Beach Quarry, providing it does not include a rezoning of the land until such time that the rehabilitation of the quarry has been completed.

MRT understands that at this point in time (from discussions with David Allingham) the proposed application for extensions to the UGB do not include a request to change the underlying zoning, that being from Rural Resource for both sites to General Residential or similar. Whilst MRT has no objection to future rezoning of 69 Brighton Road, MRT would not support rezoning of Old Beach Quarry until such time as the site had ceased operation and completed rehabilitation. The lessee proposes to have completed the rehabilitation by December 2022, noting it is highly likely the rehabilitation will be completed within twelve months. Any change to the current Rural Resource zoning have the potential to introduce sensitive use and potentially result in unwanted conflict.

Based on the comments above, MRT has no objection to the proposed extensions of the UGB at 69 Brighton Road and the Old Beach Quarry, noting the comments provided above with respect to not supporting rezoning of the Old Beach Quarry site until such time as the rehabilitation of the quarry is completed.

Kind regards, Clint

**Clint Siggins | Manager Scientific Services**  
Mineral Resources Tasmania | Department of State Growth  
30 Gordons Hill Road Rosny Park Tasmania | PO Box 56, Rosny Park, Tasmania, 7018  
Phone: (03) 6165 4739 | Mobile: 0417 017 426 | (03) 6173 0222  
[clint.siggins@stategrowth.tas.gov.au](mailto:clint.siggins@stategrowth.tas.gov.au) | [www.mrt.tas.gov.au](http://www.mrt.tas.gov.au) | [www.stategrowth.tas.gov.au](http://www.stategrowth.tas.gov.au)

DEPARTMENT OF STATE GROWTH COURAGE TO MAKE A DIFFERENCE THROUGH:



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27 April 2020

David Allingham  
Manager Development Services  
1 Tivoli Road  
OLD BEACH 7017

Dear David

**69 Brighton Road, Extension to Urban Growth Boundary – Southern Tasmania Regional Land Use Strategy**

All Urban Planning Pty Ltd has been engaged by Pamela Clark, the owner of 69 Brighton Road, to prepare the following submission in support of Brighton Council's proposal to amend the Urban Growth Boundary under the Southern Tasmania Regional Land Use Strategy (STRLUS) in the vicinity of and including 69 Brighton Road.

**Urban Growth Boundary**

The existing Urban Growth Boundary is shown as the blue line in Figure 1 below and 69 Brighton Road shown in red.



*Figure 1 - Attachment 1, Map 10 to Urban Growth Boundary, Southern Tasmania Regional Land Use Strategy*

**69 Brighton Road**

69 Brighton Road (Figure 2) is an existing 24ha Rural Resource zoned title (CT 107930/1) located to the south of Elderslie Road and adjacent to the announced new 10ha Brighton high school site.



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The subject site exists with a single dwelling set well back from the Brighton Road frontage. The title has a 260m frontage to Brighton Road and a fee simple access strip of approximately 7m to Elderslie Road.

The site is located between the two Urban Growth Boundary areas of Brighton and Bridgewater. It is directly adjacent to the southern extent of the Brighton township and is surrounded by areas of Rural Living zoning to east at Dylan Street and north west at Una Court. The approved Brighton Highway Service Centre is under construction on the opposite side of Brighton Road to the east.

