



# Application for Planning Approval

## *Land Use Planning and Approvals Act 1993*

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APPLICATION NO.

**DA2026/142**

LOCATION OF AFFECTED AREA

**115 COVE HILL ROAD, BRIDGEWATER**

DESCRIPTION OF DEVELOPMENT PROPOSAL

**COFFEE KIOSK & ASSOCIATED SIGNAGE**

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT [www.brighton.tas.gov.au](http://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 IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **05/08/2026**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT [development@brighton.tas.gov.au](mailto:development@brighton.tas.gov.au). REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

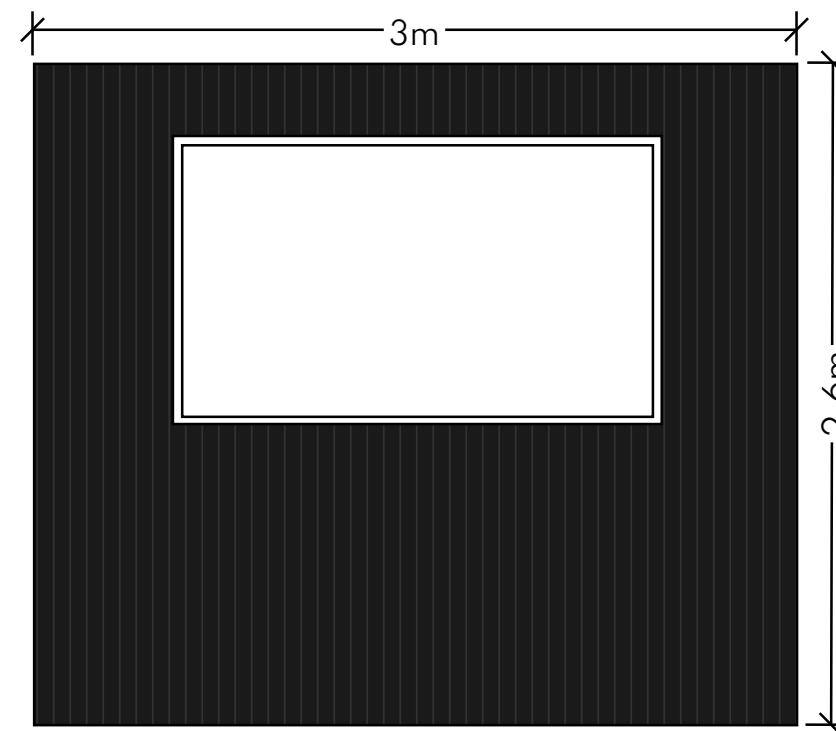
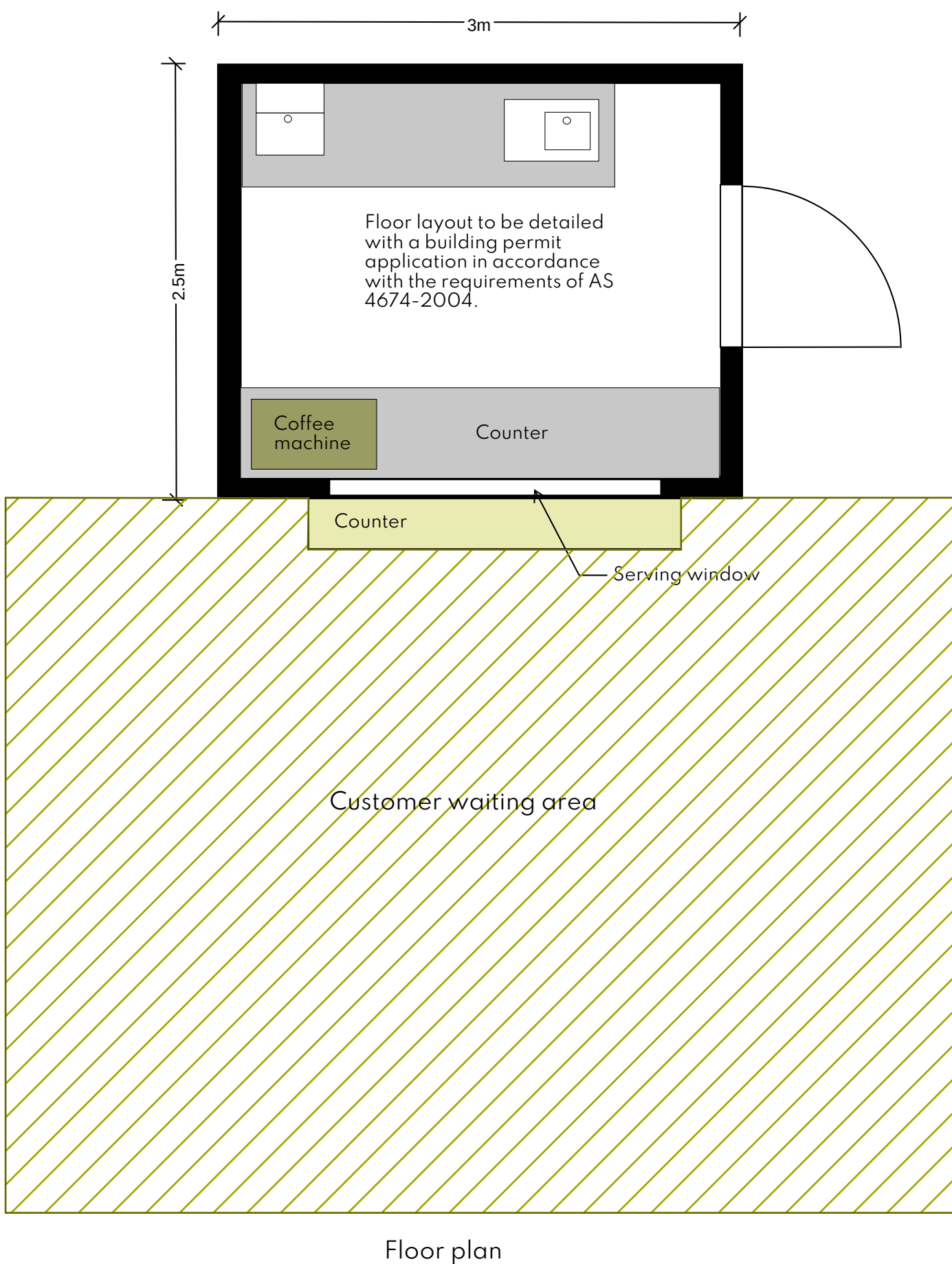
**JANINE BANKS**  
**Acting Chief Executive**  
**Officer**



