



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/012

LOCATION OF AFFECTED AREA

88 JETTY ROAD, OLD BEACH

DESCRIPTION OF DEVELOPMENT PROPOSAL

SHIPPING CONTAINER ESPRESSO BAR (TO FIXED SERVICES) AND ASSOCIATED WORKS

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M., MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS CONCERNING AN APPLICATION UNTIL 4:45 P.M. ON **05/03/2024**. ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au.

REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
General Manager



Brighton
going places

DRAWING REGISTER

SHEET	TITLE	REVISION	DATE	NOTE
01	COVER SHEET	9	15.02.2024	
02	LEGEND - NOTES	9	15.02.2024	
03	LOCATION PLAN - ENLARGE	9	15.02.2024	
04	20FT EXISTING CONTAINER	9	15.02.2024	
05	PROPOSED PLAN	9	15.02.2024	
06	EXTERNAL ELEVATIONS	9	15.02.2024	
07	INTERNAL ELEVATIONS	9	15.02.2024	
08	INTERNAL ELEVATIONS	9	15.02.2024	

Grand total: 8


PROJECT: 5.0 ESPRESSO PROPOSED NEW CAFE IN SHIPPING CONTAINER

PRELIMINARY DRAWINGS FOR COUNCIL MEETING & APPROVAL
LOCATION - TO BE ADVISED LATER

ADDRESS: BRIGHTON COUNCIL COMMUNITY PARK & FACILITY - CLOAK OVAL - LENNOX PARK - 86 JETTY RD, OLD BEACH TAS

pp.design		PINNACLE DESIGN - AFFORDABLE PRICE	
Email 1 pp.design.seen@gmail.com Email 2 nick@ppdesign.com.au QBCC Lic: 15289583	Mobile (Nick) 04 02 853 640 Mobile (Jully) 04 32 782 960 PI Policy No C GIB: 83CONZ244092	NO. SHEET REV DATE DESCRIPTION ISSUED BY 4 24.08.2023 PROPOSED PLAN REV 4 NP 5 18.09.2023 PLANS AMENDMENT NP 6 20.11.2023 ENLARGE SITE PLAN HKPN 7 11.12.2023 PLANS AMENDMENT HKPN 8 03.01.2024 PLANS AMENDMENT HKPN 9 15.02.2024 FOR COUNCIL APPROVAL HKPN	DISCLAIMER: PP DESIGN has the intellectual copyright & ownership of these drawings & any reproduction is strictly prohibited without written consent. LIC. DESIGNER: ANDREW WILCOX ACCREDITATION NO. CC 2259Y PI POLICY NO. 139A000266PLP FOR APPROVAL
PROJECT INFORMATION CLIENT: SCOTT CLEMENTS SITE: CLOAK OVAL LENNOX PARK, 86 JETTY RD, OLD BEACH, TAS 7017		DRAWING TITLE: COVER SHEET	
PROPOSED SHIPPING CONTAINER CAFE JOB REVISION NO. 9		SHEET SIZE A3	SHEET NO.: TAS S.N.23-01 SCALE: SHEET NO.: 01
		15.02.2024	15.02.2024