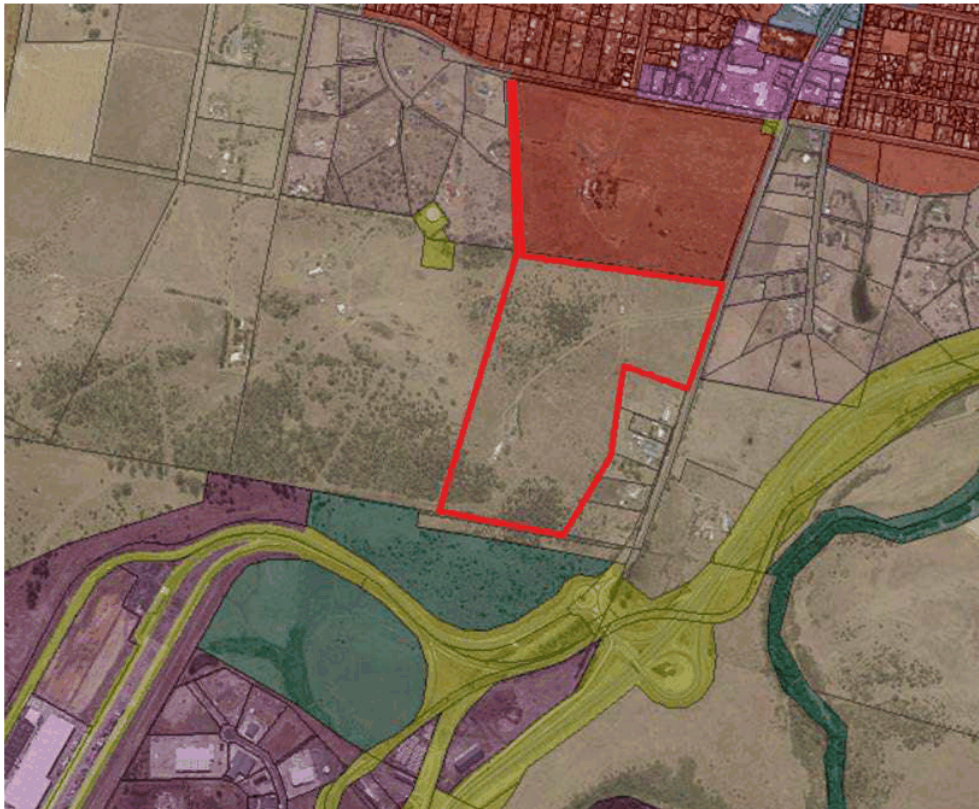


Figure 2 - Site Location Plan (Source: annotated from theList)

**Background to the Southern Regional Land Use Strategy and Urban Growth Boundary**

LUPAA provides for the preparation and declaration of regional land use strategies, which provide an important high-level component of the planning system. The STRLUS provides the link between the Schedule 1 objectives of LUPAA, State Policies established under the State Policies and Projects Act 1993, and the future Tasmanian Planning Policies with the current interim and future Tasmanian planning schemes.

It provides the strategic direction for the region to be implemented through the land use planning system.

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LUPAA specifically requires all planning schemes and any amendments to a planning scheme to be, as far as practicable, consistent with the relevant regional land use strategy.

Regional land use strategies have a significant role to play in setting the medium to longer-term strategic directions for each region. Therefore, it is important that the strategic directions, policies and actions contained within each strategy appropriately address both current and emerging land use planning issues. To achieve this, it is understood that the Minister for Planning is committed to regularly and periodically reviewing the strategies.<sup>1</sup>

In this case, Brighton Council has prepared significant strategic planning work since the STRLUS was prepared that identifies a need for additional greenfield development land at Brighton. In my opinion the STRLUS warrants some review and update in light of this work.

#### **Brighton Structure Plan 2018**

With the majority of the recommended actions from the Brighton Structure Plan 2012 implemented, and with continued population growth forecast, Brighton Council begun to prepare an updated Structure Plan in 2017.

The Brighton Structure Plan 2018 (BSP 2018) was developed in consultation with the local community and infrastructure providers including TasWater and Department of State Growth.

The BSP 2018 identifies (Strategy 1: Review the urban growth boundary) that 582 additional greenfield lots are required in the North region (including Brighton/Pontville) in the next 15 years to meet the estimated demand and the STRLUS assumptions of a 50/50 infill vs greenfield ratio. This equates to need for approximately 58.2ha of additional land.<sup>2</sup>

The BSP 2018 investigated potential growth options to the north, south and west of the urban area of the Brighton township noting that the presence of the Midland Highway and the Jordan River to the east negate the ability to expand in this direction.

The subject site, 69 Brighton Road (Site 17) is specifically identified as a primary urban growth option subject to resolution of access to sewer.

Since the finalization of the BSP 2018, the Government's announcement of its intention to acquire 10ha of land for the new high school site (suitable for approximately 150 dwellings at 15 dwellings per ha), has effectively increased the demand for an addition 10ha of greenfield land, from 58 to 68 ha.