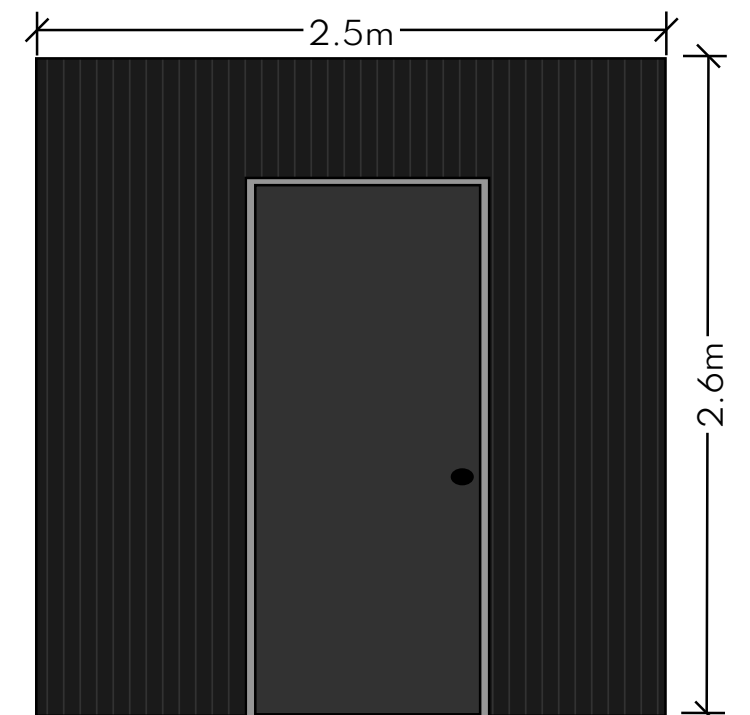
**Brighton**  
going places



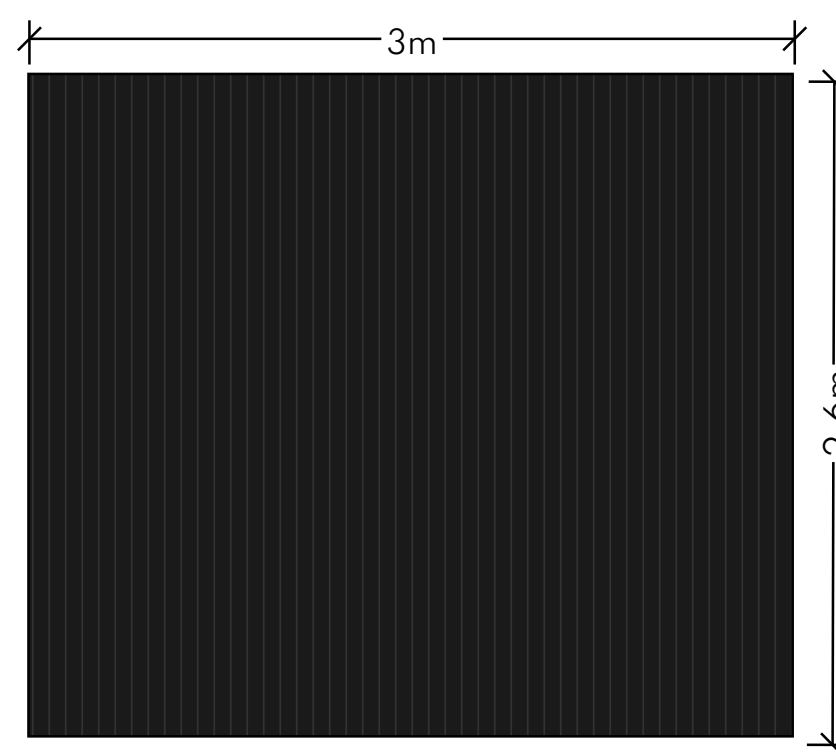




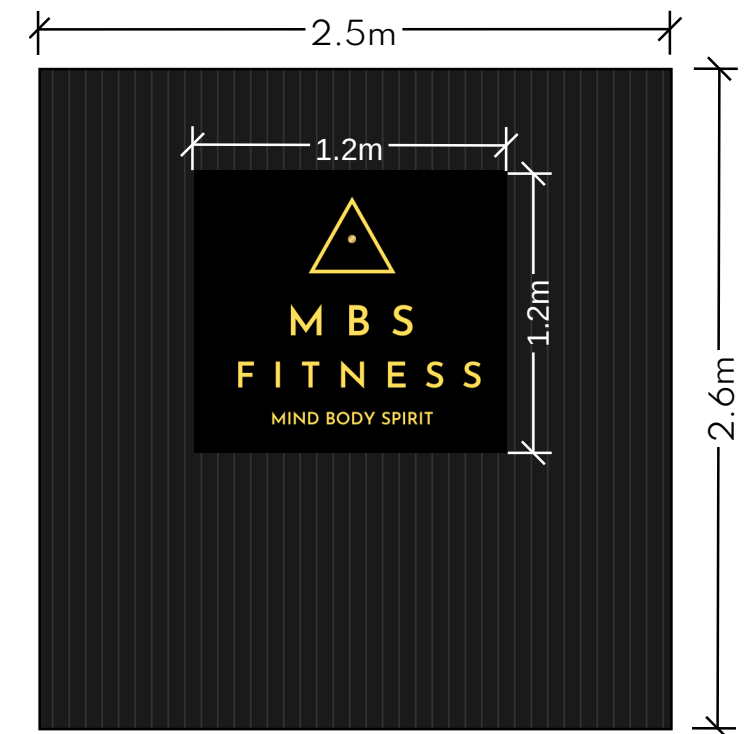
Western elevation



Southern elevation



Eastern elevation



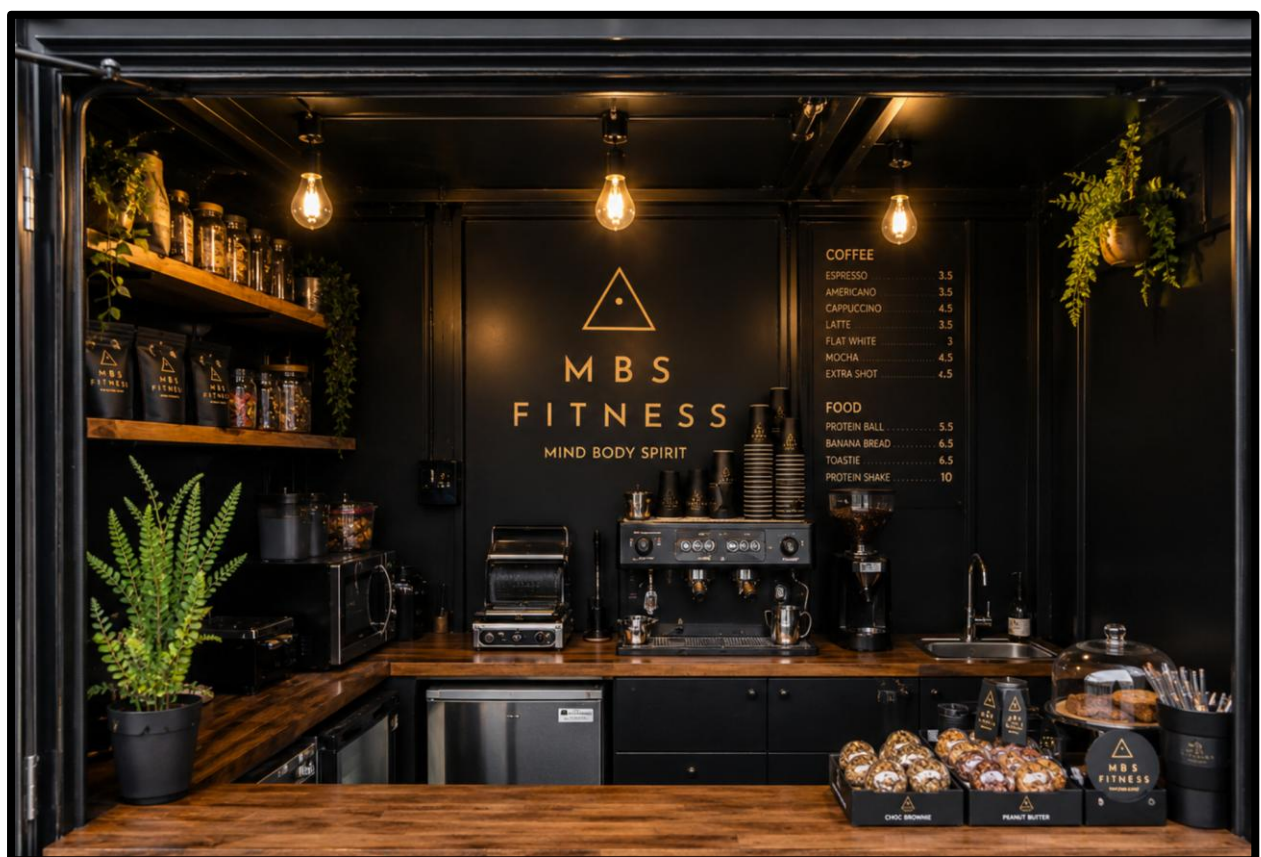
Northern elevation



# PLANNING REPORT

## TAKEAWAY COFFEE KIOSK

115 Cove Hill Road, Bridgewater



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- 1: Certificate of titles
- 2: Proposal plans

Author: Lisa Balding

Date: 26 June 2026

Revision: 1.0

# 1. Introduction

The proposal is for a takeaway coffee shop to be located at 115 Cove Hill Road, Bridgewater.

## 1.1 Site and surrounds

The site is located at 115 Cove Hill Road, Bridgewater and contains a completed building fronting Cove Hill Road which is approved for use as a Gym and Bulky Goods Sales and 4 nearly completed warehouses,

The surrounding area consists generally of commercial/industrial properties to the west and north and a lot containing the Council waste transfer station to the east. To the west is an industrial site containing a manufacturing facility, Polyfoam, and approximately 700m north of the site is located the Bridgewater Quarry.



