



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/052441

PROPOSAL: Signage

LOCATION: 9, 11 & 13 Commerce Drive, Howrah

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 15 September 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 15 September 2025. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 15 September 2025.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Application for Development / Use or Subdivision

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal:

SIGNAGE APPLICATION

Location:

LOTS 9, 11, 13 COMMERCE DRIVE
HOWRAH. 7018

Personal Information Removed

Is the property on the Tasmanian Heritage Register?

Yes ☐ No ☒

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site:

VACANT

Does the proposal involve land administered or owned by the Crown or Council? Yes ☐ No ☒

Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Personal Information Removed

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.

SEARCH OF TORRENS TITLE

VOLUME 181634	FOLIO 701
EDITION 2	DATE OF ISSUE 15-Oct-2021

SEARCH DATE : 14-Dec-2023

SEARCH TIME : 01.26 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 701 on Sealed Plan 181634

Derivation : Part of 390 Acres Gtd. to William Stanley

Sharland, William Tarleton and William Lovett

Prior CT 167648/802

SCHEDULE 1

D156967 TRANSFER to HIGHCLERE HOLDINGS PTY LTD Registered
02-Mar-2015 at noon

SCHEDULE 2

D17327 & D27051 Land is limited in depth to 15 metres,
excludes minerals and is subject to reservations
relating to drains sewers and waterways in favour of
the Crown

SP181634 EASEMENTS in Schedule of Easements

SP181634 COVENANTS in Schedule of Easements

SP181634 FENCING PROVISION in Schedule of Easements

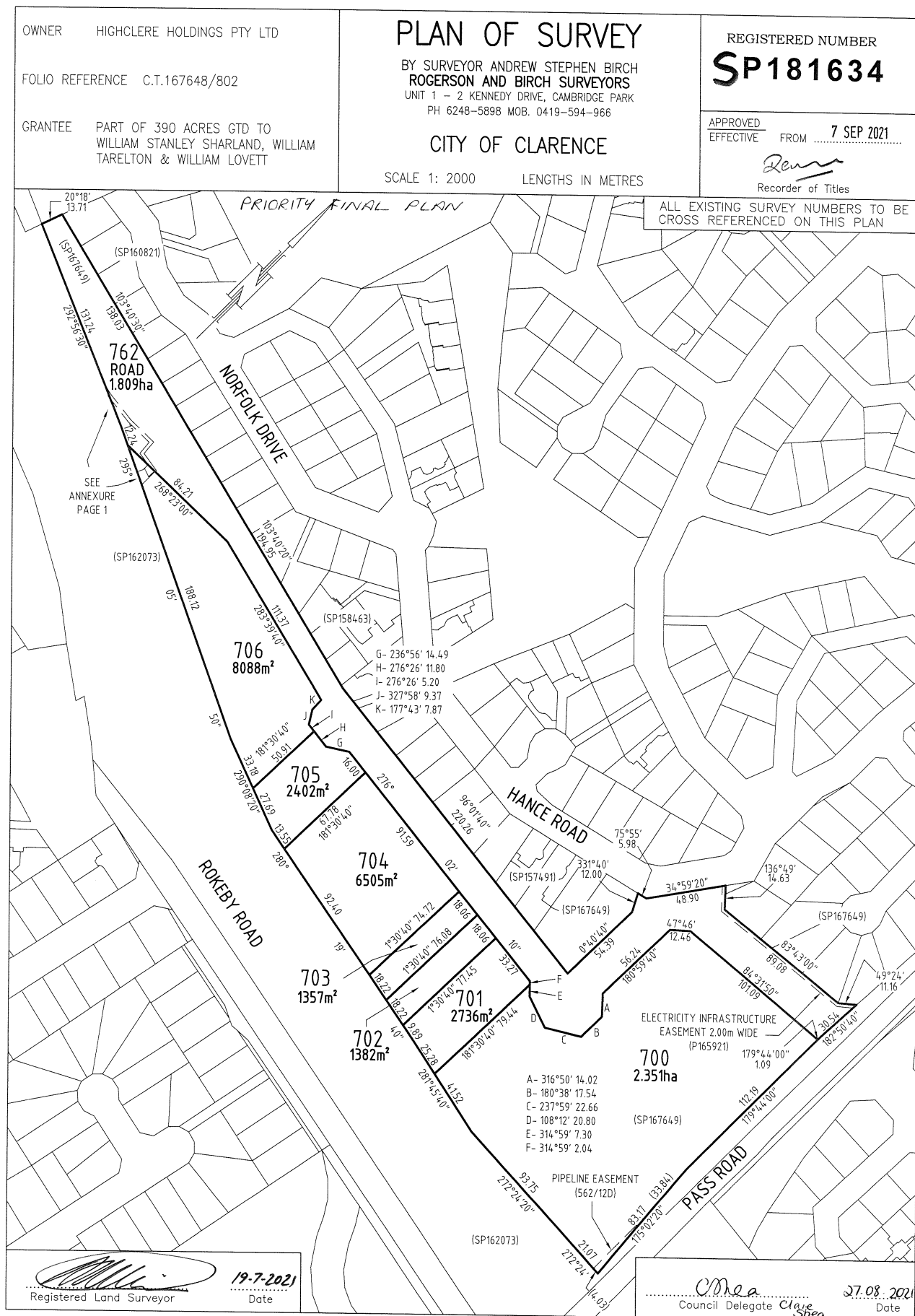
SP167488 & SP167648 FENCING PROVISION in Schedule of Easements


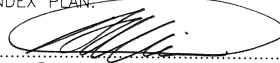

D17327 & D27051 FENCING PROVISION in Transfer

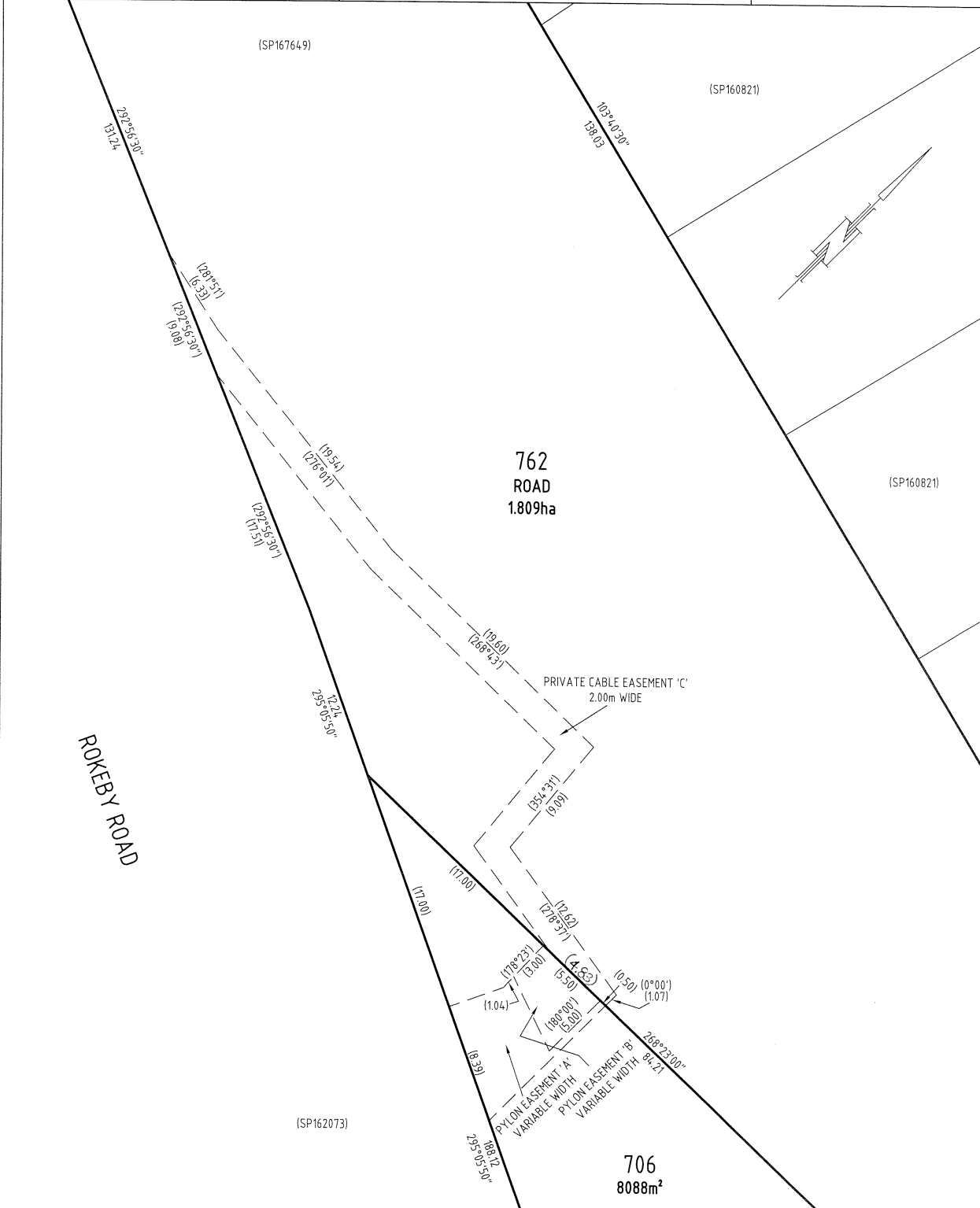
B330343 PROCLAMATION under Section 9A and 52A of the Roads
and Jetties Act 1935