COMPLIANCE NOTES:	SHOPFITTERS' NOTES:	GENERAL NOTES
<p>All new work to comply with the Building Code of Australia and (but not exclusively) the following Australian Standards:</p> <ul style="list-style-type: none"> A51288-2006 Glass in Buildings - Selection and Installation A52047-2014 Windows in Buildings - Selection and Installation A54100-1998 Steel Structures A52118-1-2017 Automatic Fire Sprinkler Systems - General Requirements A52293-1-2005 Emergency Evacuation Lighting for Buildings - System Design, Installation and Operation A51428-1-2009 Design for Access and Mobility - New Building Work A51680-0-2009 Interior Lighting - General Principles and Recommendations A51428-4-2009 Design for Access and Mobility - Tactile Indicators A51668-1-1998 The Use of Ventilation and Air-Conditioning in Buildings - Fire and Smoke Control in Multi-Compartmental Buildings A51668-2-2002 The Use of Ventilation and Air-Conditioning in Buildings - Ventilation Design for Indoor Air Containment Control A52785-2000 Suspended Ceiling - Design and Installation A53000-2007 Electrical Installations A52444-2001 Portable Fire Extinguishers and Fire Blankets - Selection and Location A54674-2004 Construction and Fitout of Food Premises <p>All workmanship and materials to comply with all relevant Australian Standards and the Building Code of Australia</p> <p>COORDINATION: Shopfitter to allow for full coordination of works done by others, including Client supplied items and Lessor works Verify works by Lessor. Works may include air-conditioning and ducting outlets, fire sprinklers, emergency services and the like Provide a set of stamped approved drawings on site at all times If Council Health Approval applies to these works, it's the Tenant's/ Shopfitters' responsibilities to arrange Council's Health Officer final inspections on completion of works and prior to opening for trade</p> <p>ELECTRICAL NOTE: All electrical installation and wiring shall be installed in such a way as to maintain its full current rating in accordance with the relevant Australian Standards All electrical work to be certified by a certified electrical engineer and/or electrician prior to opening for trade No exposed power poles allowed Ensure protection of Distribution Board and all GPOs from water sources Switchboards located within a path of travel to an exit are to be enclosed in non-combustible construction with smoke proof doors</p> <p>HOT WATER UNIT: Note where Applicable Hot water unit to be approved for usage by Client prior to installation Contractor to provide hot water unit & provide tundish or drainage as required to comply with all statutory requirements</p> <p>PLUMBING: Plumbing must conform with the requirements of the Plumbing Industry Commission Standards Australia and the local Authority Provide hot and cold water supply shut off valves in storeroom to enable Client to turn off water supply to supply runs</p> <p>MECHANICAL NOTE All mechanical work to be certified by a mechanical engineer as required to comply with relevant tables of BCA & Australian standards prior to opening for trade</p>	<p>All levels and dimensions are to be checked and verified on site prior to the commencement of any building work or production of shop drawings. All design and construction methods and materials to be in accordance with:</p> <ul style="list-style-type: none"> All penetrations in floor & or roof slab must be suitably fire stopped & sealed as required to comply with statutory regulations Penetrations completed by Landlord at Tenant's cost prior to contractors commencing onsite work shall be suitably fire stopped & sealed Hoardings to be provided as required during construction which complies with the Centre's requirements and the responsible authorities comments in relation to public protection Shopfitter to supply all the required certificates for the building work when completed. The Shopfitter is to provide the required structural certificates for the works as required and is to arrange the final Certificate of Completion inspection by Building Surveyor. All shopfront works including door closure shall be supported by structural steel framework Shopfitter is responsible for all Union Certificate, Registrations, Site Inductions and Insurance Building Permit to be obtained and forwarded to Centre Management prior to commencing works on site Shopfitter to liaise with Centre's Operations Manager, or similar regarding Category 1 works Shopfitter to liaise with Tenancy coordinator prior to commencing works on site <p>SHOP DRAWINGS:</p> <ul style="list-style-type: none"> All contractors to submit shop drawings for Lessor Centre Management's and Client approval prior to construction Contractor to ensure shop drawings adhere to overall Concept Design intent & meet structural adequacy requirements All drawings to comply with BCA & local statutory requirements Contractor to be responsible for all subcontractors shop drawings & ensure that they are in agreement with contract documents & are correct as to all relevant information & comply with all BCA & local statutory requirements <p>SIGNAGE/GRAPHIC NOTE:</p> <ul style="list-style-type: none"> All signage font & content shown in this Drawing package is indicative only. Refer to specific Signage detail