**Figure 1: Location plan (Source: LISTmap)**

The site is subject to the following planning permits:

D 2022/194 -Bulky Goods Sales and Storage.

D 2025/184 - Change of use to the ground floor of the Bulky Goods Sales building as a Gym.

D 2024/00039 - Modular Homes Factory and ancillary offices and training facility

SA 2024/00003 – 1 lot subdivision

SA 2025/00011 – 8 lot subdivision

Stage 1A of Permit D 2022/194 has been completed and Stage 1B (4 x warehouses) is near completion. Both subdivisions are under construction.

## 1.2 Certificate of Title

| Title reference | Address                            | Owner                  | Area    |
|-----------------|------------------------------------|------------------------|---------|
| 300281/23       | 115 Cove Hill Road,<br>Bridgewater | Cove Hill Road Pty Ltd | 5.531ha |

## 2 Proposal

The proposal is for a take away coffee kiosk to be located at 115 Cove Hill Road, Bridgewater. The kiosk will be located approximately 20m from the Cove Hill Road frontage and adjacent to the internal road. The kiosk will be housed in a converted 10ft shipping container with a floor area of approximately 8m<sup>2</sup>.

The kiosk will be fully self-contained and therefore not connected to any reticulated services. It is intended to be temporary until such time the subdivision approved by Permit SA 2025/00011 is complete, and the lots sold and/or developed. When this occurs, the coffee kiosk will be relocated to another part of the site or removed altogether.

The kiosk will serve pre-prepared food such as muffins, biscuits and snack and sandwiches.

The business will operate during the same hours as the gym as follows:

Monday – Friday: 5am – 10pm

Saturday & Sunday: 5am – 10pm

1 additional car parking space is required for the use which can be accommodated in the car parking spaces constructed as part of Stage 1C and the required spaces will be constructed prior to the use of the kiosk commencing.

Proposed signage consists of a wall sign with an area of approximately 1.4m<sup>2</sup> and a portable sandwich board sign which will be located on site when the kiosk is operating. Both signs are compliant with the requirements in the Signs Code and therefore are exempt from assessment.

## 3 Planning Scheme

### 3.1 Summary

| <b>Zone</b>                                             |                                         |
|---------------------------------------------------------|-----------------------------------------|
| Light Industrial                                        |                                         |
| <b>Code</b>                                             | <b>Applicable/Exempt/Not applicable</b> |
| Signs Code                                              | Exempt                                  |
| Parking and Sustainable Transport Code                  | Applies                                 |
| Road and Railway Assets Code                            | Applies                                 |
| Electricity Transmission Infrastructure Protection Code | N/A                                     |
| Telecommunications Code                                 | N/A                                     |
| Local Historic Heritage Code                            | N/A                                     |
| Natural Assets Code                                     | N/A                                     |
| Scenic Protection Code                                  | N/A                                     |
| Attenuation Code                                        | N/A                                     |
| Coastal Erosion Hazard Code                             | N/A                                     |
| Coastal Inundation Hazard Code                          | N/A                                     |
| Flood-Prone Areas Code                                  | N/A                                     |
| Bushfire-Prone Areas Code                               | Exempt                                  |
| Potentially Contaminated Land Code                      | Applies                                 |
| Landslip Hazard Code                                    | N/A                                     |
| Safeguarding of Airports Code                           | N/A                                     |

The site is also subject to the following Specific Area Plans in the Brighton Local Provision Schedule:

- Bridgewater Quarry Specific Area Plan; and
- Brighton Industrial Hub Specific Area Plan.



### 3.2 Zone

The site is zoned Light Industrial under the Tasmanian Planning Scheme – Brighton.



**Figure 3: Zone (Source: LISTmap)**

*The purpose of the Light Industrial Zone is:*

*18.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off site impacts are minimal or can be managed to minimise conflict with, or unreasonable loss of amenity to, any other uses.*

*18.1.2 To provide for use or development that supports and does not adversely impact on industrial activity.*

The proposal is consistent with the objectives of the zone as it provides for a use that will support the surrounding industrial uses and will not have an unreasonable adverse impact on the surrounding area.

### 3.3 Use

The use is defined as Food Services which has a discretionary status within the Light Industrial zone.