#### **Information requirements to support an amendment request**

It is understood that an amendment to the Urban Growth Boundary can be considered if the land predominantly adjoins land within the Urban Growth Boundary and it:

- a) only provides for a minor and logical extension to land for urban development and does not constitute a significant increase in land zoned for urban development in that locality;

#### *Comment*

69 Brighton Road is directly adjacent to the UGB and would represent a minor and logical extension to the UGB as identified in the Brighton Structure Plan 2018.

- b) will not significantly increase the potential for land use conflicts with other land uses in the immediate area;

<sup>1</sup> Information Sheet RLUS1 – Reviewing and Amending the Regional Land Use Strategies.

<sup>2</sup> P33, Brighton Structure Plan 2018, Ecelon

*Comment*

The northern extent of 69 Brighton Road that runs west from the Brighton Road frontage is located outside the 1km buffer from the Brighton Industrial Precinct and is well clear of the attenuation Area for the Brighton Waste Water Treatment Plant.

c) will not result in the unnecessary conversion of agricultural land;

*Comment*

The subject site is a small area of Class 5, Rural Resource zoned land on the southern fringe of the Brighton township. It is in close proximity to existing and planned residential development and the site does not have significant agricultural potential.

d) does not unreasonably impact on the safety and efficiency of the State road and rail networks, local road networks, or electricity transmission infrastructure;

*Comment*

The site is clear of electricity infrastructure including approximately 1300m north of the Waddamana to Risdson Vale Electricity Transmission line. Other impacts on the local and State road network have been considered in the BSP 2018 and the proposal is not considered to impact on existing or planned infrastructure.

e) can demonstrate appropriate connectivity with existing and planned road, pedestrian, cycling and public transport networks;

*Comment*

The site is located on the Brighton Road frontage and is well located for appropriate connectivity to the planned transport networks including the option for a light rail path and potential Transit - Oriented Mixed Use Urban Renewal Precinct as shown on Figure 26 of the BSP 2018 (Figure 3 below).

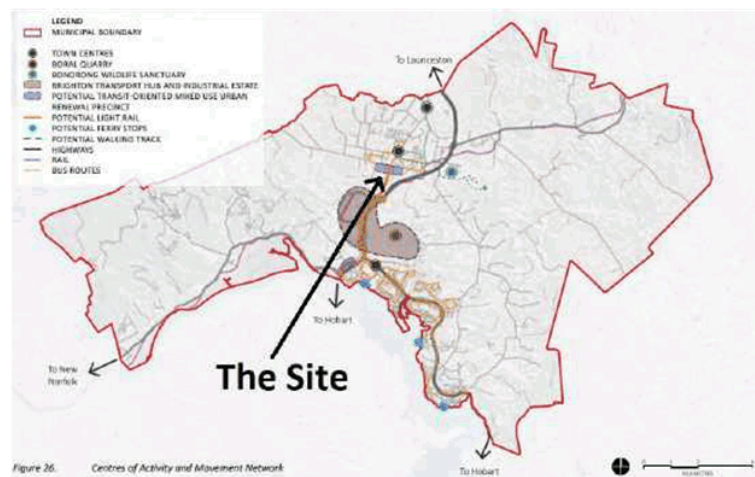


Figure 3 - Centres of Activity and Movement Network (Source: Figure 26, Brighton Structure Plan, 2018)



- f) is able to be appropriately serviced with water, sewerage, electricity and telecommunications infrastructure;

*Comment*

The site is well located to make best use of existing water, electricity and telecommunications infrastructure. It is expected that infrastructure planning to accommodate the needs of the future high school as well as existing and proposed residential development of already zoned land at the southern edge of Brighton will require an appropriate sewer solution that would logically cater for this site also. It is expected that Council and the Department of Education will progress these investigations in partnership with TasWater.

- g) minimises impacts on natural values such as threatened native vegetation communities, threatened flora and fauna species, wetland and waterway values, and coastal values;

*Comment*

The site exists as cleared pasture and there are no known natural values.

- h) minimises impacts on cultural values, such as historic heritage values, Aboriginal heritage values, and scenic values;

*Comment*

The proposal will not have any impacts on historic heritage or scenic values.