package Signage contractor to submit final artwork for Client & Designer approval prior to construction Signage contractor to submit final set out for Centre Management's approval prior to construction <p>STAINLESS STEEL NOTE</p> <ul style="list-style-type: none"> All s/s joints to be welded unless otherwise noted All welded joints to be ground & polished to achieve a seamless joint Substrates for to be O or I DDF for dry area or non food tenancies Substrate for wet area or food tenancy - refer to substrate notes on this page No sharp edges allowed All exposed edges to be pencil or round edge All folded edge to be square edge with minimum radius <p>STRUCTURAL NOTE</p> <ul style="list-style-type: none"> Provide structural engineer's certification to verify structural adequacy prior to construction for all structural work including elements or joinery otherwise noted on the drawing as outlined in BCA & Australian standards Frame up all ceiling/bulkhead/partitions as required Frame up as required by display system's rigidity & structural adequacy - ensure display systems rigidity and structural adequacy - must include weight of intended stock <p>COOLROOM NOTE</p> <ul style="list-style-type: none"> Coolroom sliding door must be also operable from inside without the use of a key, have internal lighting controlled from inside, an indicator lamp and warning device in accordance with NCC G1.2 	<p>Do not scale from these drawings. Use figured dimensions only. Check all dimensions on site prior to any manufacture or construction</p> <p>All works to be in accordance with the building code of Australian Standards statutory regulations & local authority requirements</p> <p>Contractor to ensure consistency between materials is maintained</p> <p>Prepare & make good all surface & substrate as required to receive new finishes as per manufacturer's specifications</p> <p>Provide new waterproof membrane as required if required for all wall & floor to comply with national food codes or for all wet areas</p> <p>Use adhesives, fasteners & fixings capable of transmitting the loads imposed & to ensure the rigidity of the assembly without splitting or damaging materials</p> <ul style="list-style-type: none"> Finish all exposed edges of the units with edge strips to match faces unless otherwise noted Conceal all fixings & screws inside cupboard units Cap all fixings inside cupboards All pricing to allow for & all fitout to comply with Centre Management's Condition of Approval & 'Fitout Guide' hours of operation & to latest lease plans & base building drawings. Copies available on request directly from Centre Management. Contractor to notify Client & Designer of any discrepancies dimensional inconsistencies or the need for clarification prior to construction Contractors are to visit the site prior to tendering to familiarise themselves with access and site conditions. Failure to do so will not be grounds for a claim for items which an inspection would have disclosed Contractors are to be familiar with site conditions including door widths to ensure that joinery and other components can be installed on site as required. If restrictions are encountered joinery units are to be manufactured in sections & braced where necessary to be assembled onsite Install all finishes & systems specified as per manufacturer's specifications All hinges to be high quality metal fitting of a concealed type provided in number & location necessary to prevent drooping of the door Each drawing from this full tender package to be read in conjunction with attached schedules as nominated on the documents within Any damage caused by Contractors shall be made good at their own cost. <p>GENERAL CEILING NOTES</p> <ul style="list-style-type: none"> This is an indicative reflected ceiling plan only. Site check positions of all existing services (i.e. registers, access panels, fire sprinklers, etc) prior to construction All fire protection & mechanical layouts to be provided & verified by a certified engineer accordingly; by others unless otherwise noted All wiring & conduit to be concealed All sprinklers by others at Lessee's cost unless otherwise stated Number & location of sprinklers to be determined by Centre Management's independent Certifier & confirmed on site & approved by Centre Management prior to construction Sub contractors to submit wiring diagram for approval prior to commencement of work All lights to be zoned All access panels in ceiling shall be Trafalgar APCMW or equal & are to be flush fitting with ceiling plane Provide access panels with concealed hinges & allen key locks If alternatives are to be used a sample must be submitted to Centre Management & Designer for approval prior to installation All lighting as required to comply with BCA Part :6 & Specification as well as to comply with Lessor's fitout guidelines New ceilings to be suspended from existing structure with Australian Qualified Suspension System or similar Contractor to provide structural engineers certificate upon completion Paint AC grilles, AC diffuser & access panels same as adjacent ceiling colour unless otherwise specified Exit sign & emergency lights to be provided & installed as required to comply with BCA current Australian standards & Centre requirements