### 3.4 Use Standards

#### 18.3.1 All uses

| Use standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Assessment                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>A1</i></p> <p><i>Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must be within the hours of:</i></p> <p>(a) 7.00am to 9.00pm Monday to Saturday; and</p> <p>(b) 8.00am to 9.00pm Sunday and public holidays</p>                                                                        |                                                                                                                                                                                                                                                                                                                                                                             |
| <p><i>P1</i></p> <p><i>Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to:</i></p> <p>(a) the timing, duration or extent of vehicle movements; and</p> <p>(b) noise, lighting or other emissions.</p> | <p>The takeaway shop is located near Cove hill Road and around 165m from the General Residential zoned land in Taylor Crescent. Given the significant separation between the takeaway and the residential uses, the proposal is not considered to have a detrimental impact on the amenity of the nearby residential area through noise, lighting or vehicle emissions.</p> |
| <p><i>A2</i></p> <p><i>External lighting for a use, excluding Natural and Cultural Values Management or Passive Recreation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must:</i></p>                                                                                                                                                                                                                                         | <p>The takeaway will be open from 5am to 10pm and external lighting will be operating, therefore the proposal must be assessed against P2.</p>                                                                                                                                                                                                                              |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>(a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and</p> <p>(b) if for security lighting, be baffled so that direct light does not extend into the adjoining property in those zones.</p>                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                   |
| <p>P2</p> <p>External lighting for a use, excluding Natural and Cultural Values Management or Passive Recreation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to:</p> <p>(a) the level of illumination and duration of lighting; and</p> <p>(b) the distance to habitable rooms of an adjacent dwelling.</p> | <p>Given the significant separation between the kiosk and residential uses, the proposal is not considered to have a detrimental impact on the amenity of the nearby residential area from external lighting.</p> |

### 18.3.2 Discretionary uses

| Use standard                                                                                                                                                                                                                                                                                                     | Assessment                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>A1</p> <p>No Acceptable Solution</p>                                                                                                                                                                                                                                                                          | <p>Cannot be met and therefore must be assessed against P1.</p>                                                                                                                     |
| <p>P1</p> <p>A use listed as Discretionary must not compromise the use or development of the surrounding properties for industrial activities with minimal or managed off site impacts, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the size and scale of the proposed use; and</p> | <p>The coffee kiosk will complement the existing uses on the site and in the surrounding area and is not considered to have a detrimental impact on the surrounding properties.</p> |

## 3.5 Development standards

#### 18.4.1 Building height

| Use standard                                                                                                                                                                                                                                                               | Assessment                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| <p>A1</p> <p><i>Building height must be not more than 10m.</i></p>                                                                                                                                                                                                         | Maximum height is 2.6m, therefore complies. |
| <p>A2</p> <p><i>Building height:</i></p> <p><i>(a) within 10m of a General Residential Zone, Low Density Residential Zone or Rural Living Zone must be not more than 8.5m; or</i></p> <p><i>(b) within 10m of an Inner Residential Zone must be not more than 9.5m</i></p> | N/A                                         |

#### 18.4.2 Setbacks

| Use standard                                                                                                                                                                                                                                                                                                               | Assessment                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| <p>A1</p> <p><i>Buildings must have a setback from a frontage of:</i></p> <p><i>(a) not less than 5.5m;</i></p> <p><i>(b) not less than existing buildings on the site; or</i></p> <p><i>(c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.</i></p>                      | The setback to the front boundary is around 20m, therefore complies. |
| <p>A2</p> <p><i>Buildings must have a setback from an adjoining property within a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone of not less than:</i></p> <p><i>(a) 4m; or</i></p> <p><i>(b) half the wall height of the building, whichever is the greater.</i></p> | Complies                                                             |



|                                                                                                                                                                                                                                                                 |          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>A3</b><br><br><i>Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone.</i> | Complies |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|