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



<h1>PLAN OF SURVEY</h1> <h2>ANNEXURE SHEET</h2> <p>SHEET 1 OF 1 SHEETS</p>	OWNER: HIGHCLERE HOLDINGS PTY LTD FOLIO REFERENCE: C.T.167648/802 SCALE 1:250 LENGTH IN METRES	Registered Number <h1>SP181634</h1>
	SIGNED FOR IDENTIFICATION PURPOSES <div>  <div> <p>27.08.2021</p> <p>Date</p> </div> </div> <div>  <div> <p>19-7-2021</p> <p>Date</p> </div> </div>	APPROVED EFFECTIVE FROM <div>  <p>Recorder of Titles</p> </div>



The diagram is a survey plan showing two main parcels: 762 ROAD (1.809ha) and 706 (8088m²). 762 ROAD is a narrow strip of land with a dashed line indicating a proposed or existing boundary. 706 is a larger parcel with a solid line boundary. The plan includes several easements: 'PRIVATE CABLE EASEMENT C' (2.00m wide), 'PYLON EASEMENT A' (variable width), and 'PYLON EASEMENT B' (variable width). The plan also shows 'ROKEBY ROAD' and various bearings and distances along the boundaries. The plan is signed by a Council Delegate on 27.08.2021 and a Registered Land Surveyor on 19-7-2021. The plan is approved and effective from the date of registration.

SEARCH OF TORRENS TITLE

VOLUME 181634	FOLIO 702
EDITION 2	DATE OF ISSUE 15-Oct-2021

SEARCH DATE : 14-Dec-2023

SEARCH TIME : 01.26 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 702 on Sealed Plan 181634

Derivation : Part of 390 Acres Gtd. to William Stanley

Sharland, William Tarleton and William Lovett

Prior CT 167648/802

SCHEDULE 1

D156967 TRANSFER to HIGHCLERE HOLDINGS PTY LTD Registered
02-Mar-2015 at noon

SCHEDULE 2

D17327 & D27051 Land is limited in depth to 15 metres,
excludes minerals and is subject to reservations
relating to drains sewers and waterways in favour of
the Crown

SP181634 EASEMENTS in Schedule of Easements

SP181634 COVENANTS in Schedule of Easements

SP181634 FENCING PROVISION in Schedule of Easements

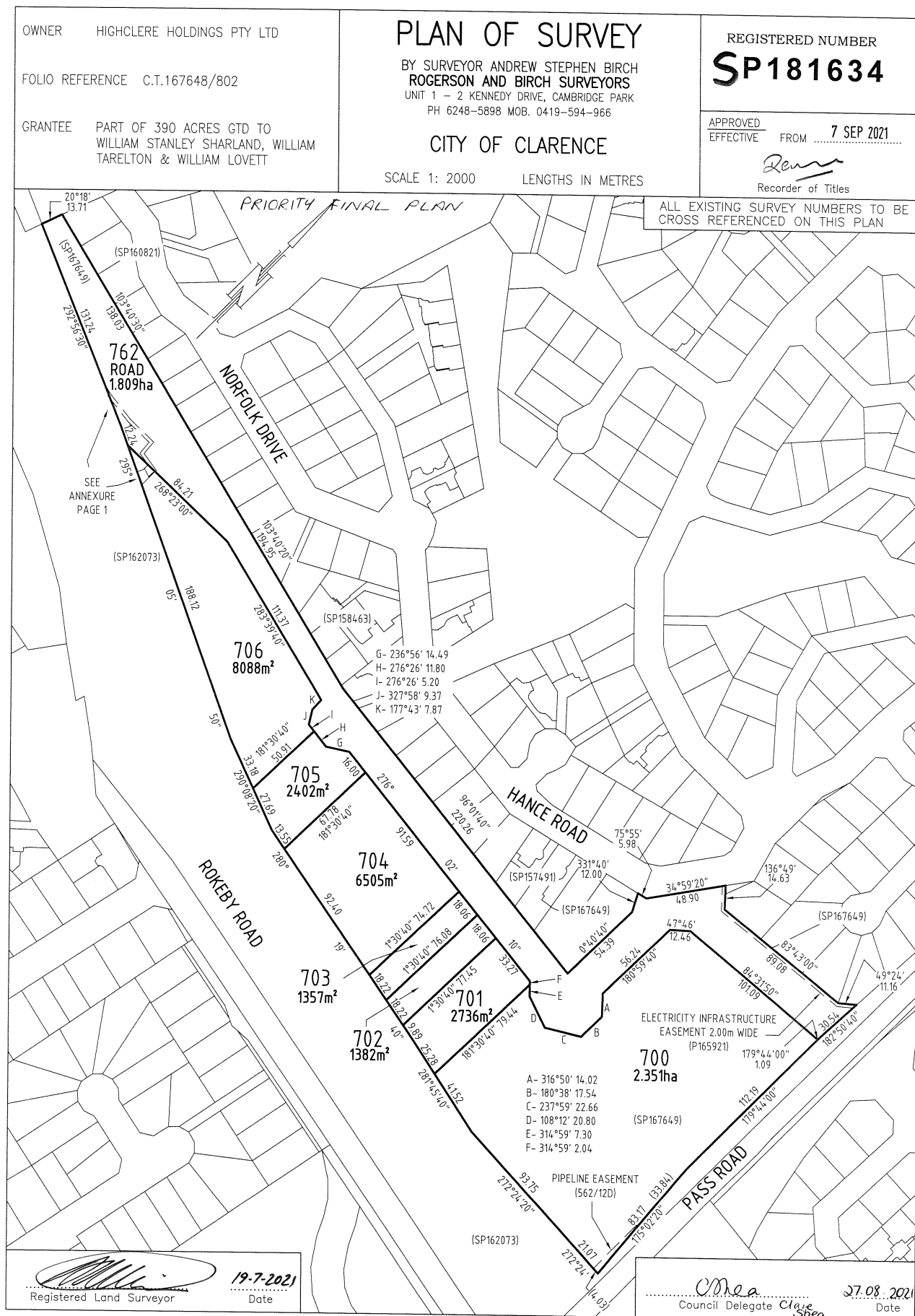
SP167488 & SP167648 FENCING PROVISION in Schedule of Easements

D17327 & D27051 FENCING PROVISION in Transfer

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

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



<p>PLAN OF SURVEY ANNEXURE SHEET</p> <p>SHEET 1 OF 1 SHEETS</p>	<p>OWNER: HIGHCLERE HOLDINGS PTY LTD</p> <p>FOLIO REFERENCE: C.T.167648/802</p> <p>SCALE 1:250 LENGTH IN METRES</p>	<p>Registered Number</p> <p>SP181634</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>C. Mea</i> 27.08.2021 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>[Signature]</i> 19.7.2021 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM</p> <p><i>[Signature]</i> Recorder of Titles</p>

The map shows a survey of land parcels. Parcel 762 ROAD (1.809ha) is a large triangular area. To its left is ROKEBY ROAD. To its right is a smaller parcel 706 (8088m²). The map includes several easements: 'PRIVATE CABLE EASEMENT 'C' 2.00m WIDE', 'PYLON EASEMENT 'A' VARIABLE WIDTH', and 'PYLON EASEMENT 'B' VARIABLE WIDTH 84.21'. Various bearings and distances are marked along the boundaries, such as 232°55'30" (13.124), 103°41'0"30" (138.03), and 268°23'00" (84.21). The map also shows adjacent parcels (SP167649, SP160821, SP162073) and a north arrow.