- i) will not be subject to unreasonable risks from natural hazards, such as bushfire, flooding, coastal erosion and coastal inundation, and landslip hazards; and

*Comment*

The site includes an area of Low Landslide Hazard and will require appropriate geotechnical and engineering advice to be incorporated for any future proposals involving Major Works under the Landslide Hazard Code. The controls of this Code and the Bushfire Hazard Management Code will ensure that identified hazards are considered in any future use and development of the site.

- j) addresses the other relevant strategic directions and policies in this strategy.

*Comment*

The proposal furthers the relevant strategic directions and policies of the STRLUS to the extent that the proposal is consistent with the BSP 2018 that has been prepared to fulfil the relevant strategic directions of the STRLUS.

**Conclusion**

The site is allocated adjacent to existing General Residential zoned land at the southern fringe of the Brighton township and is close to the proposed new high school site. The land has been named in the Brighton Structure Plan 2018 as appropriate to contribute to the identified need for 58ha of additional greenfield development land at Brighton.



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I confirm that the landowners would be pleased to support Council's proposal to extend the Urban Growth Boundary of the Southern Tasmania Regional Land Use Strategy to include 69 Brighton Road.

Regards



Frazer Read

Principal

**AllUrbanPlanning** PTY LTD

m 0400109582

e frazer@allurbanplanning.com.au

**8.2 Delegated Decision Report (Planning)**  
**File Ref: F21/35416**

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Memorandum of the Director City Planning of 26 April 2021 and attachments.

Delegation: Committee



City of **HOBART**

**MEMORANDUM: CITY PLANNING COMMITTEE**

**Delegated Decision Report (Planning)**

Attached is the delegated planning decisions report for the period 12 April 2021 to 23 April 2021.

***RECOMMENDATION***

***That:***

- 1. That the information be received and noted.***

*As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.*

Neil Noye  
**DIRECTOR CITY PLANNING**

Date: 26 April 2021  
File Reference: F21/35416

Attachment A: Delegated Decision Report (Planning) ↓

26 April 2021

**Delegated Decisions Report (Planning)**

31 applications found.

Planning Description	Address	Works Value	Decision	Authority
PLN-20-545 Partial Demolition, Extension, Alterations and Change of Use to Bulky Goods Sales	107-119 ARGYLE STREET HOBART TAS 7000	\$ 300,000	Approved	Delegated
PLN-20-587 Partial Demolition, Alterations and Extension	25 WELD STREET SOUTH HOBART TAS 7004	\$ 180,000	Withdrawn	Applicant
PLN-20-850 Partial Demolition, Alterations, and Extension	511 NELSON ROAD MOUNT NELSON TAS 7007	\$ 250,000	Withdrawn	Applicant
PLN-20-899 Partial Demolition, Alterations and Extension	32 DARLING PARADE MOUNT STUART TAS 7000	\$ 150,000	Approved	Delegated
PLN-21-100 Extension to Operating Hours	112 LIVERPOOL STREET HOBART TAS 7000	\$ 0	Approved	Delegated
PLN-21-105 Partial Demolition, Alterations, Signage, Front Fencing and Temporary Partial Change of Use to Light Industry and Hotel (Bar)	10 EVANS STREET HOBART TAS 7000	\$ 4,000	Approved	Delegated
PLN-21-106 Partial Demolition, Alterations & Extension	14 PINE STREET WEST HOBART TAS 7000	\$ 50,000	Approved	Delegated
PLN-21-107 Partial Demolition, Alterations & Extension	28 RATHO STREET LENA VALLEY TAS 7008	\$ 300,000	Not Required	Delegated
PLN-21-125 Signage	22 SALAMANCA SQUARE BATTERY POINT TAS 7004	\$ 0	Approved	Delegated
PLN-21-126 Partial Demolition, Alterations, Extension, and Two Multiple Dwellings (One Existing, One New)	26 GIRRABONG ROAD LENA VALLEY TAS 7008	\$ 250,000	Approved	Delegated
PLN-21-130 Change of Use to Visitor Accommodation	1/8 BINNEY COURT SANDY BAY TAS 7005	\$ 10	Approved	Delegated
PLN-21-132 Partial Demolition and Two Multiple Dwellings	13 BROUGHTON AVENUE MOUNT NELSON TAS 7007	\$ 1,000,000	Approved	Delegated
PLN-21-134 Demolition and Front Fencing	17-19 FEDERAL STREET NORTH HOBART TAS 7000	\$ 14,000	Approved	Delegated
PLN-21-137 Partial Demolition, Alterations, Signage, Fencing, Landscaping and Partial Change of Use to Consulting Rooms	38 MONTEPELIER RETREAT BATTERY POINT TAS 7004	\$ 350,000	Approved	Delegated
PLN-21-141 Telecommunications Infrastructure (Antenna and Associated Works)	50 CHIMNEY POT HILL ROAD FERN TREE TAS 7054	\$ 50,000	Approved	Delegated
PLN-21-144 Extension and Alterations	34 DAVEY STREET HOBART TAS 7000	\$ 700,000	Approved	Delegated
PLN-21-146 Extension to Operating Hours	1 FRANKLIN WHARF HOBART TAS 7000	\$ 0	Approved	Delegated
PLN-21-150 Partial Demolition, Alterations, Front Fencing, and Ancillary Dwelling	267 DAVEY STREET SOUTH HOBART TAS 7004	\$ 700,000	Approved	Delegated
PLN-21-152 Partial Demolition, Alterations and Extension	6 DOWNIE STREET SOUTH HOBART TAS 7004	\$ 20,000	Approved	Delegated
PLN-21-156 Partial Demolition and Alterations	30 GOULBURN STREET HOBART TAS 7000	\$ 45,000	Approved	Delegated
PLN-21-163 Dwelling	72 SUMMERHILL ROAD WEST HOBART TAS 7000	\$ 950,000	Approved	Delegated
PLN-21-164 Parking Deck and Front Fencing	32 CONGRESS STREET SOUTH HOBART TAS 7004	\$ 8,000	Approved	Delegated