PINNACLE DESIGN - AFFORDABLE PRICE

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 Email 2 | nick@pqdesign.com.au | Mobile (Jully) | 04 32 792 960
 QBCC Lic: | 15289583 | PI Policy No CGIB: 83CONZ244092

NO.	SHEET REV DATE	DESCRIPTION	ISSUED BY
1	29.06.2023	PROPOSED PLAN REV 1	NP
9	15.02.2024	FOR COUNCIL APPROVAL	HKPN

FOR APPROVAL

Client Project Cover: PQ DESIGN PTY 23-2418 514251 @PqDesign - 3.05.2024.03. Provided to Express Shipping Coverer via

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 ACCREDITATION NO. CC 22293
 PI POLICY NO. 158400666671

PROJECT INFORMATION
 CLIENT: SCOTT CLEMENTS
 SITE: CLOAK OVAL LENNOX PARK, 86 JETTY RD, OLD BEACH, TAS 7017

PROPOSED SHIPPING CONTAINER CAFE

DRAWING TITLE:
LEGEND - NOTES

9

15.02.2024

02

SHEET SIZE
A3

JOB NO.:
TAS S.N.23-01

SCALE:

SHEET NO.:



OVERALL SITE PLAN
1 : 800



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 CLIENT: SCOTT CLEMENTS
 SITE: CLOAK OVAL LENNOX PARK, 86 JETTY RD, OLD BEACH, TAS 7017
 PROPOSED SHIPPING CONTAINER CAFE

DRAWING TITLE:
 LOCATION PLAN - ENLARGE
 JOB REVISION NO. 9
 15.02.2024

SHEET SIZE	SCALE:	SHEET NO.:
A3	1 : 800	03
JOB NO.: TAS S.N.23-01		

LEGEND

A.CG	APPLIANCES: COFFEE GRINDER
A.CO	APPLIANCES: COFFEE MACHINE
A.POS	APPLIANCES: POINT OF SALE
A.UF.1	APPLIANCES: UNDER BENCH FRIDGE - 2 DOORS
HS.02	HYDRAULIC: SINK-DOUBLE BOWL
IC.03	INTERIOR: CHAIR TYPE 01

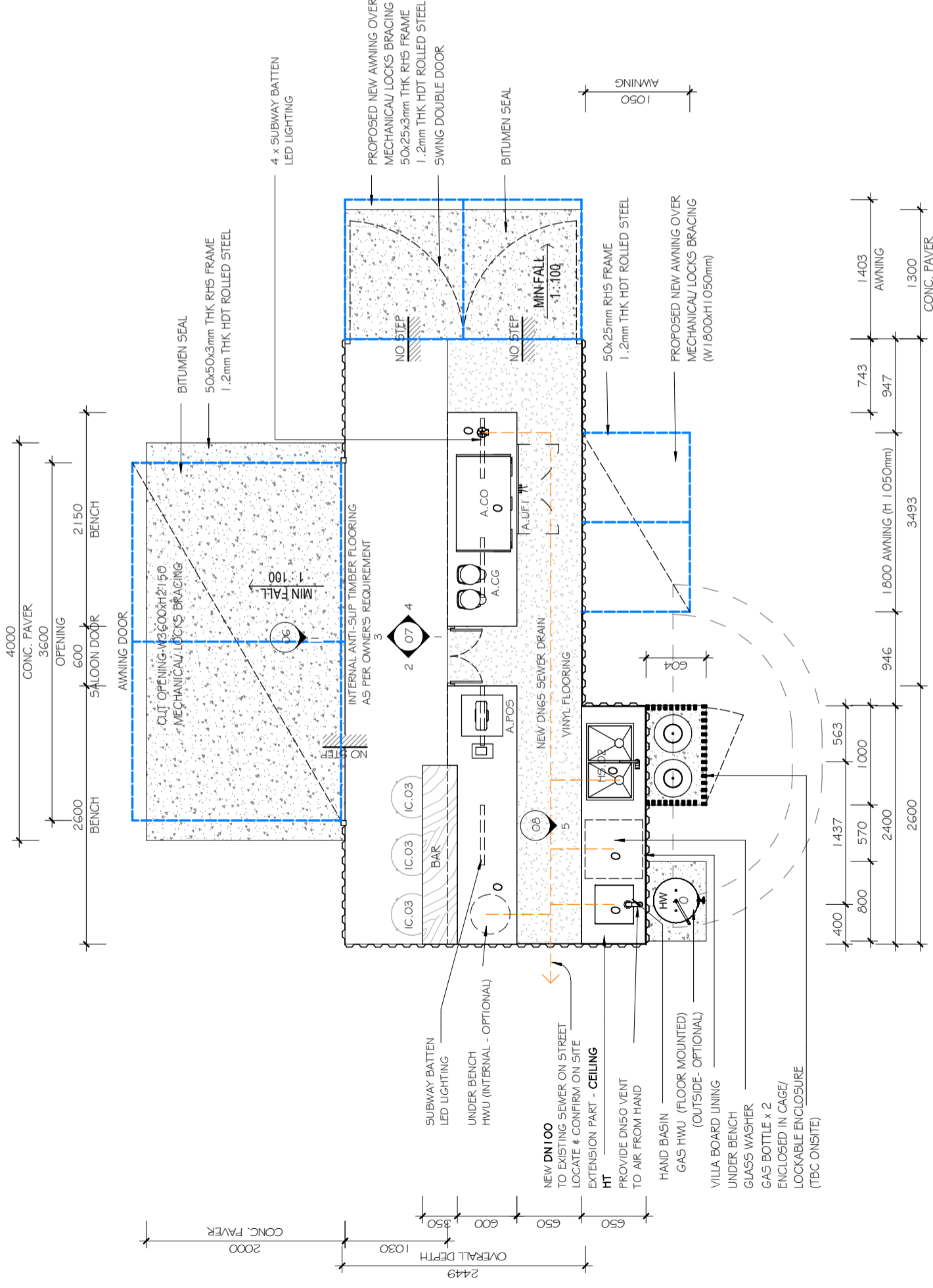
PLUMBING NOTES:

- ALL MATERIAL AND WORKMANSHIP SHALL BE DONE IN ACC. WITH NATIONAL PLUMBING & DRAINAGE CODES **AS/ NZS 3500**. COUNCILS HYDRAULIC BY LAWS NO.01. STANDARD SPECIFICATIONS & DRAWINGS OR RELEVANT ACTS & REGULATIONS.
- DURING CONSTRUCTION, TEMPORARILY SEAL ALL OPEN PIPES & VALVES TO PREVENT ENTRY OF FOREIGN MATTER. DO NOT USE RUGS, PAPER OR WOODEN PLUGS.
- CONTRACT DOCUMENTATION ARE DIAGRAMATIC & AS SUCH SHOW THE INTENT OF DESIGN INSTALLATION TO BE AS PER **AS 3500**. ALLOW FOR ALL BENDS, IOS, OFFSETS AND OTHER MEASURES AS NECESSARY TO AVOID INTERFERENCE WITH STRUCTURE AND/ OR OTHER BUILDING SERVICES.
- THE LOCATION OF EXISTING SERVICES WHERE SHOWN ARE APPROXIMATELY INDICATIVE ONLY & SHALL BE CONFIRMED ON SITE, WHERE POSSIBLE, DETERMINE LOCATION OF EXISTING POWER, WATER & DRAINAGE SERVICES PRIOR TO COMMENCING ANY CONSTRUCTION WORKS.
- WATERPROOF ALL WET AREAS TO COMPLY WITH **AS 3740**, THE REQUIREMENTS OF **CLAUSE F1.7 BCA**

GRADED PIPE SIZE	MIN GRADE (%)	RATIO (GRADIENT)
40 DIA	2.5	1 IN 40
50DIA	2.5	1 IN 40

PLUMBING LEGEND:

- 01. JUG RINSER
 - 02. COFFEE MACHINE
 - 03. DOUBLE BOWL SINK
 - 04. HAND BASIN
 - 05. HOT WATER UNIT
 - 06. GLASS WASHER
- DN40 WASTE
 - DN50 WASTE
 - DN40 WASTE
 - DN40 WASTE
 - DN40 WASTE



PROPOSED NEW FLOOR PLAN

1 : 50



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NO.	SHEET REV DATE	DESCRIPTION	ISSUED BY
2	29.06.2023	PROPOSED PLAN REV 2	NP
3	22.08.2023	PROPOSED PLAN REV 3	NP
4	24.08.2023	PROPOSED PLAN REV 4	NP
5	18.09.2023	PLANS AMENDMENT	NP
7	11.12.2023	PLANS AMENDMENT	HKPN
9	15.02.2024	FOR COUNCIL APPROVAL	HKPN