#### 18.4.3 Fencing

N/A

#### 18.4.4 Outdoor storage areas

N/A

#### 18.4.5 Landscaping

N/A

### **3.7 Parking and Sustainable Transport Code**

#### C2.5.1 Car parking numbers

| Development standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Assessment                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>A/</i></p> <p><i>(d) it relates to an intensification of an existing use or development or a change of use where:</i></p> <p><i>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or</i></p> <p><i>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:</i></p> <p><math display="block">N = A + (C - B)</math></p> | <p>A takeaway shop requires 1 space per 15m<sup>2</sup>, therefore based on a floor area of 8m<sup>2</sup>, the proposed use requires 1 car parking space.</p> <p>The additional space can be accommodated within the Stage 1C carparking which will be completed prior to the commencement of the kiosk use.</p> <p>Car parking calculations for the site are shown below in Table 1.</p> |

|                                                                                                                                                                                                                                                                                                                                                                                          |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p><i>N = Number of on-site car parking spaces required</i></p> <p><i>A = Number of existing on site car parking spaces</i></p> <p><i>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</i></p> <p><i>C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</i></p> |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

| Stage     | Use                          | Number of spaces required | Number of spaces provided on site per stage |
|-----------|------------------------------|---------------------------|---------------------------------------------|
| <b>1A</b> | Bulky Goods Sales            | 7                         | 14                                          |
|           | Gym                          | 7                         |                                             |
| <b>1B</b> | Warehouse x 4                | 4                         | 8                                           |
| <b>1C</b> | Warehouse x 5                | 5                         | 2                                           |
|           | Coffee kiosk                 | 1                         | 1                                           |
|           | <b>Total 1A, 1B &amp; 1C</b> | <b>24</b>                 | <b>25</b>                                   |
| <b>1D</b> | Warehouse x 5                | 5                         | 6                                           |
| <b>1E</b> | Warehouse x 8                | 8                         | 11                                          |
|           | <b>TOTAL</b>                 | <b>37</b>                 | <b>41</b>                                   |

**Table 1: Car parking calculations for the site**

#### C2.5.2 Bicycle numbers

N/A

#### C2.5.3 Motorcycle parking numbers

| Development standard                                                                                                                                                                                                                                                                                                                                                 | Assessment                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <p><i>A/</i><br/><i>The number of on-site motorcycle parking spaces for all uses must:</i></p> <p><i>(a) be no less than the number specified in Table C2.4; and</i></p> <p><i>(b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification,</i></p> | <p>As the carparking required for the use is less than 20, motorcycle parking is not required.</p> <p>N/A</p> |

|                                                                                 |  |
|---------------------------------------------------------------------------------|--|
| <i>provided the existing number of motorcycle parking spaces is maintained.</i> |  |
|---------------------------------------------------------------------------------|--|

C2.5.4 Loading Bays

N/A

C2.5.5 Number of car parking spaces within the General Residential and Inner Residential Zone

N/A

C2.6.1 Construction of parking areas

N/A -constructed as part of Stage 1B.

C2.6.3 Number of accesses for vehicles

N/A

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone

N/A

C2.6.5 Pedestrian access

N/A

C2.6.6 Loading Bays

N/A

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone

N/A

C2.6.8 Siting and parking and turning areas

N/A

### 3.8 Potentially Contaminated Land Code

#### CI4.5.1 Suitability for the intended use

| Development standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>A1</i></p> <p><i>The Director, or a person approved by the Director for the purpose of this code:</i></p> <p><i>(a) certifies that land is suitable for the intended use; or</i></p> <p><i>(b) certifies a plan to manage contamination and associated risk to human health or the environment, so that the land is suitable for the intended use, or</i></p> <p><i>if in relation to redevelopment on land subject to the Macquarie Point Development Corporation Act 2012, the intended use must be in accordance with a certificate that has been or will be granted by an accredited environmental auditor.</i></p> | <p>The site is adjoining Council's waste transfer station which is a potentially contaminating activity. Preliminary investigations on the site did not identify contamination in the site proposed for this development.</p> |

### 3.9 Bridgewater Quarry Specific Area Plan

The requirements of the Bridgewater Quarry Specific Area Plan are in addition to Clause 9.0 of the Attenuation Code.