CITY OF HOBART

Planning Description	Address	Works Value	Decision	Authority
PLN-21-166 Partial Demolition, Alterations and Extension	2 ERINA PLACE SANDY BAY TAS 7005	\$ 40,000	Approved	Delegated
PLN-21-189 Alterations (Deck)	1/85 BARRACK STREET HOBART TAS 7000	\$ 2,000	Approved	Delegated
PLN-21-191 Partial Demolition, Alterations and Extension	103 GILLON CRESCENT MOUNT STUART TAS 7000	\$ 400,000	Approved	Delegated
PLN-21-244 Partial Demolition and Alterations	2 SHELTON PLACE WEST HOBART TAS 7000	\$ 40,000	Not Required	Delegated
PLN-21-255 Demolition, New Building for 20 Multiple Dwellings, and Associated Works	98-110 ARGYLE STREET HOBART TAS 7000	\$ 7,000,000	Withdrawn	Applicant
PLN-21-259 Partial Demolition and Alterations	11 BENJAFIELD TERRACE MOUNT STUART TAS 7000	\$ 9,000	Exempt	Delegated
PLN-21-52 Partial Demolition, Alterations, Extension, Studio and Outbuilding (Garage)	19 CORBY AVENUE WEST HOBART TAS 7000	\$ 200,000	Approved	Delegated
PLN-21-73 Garden Structure and Deck	15 HAKEA DRIVE TOLMANS HILL TAS 7007	\$ 28,000	Approved	Delegated
PLN-21-94 Change of Use to Food Services & General Retail and Hire & Signage	188-192 ARGYLE STREET NORTH HOBART TAS 7000	\$ 5,500	Approved	Delegated

**8.3 City Planning - Advertising Report**  
**File Ref: F21/36035**

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Memorandum of the Director City Planning of 27 April 2021 and attachments.

Delegation: Committee



City of **HOBART**

**MEMORANDUM: CITY PLANNING COMMITTEE**

**City Planning - Advertising Report**

Attached is the advertising list for the period 12 April 2021 to 23 April 2021.