SEARCH OF TORRENS TITLE

VOLUME 181634	FOLIO 703
EDITION 2	DATE OF ISSUE 15-Oct-2021

SEARCH DATE : 14-Dec-2023

SEARCH TIME : 01.26 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 703 on Sealed Plan 181634

Derivation : Part of 390 Acres Gtd. to William Stanley

Sharland, William Tarleton and William Lovett

Prior CT 167648/802

SCHEDULE 1

D156967 TRANSFER to HIGHCLERE HOLDINGS PTY LTD Registered
02-Mar-2015 at noon

SCHEDULE 2

D17327 & D27051 Land is limited in depth to 15 metres,
excludes minerals and is subject to reservations
relating to drains sewers and waterways in favour of
the Crown

SP181634 EASEMENTS in Schedule of Easements

SP181634 COVENANTS in Schedule of Easements

SP181634 FENCING PROVISION in Schedule of Easements

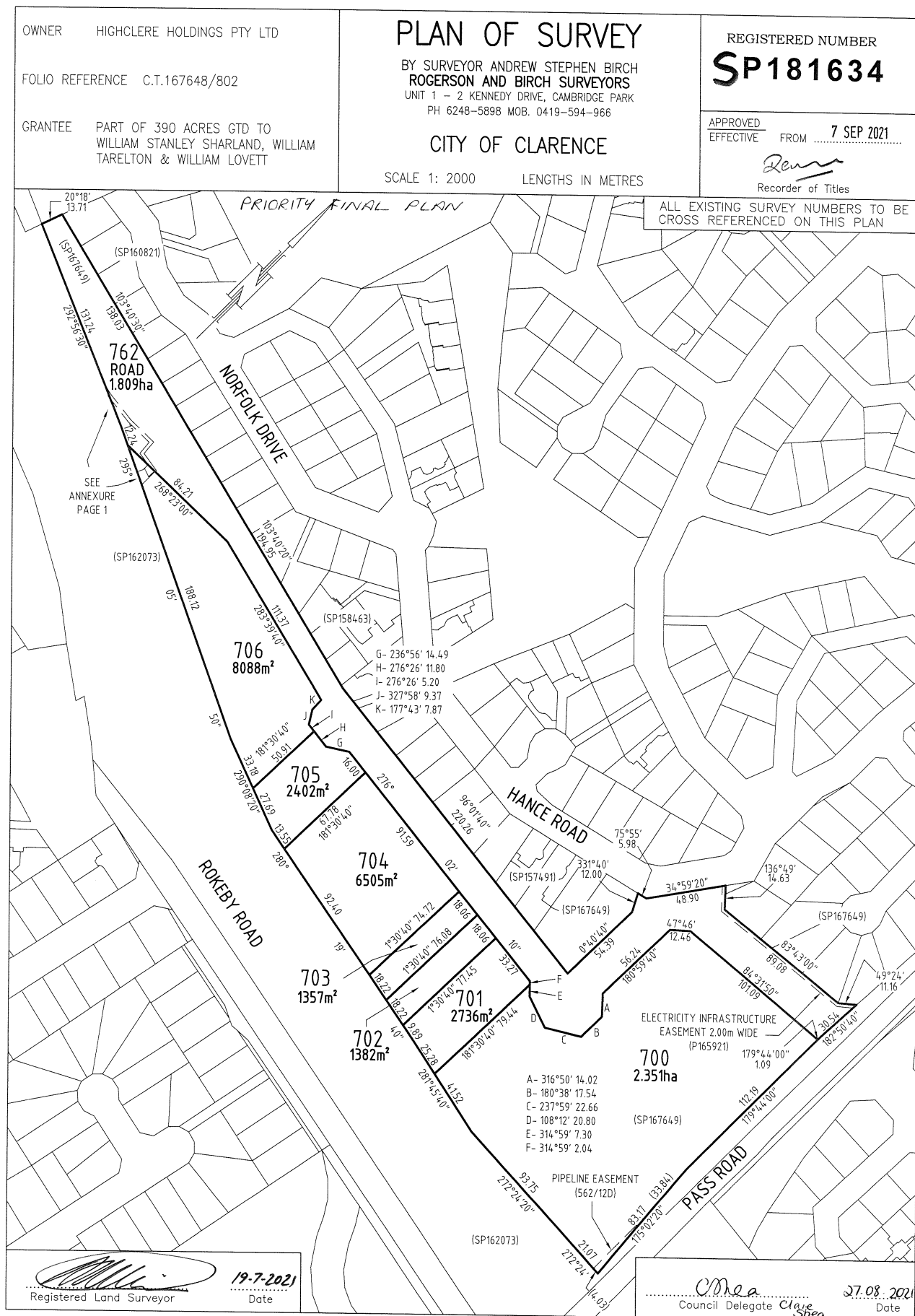
SP167488 & SP167648 FENCING PROVISION in Schedule of Easements


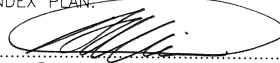

D17327 & D27051 FENCING PROVISION in Transfer

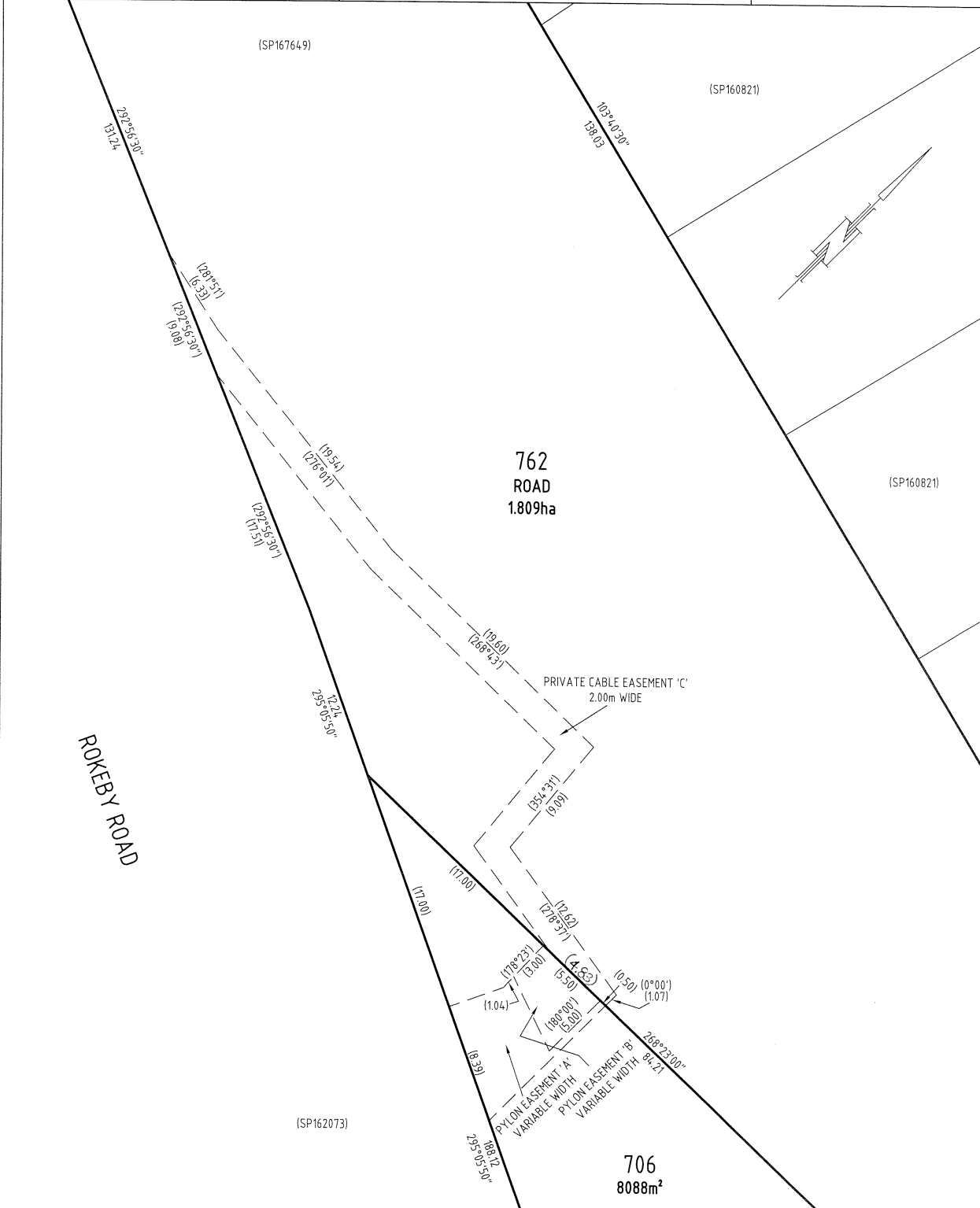
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and Jetties Act 1935