#### BRI-S4.6.1 Sensitive use

| Development standard                                                        | Assessment                                                                                |
|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| <p><i>A1</i></p> <p><i>Use or development is not for sensitive use.</i></p> | <p>The proposal is not for a sensitive use, therefore, the proposal complies with A1.</p> |

#### BRI-S4.7.1 Buildings and works within Bridgewater Quarry Specific Area Plan

| Development standard                                   | Assessment                                                                |
|--------------------------------------------------------|---------------------------------------------------------------------------|
| <p><i>A1</i></p> <p><i>No Acceptable Solution.</i></p> | <p>Cannot comply, therefore the proposal must be assessed against P1.</p> |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>P1</i><br/> <i>Buildings and works must not result in potential to interfere or conflict with quarry operations having regard to:</i></p> <p><i>(a) the nature of the quarry; including:</i></p> <p><i>(i) operational characteristics;</i></p> <p><i>(ii) scale and intensity;</i></p> <p><i>(iii) degree of hazard or pollution that may be emitted from the activity;</i></p> <p><i>(b) the degree of encroachment of development or use into the Bridgewater Quarry Attenuation Area; and</i></p> <p><i>(c) measures in the design, layout and construction of the development to eliminated, mitigate or manage effects of the quarry; and</i></p> <p><i>(d) any advice from the Bridgewater Quarry operator.</i></p> | <p>The proposed development is located within an existing industrial area, and it is considered that the proposed take away use will not interfere or conflict with the quarry operations.</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### 3.10 Brighton Industrial Hub Specific Area Plan

#### BRI-SIO.6.1 Sensitive Use

| <b>Development standard</b>                                                 | <b>Assessment</b>                                                               |
|-----------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <p><i>A1</i></p> <p><i>Use or development is not for sensitive use.</i></p> | <p>The proposal does not include any sensitive uses and therefore complies.</p> |

## 4 Conclusion

The proposal is considered to comply with all requirements of the planning scheme and a permit should be issued.

## Submission to Planning Authority Notice

### Application details

|                             |                     |
|-----------------------------|---------------------|
| Council Planning Permit No. | DA 2026 / 00142     |
| Council notice date         | 13/07/2026          |
| TasWater Reference No.      | TWDA 2026/00814-BTN |
| Date of response            | 20/07/2026          |
| TasWater Contact            | Timothy Carr        |
| Phone No.                   | 0419 306 130        |

### Response issued to

|                            |                                 |
|----------------------------|---------------------------------|
| Council name               | BRIGHTON COUNCIL                |
| Contact details            | development@brighton.tas.gov.au |
| Development details        |                                 |
| Address                    | 115 COVE HILL RD, BRIDGEWATER   |
| Property ID (PID)          | 9897087                         |
| Description of development | Coffee Kiosk                    |

### Schedule of drawings/documents

| Prepared by | Drawing/document No.     | Revision No. | Issue date   |
|-------------|--------------------------|--------------|--------------|
| Young Group | Site Plan – Coffee Kiosk | –            | 26 June 2026 |

### Conditions

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56P(1) TasWater imposes the following conditions on the permit for this application:

#### TRADE WASTE

1. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater.
2. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge.
3. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent

#### DEVELOPMENT ASSESSMENT FEES

4. The applicant or landowner as the case may be, must pay a development assessment fee of \$251.35 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

## Advice

### General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit

<https://www.taswater.com.au/building-and-development/application-information/application-for-development-services-form>

### Trade Waste

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

Location of all pre-treatment devices (i.e Grease Arrestor/Dry Basket Arrestors/Oil Water Separator)

Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design;

Location of an accessible sampling point in accordance with the TasWater Trade Waste Sampling Specifications for sampling discharge.

At the time of submitting an application for Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application form is required.

If the nature of the business changes or the business is sold, TasWater is to be informed in order that pre-treatment may be reassessed

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

### Important Notice Regarding Plumbing Plans and Associated Costs

The SPAN includes references to documents submitted as part of the application. These plans are acceptable for planning purposes only and are subject to further detailed assessment and review during the next stage of the development proposal.

TasWater's assessment staff will ensure that the design contains sufficient detail to assess compliance with relevant codes and regulations. Additionally, the plans must be clear enough for a TasWater contractor to carry out any water or sewerage-related work.

Depending on the nature of the project, your application may require Building and/or Plumbing permits or could be exempt from these requirements. Regardless, TasWater's assessment process and associated time are recoverable through an assessment fee.

Please be aware that your consultant may need to make revisions to their documentation to ensure the details are fit for construction. Any costs associated with updating these plans should be discussed directly with your consultant.

## Declaration

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