**RECOMMENDATION**

***That:***

- 1. That the information be received and noted.***

*As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.*

Neil Noye  
**DIRECTOR CITY PLANNING**

Date: 27 April 2021  
File Reference: F21/36035

Attachment A: City Planning - Advertising Report ↓ 



Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-21-205	431 ELIZABETH STREET	NORTH HOBART	Alterations and Extension to Previously Approved Development	\$15,000	10/05/2021	ayersh	Director	14/04/2021	28/04/2021
PLN-20-769	91 YORK STREET	SANDY BAY	Partial Demolition, Alterations and Extension	\$101,000	30/04/2021	ayersh	Director	21/04/2021	05/05/2021
PLN-20-442	607 - 627 NELSON ROAD	MOUNT NELSON	Outbuilding and Vegetation Clearing	\$33,000	31/08/2020	ayersh	Director	23/04/2021	07/05/2021
PLN-20-693	15 STEVENS FARM DRIVE	WEST HOBART	Dwelling	\$550,000	16/05/2021	ayersh	Director	23/04/2021	07/05/2021
PLN-20-740	26 EDITH AVENUE (CT 169835/105)	SANDY BAY	20 Multiple Dwellings and Associated Works	\$10,000,000	05/05/2021	baconr	Council (Objection)	14/04/2021	28/04/2021
PLN-21-213	21 LOWER JORDAN HILL ROAD	WEST HOBART	Partial Demolition and Retaining Wall	\$26,000	13/05/2021	langd	Director	16/04/2021	30/04/2021
PLN-21-203	1 / 816 SANDY BAY ROAD	SANDY BAY	Partial Change of Use to Visitor Accommodation	\$0	10/05/2021	langd	Director	19/04/2021	03/05/2021
PLN-21-219	28 COPLEY ROAD	LENAH VALLEY	Garage and Deck	\$25,000	19/05/2021	langd	Director	22/04/2021	06/05/2021
PLN-21-90	119 MONTAGU STREET	NEW TOWN	Partial Demolition, Alterations and Extension	\$290,000	07/05/2021	maxwellv	Director	15/04/2021	29/04/2021
PLN-21-185	5 WYNYARD STREET	SOUTH HOBART	Partial Demolition, Alterations, Extension, and Outbuilding	\$200,000	12/05/2021	maxwellv	Director	15/04/2021	29/04/2021
PLN-20-418	9 TIERSEN PLACE	SANDY BAY	Partial Demolition, Alterations and Extension	\$350,000	11/06/2021	maxwellv	Director	16/04/2021	30/04/2021
PLN-20-775	75 ATHLEEN AVENUE	LENAH VALLEY	Dwelling	\$495,500	16/05/2021	maxwellv	Director	19/04/2021	03/05/2021
PLN-21-233	4 / 52 - 54 QUEEN STREET	SANDY BAY	Change of Use to Visitor Accommodation	\$0	25/05/2021	mcclenahan m	Director	16/04/2021	30/04/2021

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-21-96	70 ARTHUR STREET	WEST HOBART	Alterations	\$20,000	05/05/2021	mcclenahanm	Director	20/04/2021	04/05/2021
PLN-21-248	284 - 284 A ARGYLE STREET	NORTH HOBART	Front Fencing	\$5,000	27/05/2021	mcclenahanm	Director	21/04/2021	05/05/2021
PLN-21-208	203 - 205 MACQUARIE STREET	HOBART	Partial Demolition and Alterations	\$50,000	12/05/2021	nolanm	Director	13/04/2021	27/04/2021
PLN-20-792	3 KEITH WHITE CRESCENT	MOUNT STUART	Swimming Pool	\$55,000	15/05/2021	nolanm	Director	22/04/2021	06/05/2021
PLN-21-221	5 MEREDITH STREET	NEW TOWN	Demolition and Outbuilding (Garage)	\$17,000	19/05/2021	nolanm	Director	22/04/2021	06/05/2021
PLN-21-193	38 A NICHOLAS DRIVE	SANDY BAY	Shared Use Trail Realignment	\$100,000	05/05/2021	sherriffc	(Council Land)	19/04/2021	03/05/2021
PLN-21-211	25 DE WITT STREET	BATTERY POINT	Partial Demolition, Alterations and Extension	\$30,000	13/05/2021	sherriffc	Director	19/04/2021	03/05/2021
PLN-21-222	3 FISHER LANE	SANDY BAY	Partial Demolition, Alterations and Extension	\$80,000	19/05/2021	sherriffc	Director	21/04/2021	05/05/2021
PLN-21-48	9 CLARKE AVENUE	BATTERY POINT	Partial Demolition, Alterations, Retaining Walls, Screening and New Car Parks	\$80,000	12/05/2021	sherriffc	Director	22/04/2021	06/05/2021
PLN-21-188	80 ELIZABETH STREET	HOBART	Signage	\$0	29/05/2021	sherriffc	Director	22/04/2021	06/05/2021
PLN-21-201	68 NAPOLEON STREET	BATTERY POINT	Alterations	\$35,000	10/05/2021	smeea	Director	13/04/2021	27/04/2021
PLN-21-216	12 ANDREW STREET	NORTH HOBART	Alterations (Air Conditioning Unit)	\$1,800	19/05/2021	smeea	Director	16/04/2021	30/04/2021
PLN-21-228	41 VIEW STREET	SANDY BAY	Alterations (Pergola)	\$10,000	20/05/2021	smeea	Director	19/04/2021	03/05/2021
PLN-21-239	11 RIDGEWAY ROAD	RIDGEWAY	Change of Use to Visitor Accommodation	\$0	26/05/2021	smeea	Director	20/04/2021	04/05/2021