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



<h1>PLAN OF SURVEY</h1> <h2>ANNEXURE SHEET</h2> <p>SHEET 1 OF 1 SHEETS</p>	OWNER: HIGHCLERE HOLDINGS PTY LTD FOLIO REFERENCE: C.T.167648/802 SCALE 1:250 LENGTH IN METRES	Registered Number <h1>SP181634</h1>
	SIGNED FOR IDENTIFICATION PURPOSES <div>  <div> <p>27.08.2021</p> <p>Date</p> </div> </div> <div>  <div> <p>19-7-2021</p> <p>Date</p> </div> </div>	APPROVED EFFECTIVE FROM <div>  <p>Recorder of Titles</p> </div>



The diagram is a survey plan showing two main parcels: 762 ROAD (1.809ha) and 706 (8088m²). 762 ROAD is a long, narrow parcel with a dashed line indicating a proposed or existing boundary. 706 is a larger parcel at the bottom right. The plan includes several easements: 'PRIVATE CABLE EASEMENT C' (2.00m wide), 'PYLON EASEMENT A' (variable width), and 'PYLON EASEMENT B' (variable width). Bearings and distances are provided for all boundaries and easements. For example, the boundary between 762 ROAD and 706 has bearings of 295°55'30" and 131°24'. The plan also shows adjacent parcels (SP167649, SP160821, SP162073) and a north arrow pointing towards the top right.

SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 181634
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PAGE 1 OF 8 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:

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

Each lot on the plan is subject to:

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

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

EASEMENTS

Lot 762 on the plan is subject to an Electricity Infrastructure Easement (created by and more particularly defined in D90506) in gross in favour of Aurora Energy Pty Ltd over the land shown on the plan as **ELECTRICITY INFRASTRUCTURE EASEMENT 2.00m WIDE (P165921)**.

Lot 700 on the plan is subject to a Pipeline Easement (created by and more particularly defined in SP163394) in gross in favour of the Tasmanian Water and Sewerage Corporation (Southern Region) Pty Limited over the land marked PIPELINE EASEMENT on SP163394 and shown on the plan as **PIPELINE EASEMENT (562/12D)**.

Lot 700 on the plan is together with a Private Signage Easement A (as defined) over that part of Lot 706 marked **PYLON EASEMENT 'A' VARIABLE WIDTH** on the plan.

Lot 706 on the plan is subject to a Private Signage Easement A (as defined) over the land marked **PYLON EASEMENT 'A' VARIABLE WIDTH** on the plan (appurtenant to Lot 700 on the plan).

Lot 700 on the plan is together with a Private Electricity Infrastructure Easement A (as defined) over that part of Lot 762 marked **PRIVATE CABLE EASEMENT 'C' 2.00m WIDE** on the plan.

Director

Director

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Highclere Holdings Pty Ltd FOLIO REF: 167648/802 SOLICITOR & REFERENCE: Page Seager (DAS 060985)	PLAN SEALED BY: DATE: 27 August 2021 SD-2016/12 O'Meara REF NO. CLARE SHEA Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 8 PAGES	Registered Number SP 181634
SUBDIVIDER: Highclere Holdings Pty Ltd FOLIO REFERENCE: 167648/802	

Lot 762 on the plan is subject to a Private Electricity Infrastructure Easement A (as defined) over the land marked **PRIVATE CABLE EASEMENT 'C' 2.00mWIDE** on the plan (appurtenant to Lot 700 on the plan).

Lots 701, 702, 703, 704, and 705 on the plan are each together with a Private Signage Easement B (as defined) over that part of Lot 706 marked **PYLON EASEMENT 'B' VARIABLE WIDTH** on the plan.

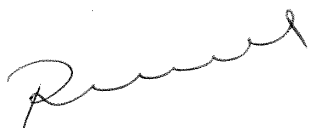
Lot 706 on the plan is subject to a Private Signage Easement B (as defined) over the land marked **PYLON EASEMENT 'B' VARIABLE WIDTH** on the plan (appurtenant to Lots 701, 702, 703, 704, and 705 on the plan).

Lots 701, 702, 703, 704, 705 and 706 on the plan are each together with the Private Electricity Infrastructure Easement B (as defined) over that part of Lot 762 marked **PRIVATE CABLE EASEMENT 'C' 2.00m WIDE** on the plan.

Lot 762 on the plan is subject to the Private Electricity Infrastructure Easement B (as defined) over the land marked **PRIVATE CABLE EASEMENT 'C' 2.00mWIDE** on the plan (appurtenant to Lots 701, 702, 703, 704, 705 and 706 on the plan).

COVENANTS

The owners of lots 701 to 706 (inclusive) on the plan covenant with the Vendor (Highclere Holdings Pty Ltd) and the owners for the time being of every other lot shown on the Plan to the intent that the burden of these covenants may run with and bind the covenantors' lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the Plan to observe the following stipulations:-



Director



Director

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 8 PAGES	Registered Number SP 181634
SUBDIVIDER: Highclere Holdings Pty Ltd FOLIO REFERENCE: 167648/802	

1. Not to construct, or allow to be constructed, on such lot any improvements above a height as may be approved for one storey buildings under the Clarence Interim Planning Scheme 2015 or such planning scheme as replaces it; except:
 - (i) in respect of lot 701 on the plan, this covenant does not restrict a service station canopy being constructed above that height limit as is customary for service stations; and
 - (ii) in respect of lot 706 on the plan, this covenant does not restrict an indoor children's slide and covering structure being constructed above that height limit.
2. The owners of all lots on the plan (excepting lot 762) covenant with the Clarence City Council to the intent that the burden of these covenants may run with and bind the covenantors' lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the Plan to observe the following stipulations:-
 - (i) not to discharge any stormwater from such lot other than in a manner consistent with the State Stormwater Strategy 2010 (or its successor).

FENCING PROVISION

In respect of the lots shown on the Plan, the Vendor (Highclere Holdings Pty Ltd) shall not be required to fence.

DEFINITIONS

"Private Signage Easement A" means the full and free right of every person (**Dominant Owner**) who is entitled to an estate or interest in possession indicated as the dominant tenement, or any part of it, with which that right will be capable of enjoyment in common with the owner of the servient tenement to erect, construct, place, inspect, alter, add, repair, renew, maintain and use in, upon, over and along and remove from the servient land a single pylon sign together with such poles, wires, cables, apparatus, appliances,

Director

Director

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 8 PAGES	Registered Number SP 181634
SUBDIVIDER: Highclere Holdings Pty Ltd FOLIO REFERENCE: 167648/802	

signage (including illuminated signage) and other ancillary work for the benefit of such single pylon sign (all of which are hereinafter collectively referred to as “the infrastructure”) and for the transmission and distribution of electrical energy to such signage in the land shown on the plan and marked **PYLON EASEMENT ‘A’ VARIABLE WIDTH (Servient Land)** and for the Dominant Owner and their employees, agents and contractors from time to time and at all times to enter into and upon the Servient Land or any part of it bringing upon the Servient Land such material, machinery and other things as it considers fit and proper to inspect the condition of the infrastructure and to repair, alter and amend HOWEVER that any damage occasioned in doing so will be made good AND together to the benefit of a restriction on the owner of the servient tenement from constructing, or allowing the construction of, any structure, landscaping or obstruction on the Servient Land which would at any time restrict or hinder the visibility of the pylon signage installed by the Dominant Owner.