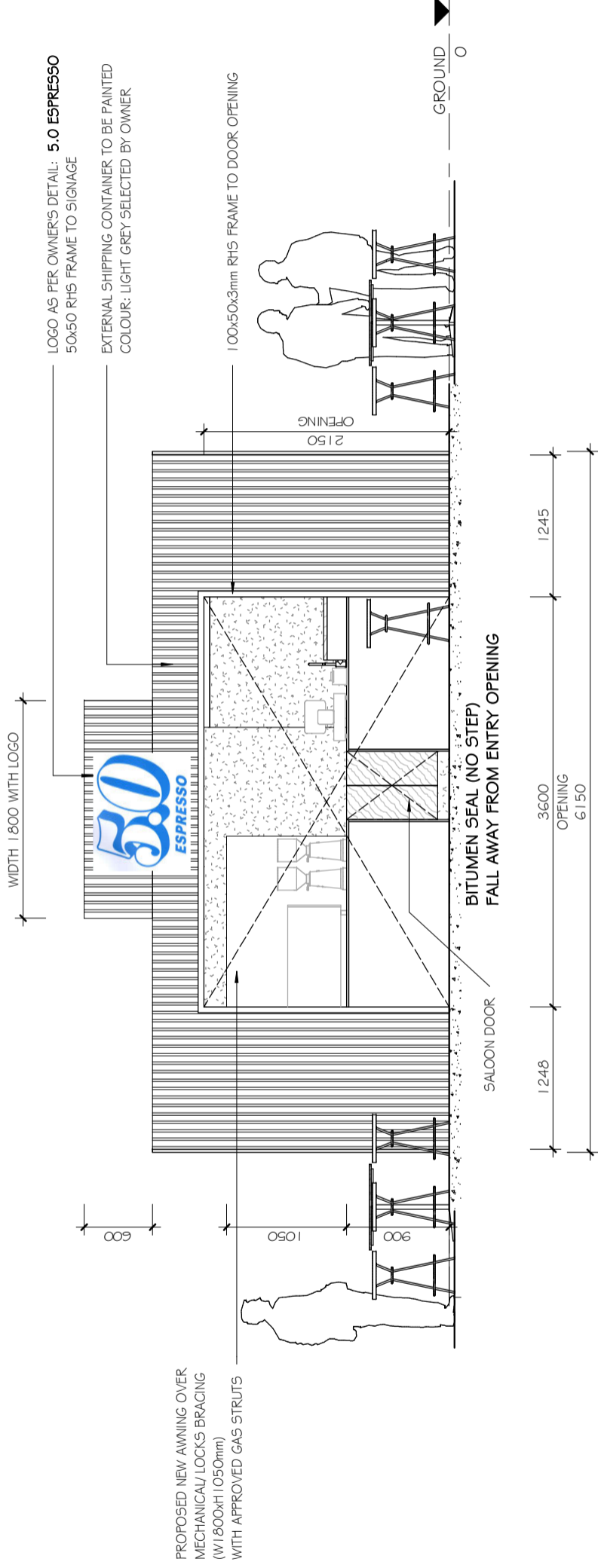
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 I.C. DESIGNER: **ANDREW WILCOX**
 ACCREDITATION NO: CC 12259 F
 FI POLICY NO: 159AC002667P

PROPOSED PLAN

PROJECT INFORMATION
 CLIENT: **SCOTT CLEMENTS**
 SITE: **CLOAK OVAL LENNOX PARK, 86 JETTY RD, OLD BEACH, TAS 7017**

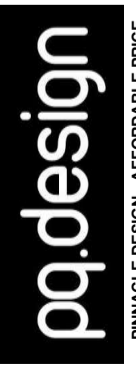
SHEET SIZE	A3
JOB NO.:	TAS S.N.23-01
SCALE:	As indicated
SHEET NO.:	05