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-21-112	40 NICHOLAS DRIVE	SANDY BAY	Dwelling	\$900,000	06/05/2021	smeea	Director	21/04/2021	05/05/2021
PLN-21-186	4 WAIMEA AVENUE	SANDY BAY	Partial Demolition, Alterations, and Extension	\$400,000	05/05/2021	widdowsont	Director	13/04/2021	27/04/2021
PLN-21-162	212 - 218 MACQUARIE STREET	HOBART	Signage and Fencing	\$25,000	06/05/2021	widdowsont	Director	14/04/2021	28/04/2021
PLN-21-198	4 HATCHERY COURT	WEST HOBART	Partial Demolition, Alterations, and Extension	\$300,000	24/05/2021	widdowsont	Director	23/04/2021	07/05/2021

## **9. QUESTIONS WITHOUT NOTICE**

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Section 29 of the *Local Government (Meeting Procedures) Regulations 2015*.  
File Ref: 13-1-10

An Elected Member may ask a question without notice of the Chairman, another Elected Member, the General Manager or the General Manager's representative, in line with the following procedures:

1. The Chairman will refuse to accept a question without notice if it does not relate to the Terms of Reference of the Council committee at which it is asked.
2. In putting a question without notice, an Elected Member must not:
  - (i) offer an argument or opinion; or
  - (ii) draw any inferences or make any imputations – except so far as may be necessary to explain the question.
3. The Chairman must not permit any debate of a question without notice or its answer.
4. The Chairman, Elected Members, General Manager or General Manager's representative who is asked a question may decline to answer the question, if in the opinion of the respondent it is considered inappropriate due to its being unclear, insulting or improper.
5. The Chairman may require a question to be put in writing.
6. Where a question without notice is asked and answered at a meeting, both the question and the response will be recorded in the minutes of that meeting.
7. Where a response is not able to be provided at the meeting, the question will be taken on notice and
  - (i) the minutes of the meeting at which the question is asked will record the question and the fact that it has been taken on notice.
  - (ii) a written response will be provided to all Elected Members, at the appropriate time.
  - (iii) upon the answer to the question being circulated to Elected Members, both the question and the answer will be listed on the agenda for the next available ordinary meeting of the committee at which it was asked, where it will be listed for noting purposes only.

## **10. CLOSED PORTION OF THE MEETING**

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That the Committee resolve by majority that the meeting be closed to the public pursuant to regulation 15(1) of the *Local Government (Meeting Procedures) Regulations 2015* because the items included on the closed agenda contain the following matters:

- Confirm the minutes of the Closed portion of the meeting
- Questions without notice in the Closed portion

The following items were discussed: -

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| Item No. 1 | Minutes of the last meeting of the Closed Portion of the Council Meeting |
| Item No. 2 | Consideration of supplementary items to the agenda                       |
| Item No. 3 | Indications of pecuniary and conflicts of interest                       |
| Item No. 4 | Questions Without Notice   |