“**Private Signage Easement B**” means the full and free right of every person (**Dominant Owner**) who is entitled to an estate or interest in possession indicated as the dominant tenement, or any part of it, with which that right will be capable of enjoyment in common with the owner of the servient tenement to erect, construct, place, inspect, alter, add, repair, renew, maintain and use in, upon, over and along and remove from the servient land a single pylon sign together with such poles, wires, cables, apparatus, appliances, signage (including illuminated signage) and other ancillary work for the benefit of such single pylon sign (all of which are hereinafter collectively referred to as “the infrastructure”) and for the transmission and distribution of electrical energy to such signage in the land shown on the plan and marked **PYLON EASEMENT ‘B’ VARIABLE WIDTH (Servient Land)** and for the Dominant Owner and their employees, agents and contractors from time to time and at all times to enter into and upon the Servient Land or any part of it bringing upon the Servient Land such material, machinery and other things as it considers fit and proper to inspect the condition of the infrastructure and to repair, alter and amend HOWEVER that any damage occasioned in doing so will be made good AND such right being:

1. together to the benefit of a restriction on the owner of the servient tenement from constructing, or allowing the construction of, any structure, landscaping or obstruction on the Servient Land which



Director

Director

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 8 PAGES	Registered Number SP 181634
SUBDIVIDER: Highclere Holdings Pty Ltd FOLIO REFERENCE: 167648/802	

would at any time restrict or hinder the visibility of the pylon signage installed by the Dominant Owner;

2. subject to an obligation to properly maintain, repair and replace such signage and infrastructure;
3. subject to the further proportionate rights, restrictions and contributions (including the reservation to the owner of the servient tenement of use of pylon signage in the Servient Land) as follows:

Lot No.	% of total signage area on pylon sign available for use	Cost of installation of own signage (%)	Cost of maintenance, repair and replacement of the infrastructure (%)
Lot 701	5	100	5
Lot 702	5	100	5
Lot 703	5	100	5
Lot 704	50	100	50
Lot 705	10	100	10
Lot 706	25	100	25

"Private Electricity Infrastructure Easement A" means the full and free right of every person (**Dominant Owner**) who is entitled to an estate or interest in possession indicated as the dominant tenement, or any part of it, with which that right will be capable of enjoyment in common with the owner of the servient tenement to erect, construct, place, inspect, alter, add, repair, renew, maintain and use in, upon,

Director

Director

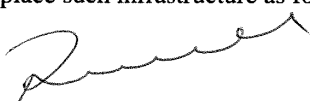
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 8 PAGES	Registered Number SP 181634
SUBDIVIDER: Highclere Holdings Pty Ltd FOLIO REFERENCE: 167648/802	

over and along and remove from the servient land towers, poles, wires, cables, apparatus, appliances and other ancillary work (all of which are hereinafter collectively referred to as “the infrastructure”) for the transmission and distribution of electrical energy and for purposes incidental thereto in the strip of land shown on the plan and marked **PRIVATE CABLE EASEMENT 'C' VARIABLE WIDTH (Servient Land)** and for the Dominant Owner and their employees, agents and contractors from time to time and at all times to enter into and upon the Servient Land or any part of it bringing upon the Servient Land such material, machinery and other things as it considers fit and proper to inspect the condition of the infrastructure and to repair, alter and amend HOWEVER that any damage occasioned in doing so will be made good, and

“**Private Electricity Infrastructure Easement B**” means the full and free right of every person (**Dominant Owner**) who is entitled to an estate or interest in possession indicated as the dominant tenement, or any part of it, with which that right will be capable of enjoyment in common with the owner of the servient tenement to erect, construct, place, inspect, alter, add, repair, renew, maintain and use in, upon, over and along and remove from the servient land towers, poles, wires, cables, apparatus, appliances, and other ancillary work (all of which are hereinafter collectively referred to as “the infrastructure”) for the transmission and distribution of electrical energy and for purposes incidental thereto in the strip of land shown on the plan and marked **PRIVATE CABLE EASEMENT 'C' VARIABLE WIDTH (Servient Land)** and for the Dominant Owner and their employees, agents and contractors from time to time and at all times to enter into and upon the Servient Land or any part of it bringing upon the Servient Land such material, machinery and other things as it considers fit and proper to inspect the condition of the infrastructure and to repair, alter and amend HOWEVER that any damage occasioned in doing so will be made good AND such right being:

1. subject to an obligation to properly maintain, repair and replace such infrastructure;
2. subject to the further obligation to pay the proportionate contributions to properly maintain, repair and replace such infrastructure as follows:



Director



Director

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 8 PAGES	Registered Number SP 181634
SUBDIVIDER: Highclere Holdings Pty Ltd FOLIO REFERENCE: 167648/802	

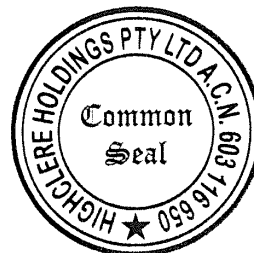
Lot No.	Cost of maintenance, repair and replacement of the infrastructure (%)
Lot 701	5
Lot 702	5
Lot 703	5
Lot 704	50
Lot 705	10
Lot 706	25



Director
Director

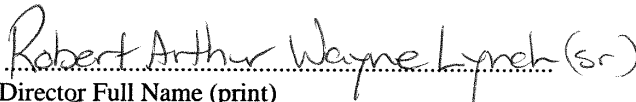
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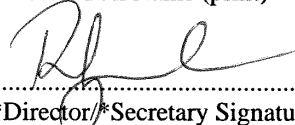
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 8 OF 8 PAGES	Registered Number SP 181634
SUBDIVIDER: Highclere Holdings Pty Ltd FOLIO REFERENCE: 167648/802	

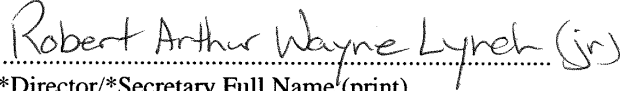
EXECUTED by **HIGHCLERE HOLDINGS PTY LTD**)
(ACN 603 116 650) as registered proprietor of the land)
comprised in Folio of the Register Volume 167648)
Folio 802 pursuant to section 127 of the *Corporations Act*)
2001 (Cth) by:)




.....
Director Signature


.....
Director Full Name (print)


.....
*Director/*Secretary Signature


.....
*Director/*Secretary Full Name (print)

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

9-13 COMMERCE DRIVE, GLEBE HILL TASMANIA

DRAFT SIGNAGE APPLICATION PACKAGE
REVISION *[D]*

AUG '25

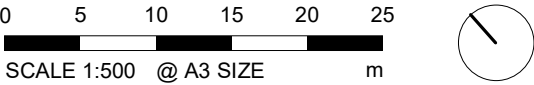
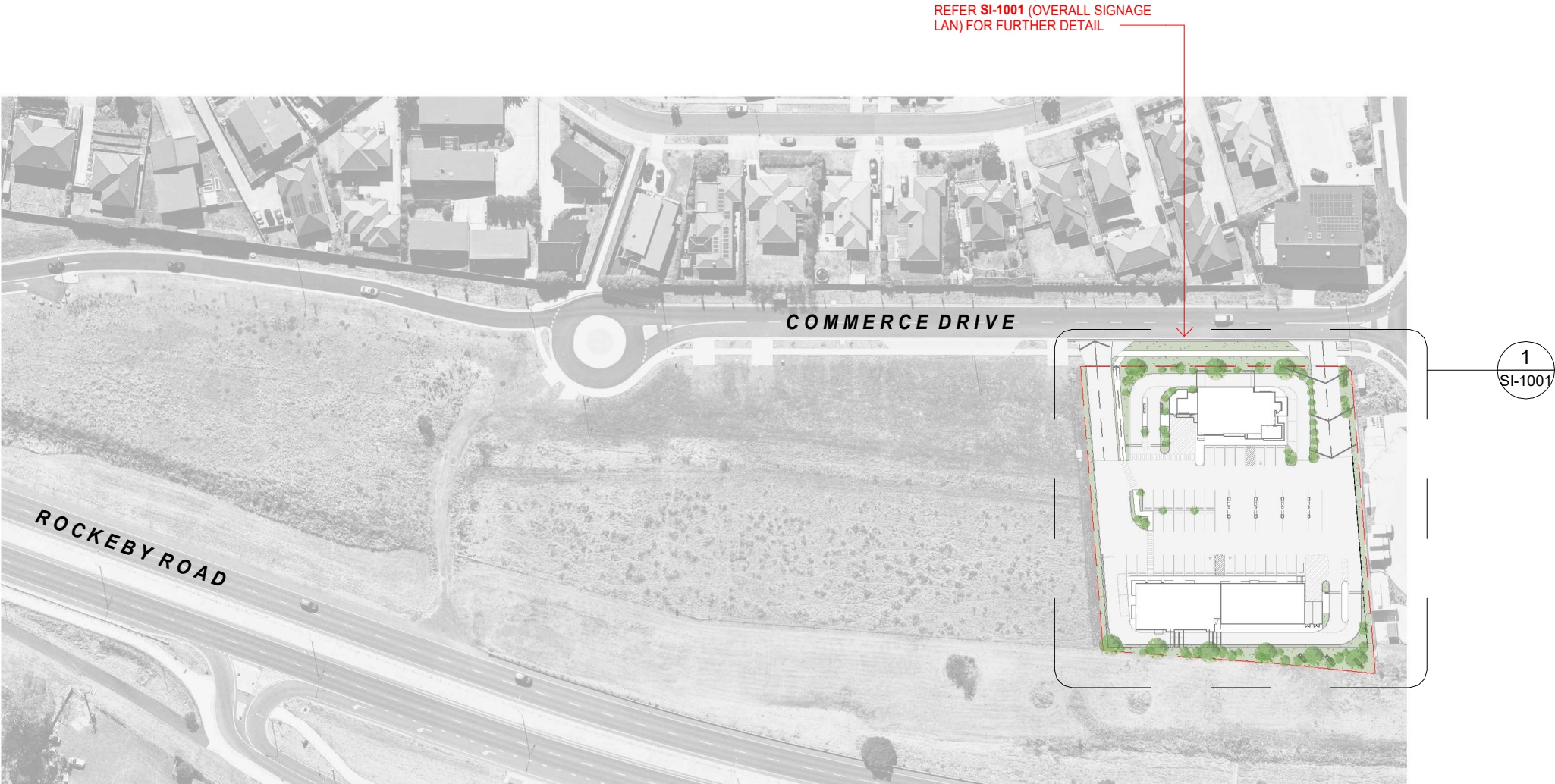
CONTENTS