FRONT ELEVATION

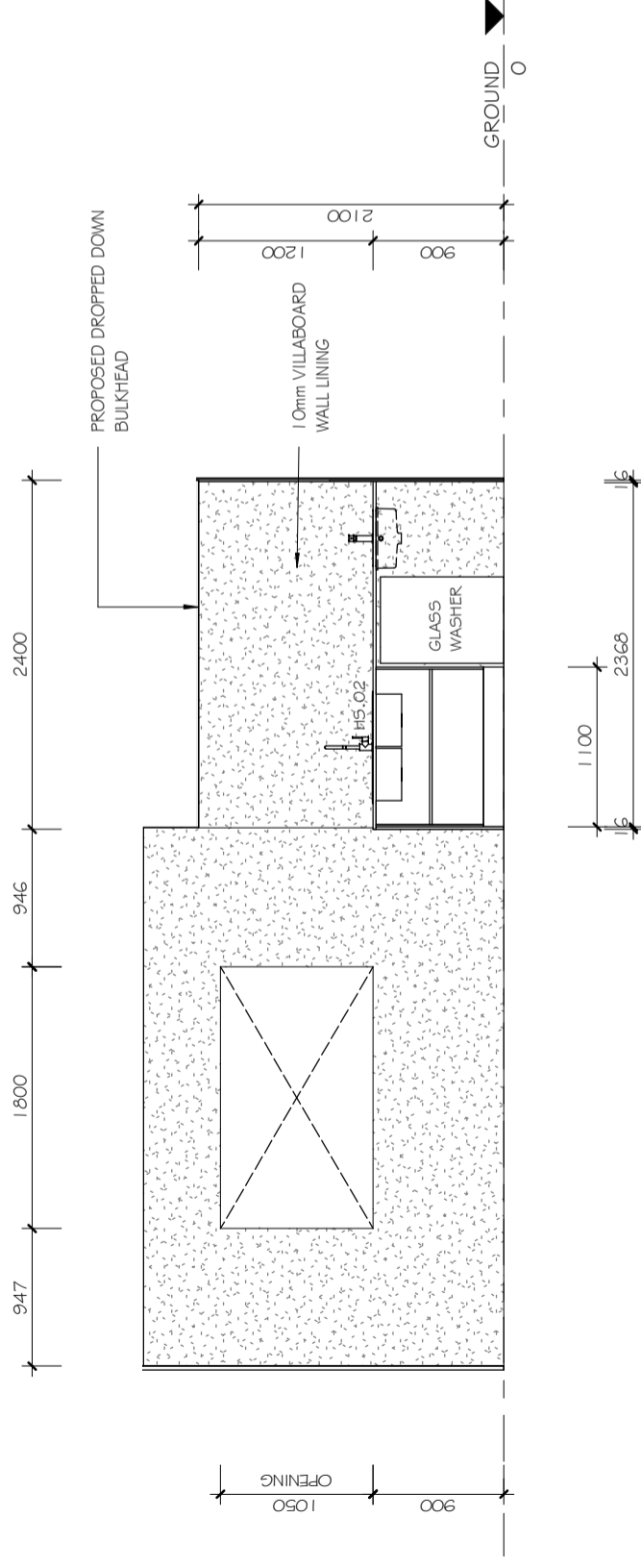
1 : 50

- NOTE:**
- ALL AWNINGS TO HAVE RAIN SEAL AND FLASHINGS FITTED TO INSIDE OF FRAME
 - USING APPROVED GAS STRUTS AND LOCKOUTS



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1	29.06.2023	PROPOSED PLAN REV 1	NP	PQ DESIGN has the intellectual copyright & ownership of these drawings & any reproduction is strictly prohibited without written consent. LIC. DESIGNER: ANDREW WILCOX ACCREDITATION NO: CC 22293 PI POLICY NO: 15840062667P FOR APPROVAL	CLIENT: SCOTT CLEMENTS SITE: CLOAK OVAL LENNOX PARK, 86 JETTY RD, OLD BEACH, TAS 7017 PROPOSED SHIPPING CONTAINER CAFE	EXTERNAL ELEVATIONS	A3				
3	22.08.2023	PROPOSED PLAN REV 3	NP								
5	18.09.2023	PLANS AMENDMENT	NP								
7	11.12.2023	PLANS AMENDMENT	HKPN								
9	15.02.2024	FOR COUNCIL APPROVAL	HKPN								
								JOB REVISION NO.	9		
								DATE	15.02.2024		
								JOB NO.:	TAS S.N.23-01		
								SCALE:	1 : 50		
						SHEET NO.:	06				



5 ELEVATION 5

1 : 50



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9	15.02.2024	FOR COUNCIL APPROVAL	HKPN

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PROJECT INFORMATION
 CLIENT: SCOTT CLEMENTS
 SITE: CLOAK OVAL LENNOX PARK, 86
 JETTY RD, OLD BEACH, TAS
 7017

INTERNAL ELEVATIONS

JOB REVISION NO. **9**

15.02.2024

SHEET SIZE
A3



JOB NO.: TAS S.N.23-01

SCALE: 1 : 50

SHEET NO: **08**

Brian White

From: Scott Clements [REDACTED]
Sent: Thursday, 15 February 2024 3:46 PM
To: Development; Brian White; Megan Braslin
Subject: DA 2024 / 00012 88 Jetty Road
Attachments: Espresso 5.0_Rev_9.pdf

Caution: This is an external email and may be **malicious**. Please take care when clicking links or opening attachments.

Hi Megan, Brian and the Development Team.

Here is a revised site plan of 5.0 Espresso Old Beach to include the correct scale and suggested location.

The business will operate between 7am-2pm Monday Thru Friday with all events and weekend trade being considered.

The container espresso bar will be owner operated by 2 people; there will only be one car park needed occasionally.

Please let me know if you have any questions or need any more information.

Regards,

Scott Clements.