- 01 / OVERALL PLANS
- 02 / BUILDING 01 - DRAWINGS
- 03 / BUILDING 02 - DRAWINGS
- 04 / SERVICE STATION CANOPY DRAWINGS
- 05 / PYLON SIGNAGE DETAILS
- 06 / APPENDIX WITH RENDERS

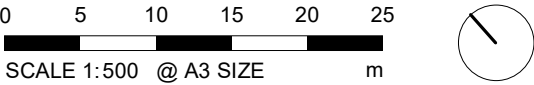
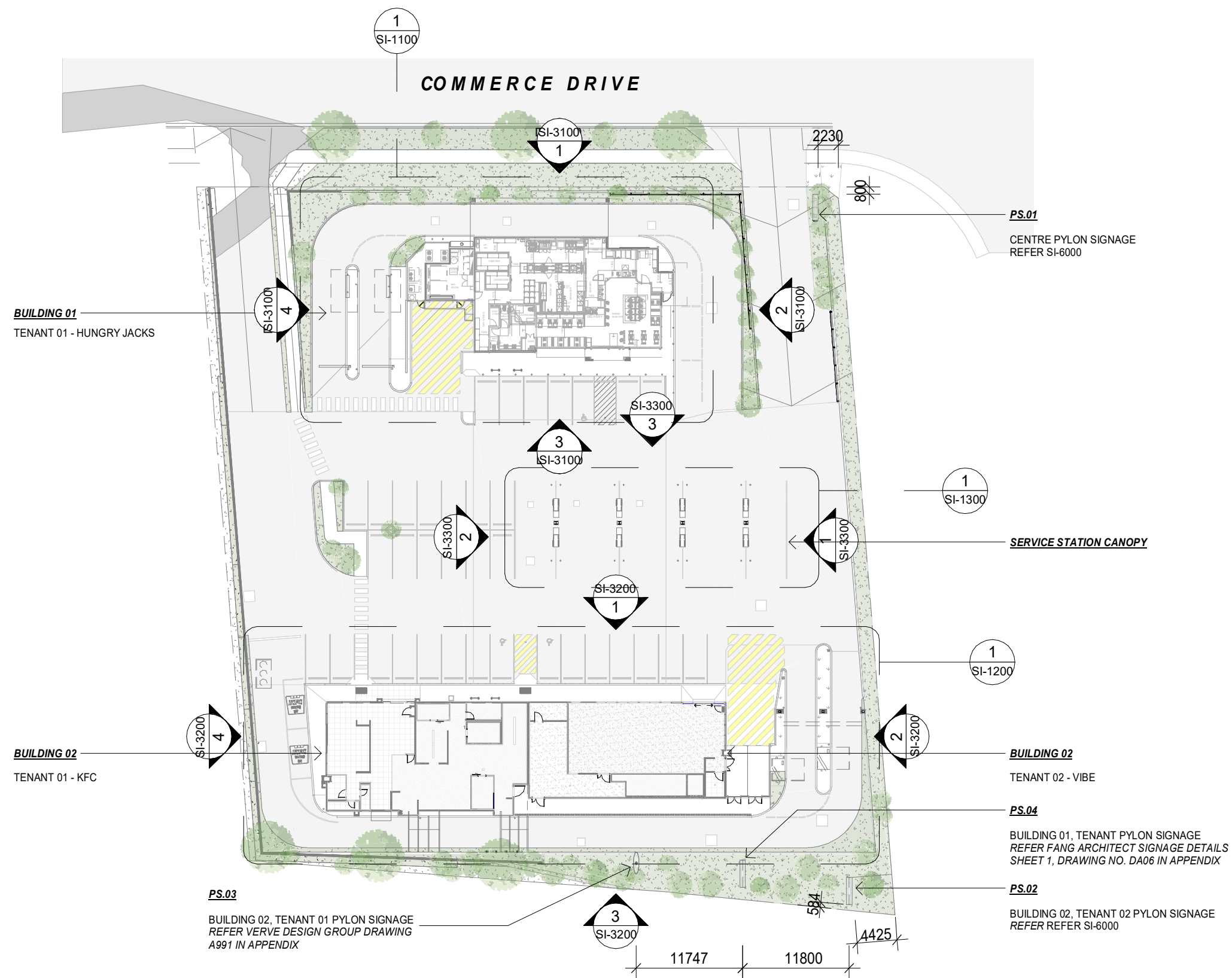
01/ OVERALL PLANS

- OVERALL CONTEXT PLAN
- OVERALL SIGNAGE PLAN

SI-1000
OVERALL CONTEXT PLAN



SI-1001
OVERALL SIGNAGE PLAN



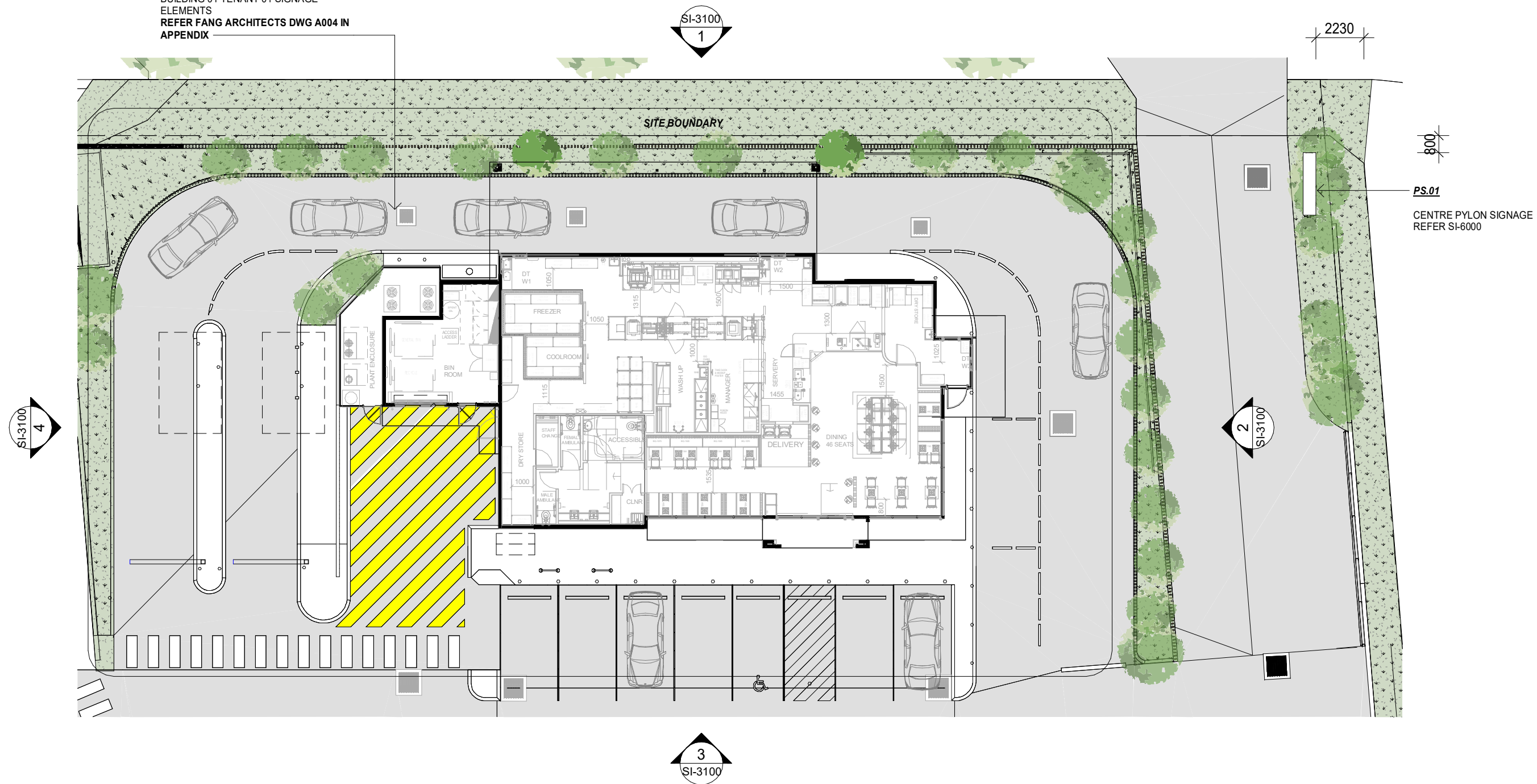
02/ BUILDING 01

- BUILDING 01 SIGNAGE PLAN
- BUILDING 01 SIGNAGE ELEVATIONS

SI-1100

BUILDING 01 - SIGNAGE PLAN

BUILDING 01 TENANT 01 SIGNAGE
ELEMENTS
REFER FANG ARCHITECTS DWG A004 IN
APPENDIX



0 2 4 6 8 10
SCALE 1:200 @ A3 SIZE m

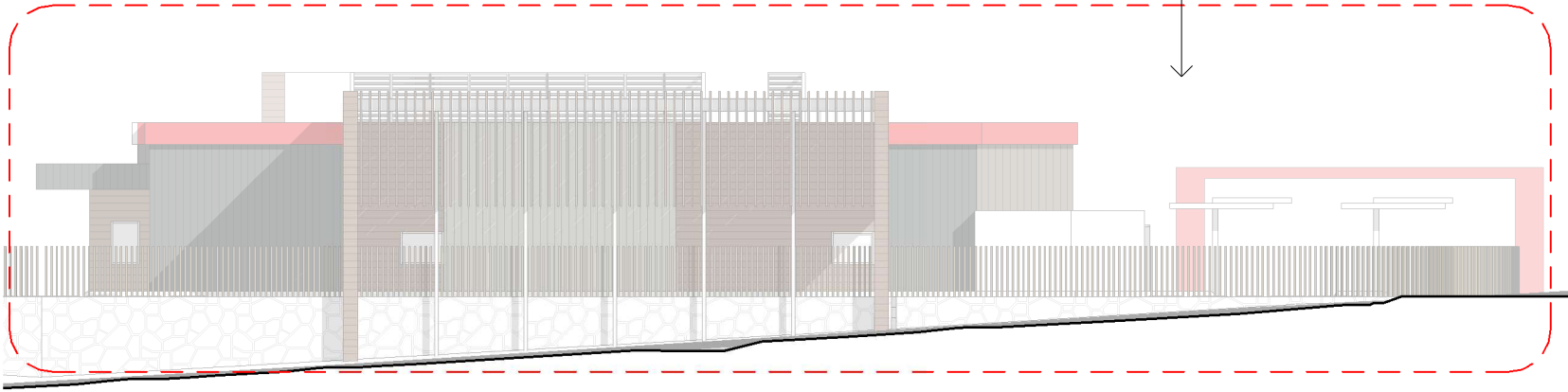
ISSUE E

Date of Issue | 04.08.2025

333333 | 9-13 COMMERCE DRIVE GLEBE HILL TASMANIA | 9-13 COMMERCE DRIVE, GLEBE HILL, TASMANIA

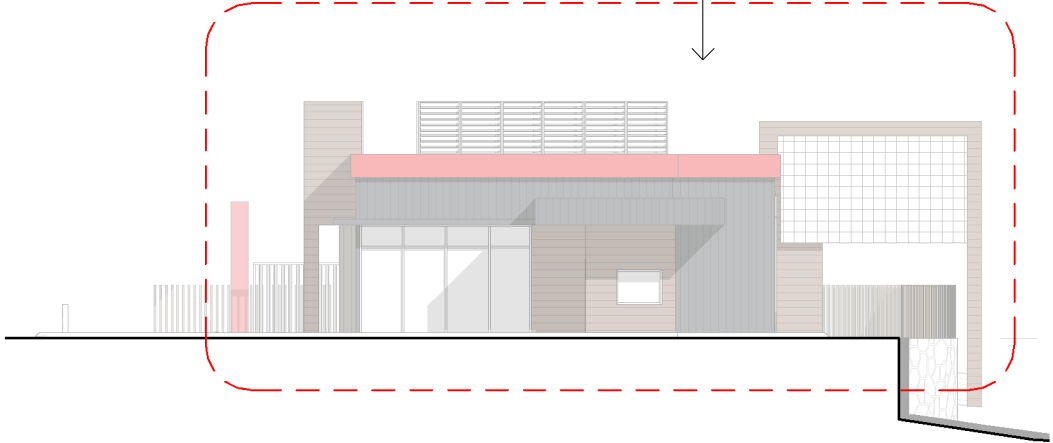
SI-3100
BUILDING 01 SIGNAGE ELEVATIONS

BUILDING 01 TENANT 01 SIGNAGE
ELEMENTS
REFER FANG ARCHITECTS DWG
A201 IN APPENDIX



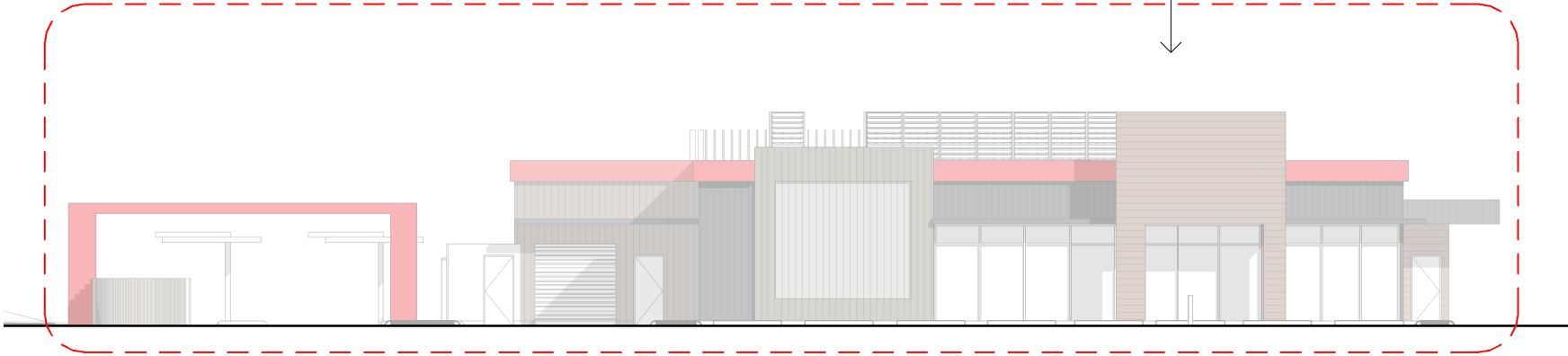
1 BUILDING 01 - SIGNAGE ELEVATION 01
SI-1100 1 : 200

BUILDING 01 TENANT 01 SIGNAGE
ELEMENTS
REFER FANG ARCHITECTS DWG
A201 IN APPENDIX



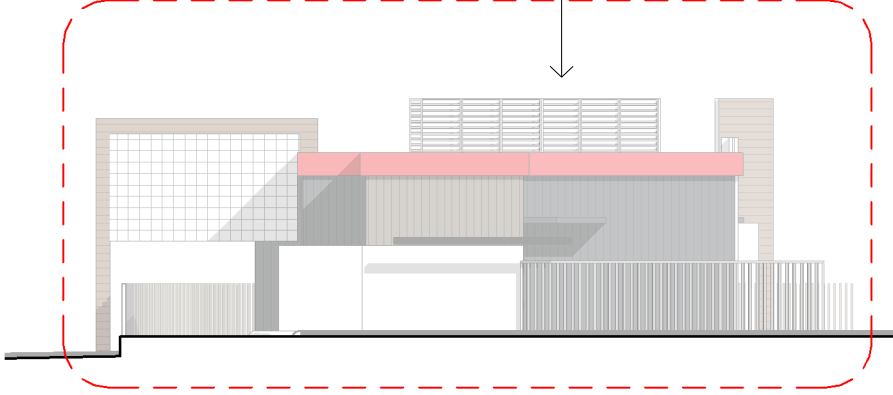
2 BUILDING 01 - SIGNAGE ELEVATION 02
SI-1100 1 : 200

BUILDING 01 TENANT 01 SIGNAGE
ELEMENTS
REFER FANG ARCHITECTS DWG
A200 IN APPENDIX



3 BUILDING 01 - SIGNAGE ELEVATION 03
SI-1100 1 : 200

BUILDING 01 TENANT 01 SIGNAGE
ELEMENTS
REFER FANG ARCHITECTS DWG
A200 IN APPENDIX



4 BUILDING 01 - SIGNAGE ELEVATION 04
SI-1100 1 : 200

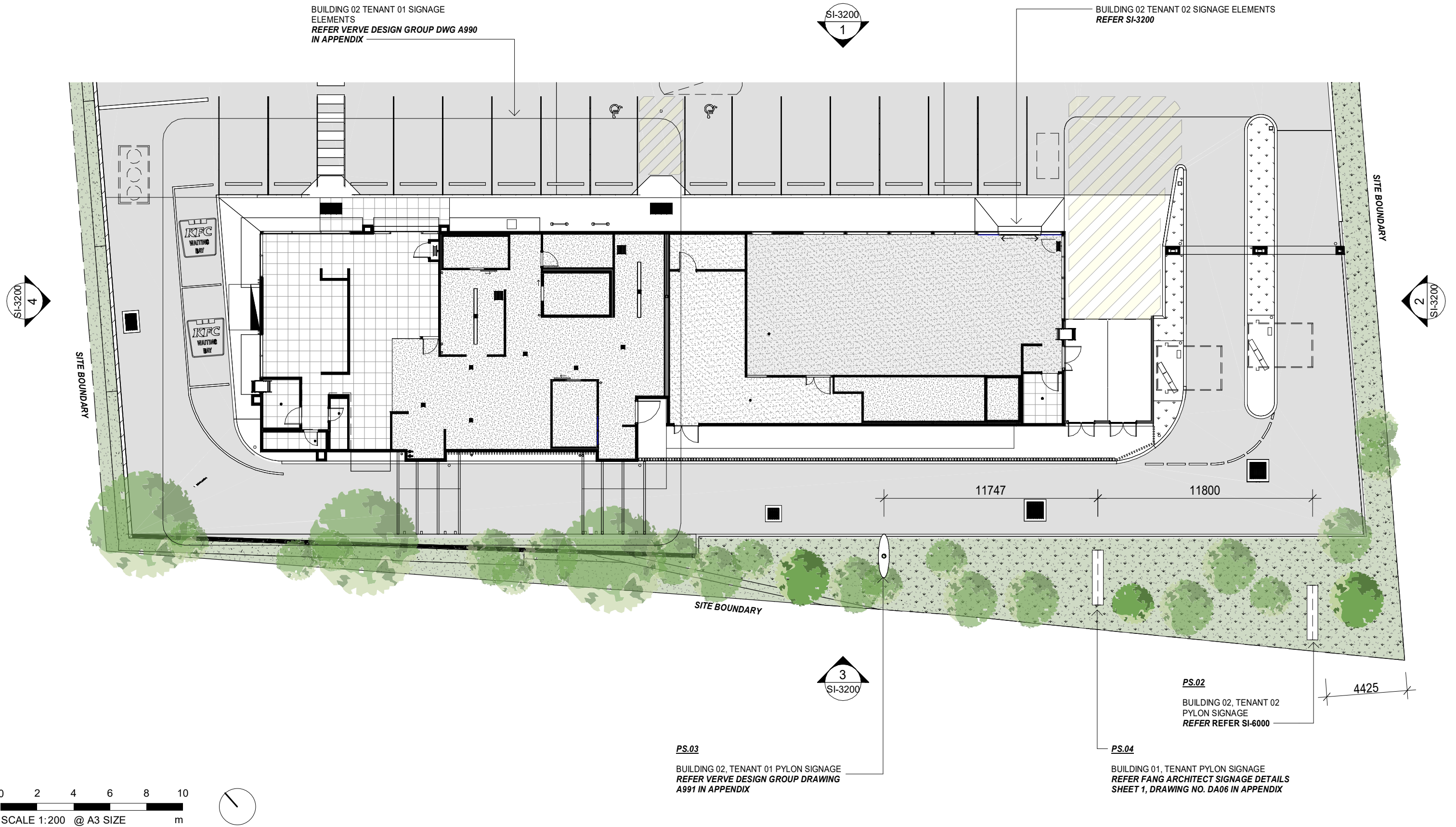
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ISSUE B
Date of Issue | 05.02.2025
- | 9-13 COMMERCE DRIVE, GLEBE HILL, TASMANIA

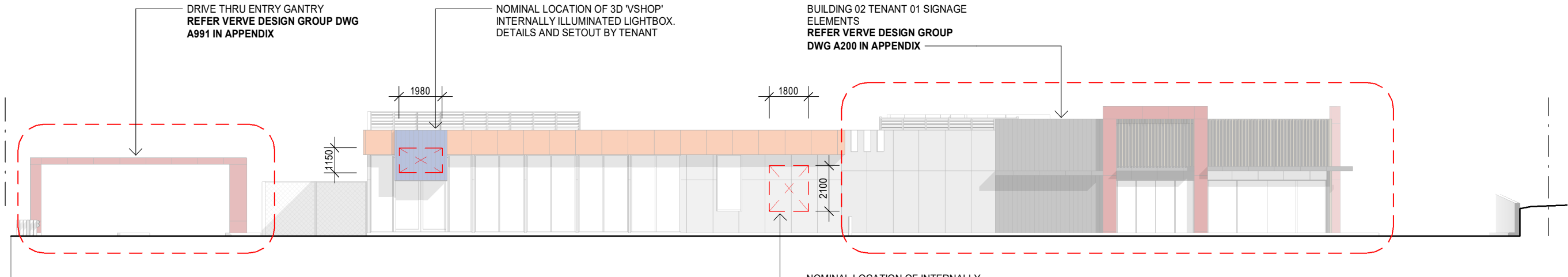
03/ BUILDING 02

- BUILDING 02 - SIGNAGE PLAN
- BUILDING 02 - SIGNAGE ELEVATIONS

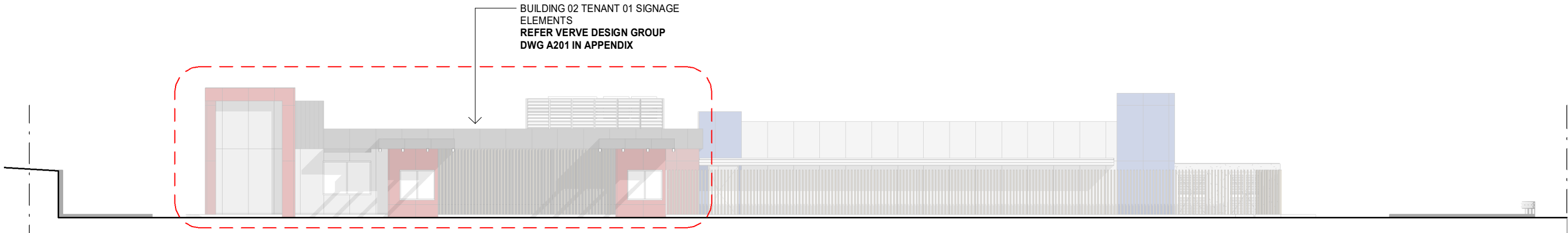
SI-1200
BUILDING 02 - SIGNAGE PLAN



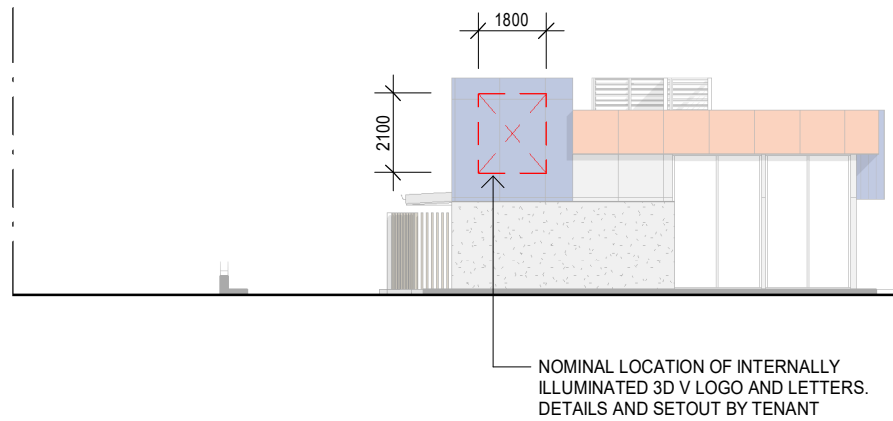
SI-3200
BUILDING 02 SIGNAGE ELEVATIONS



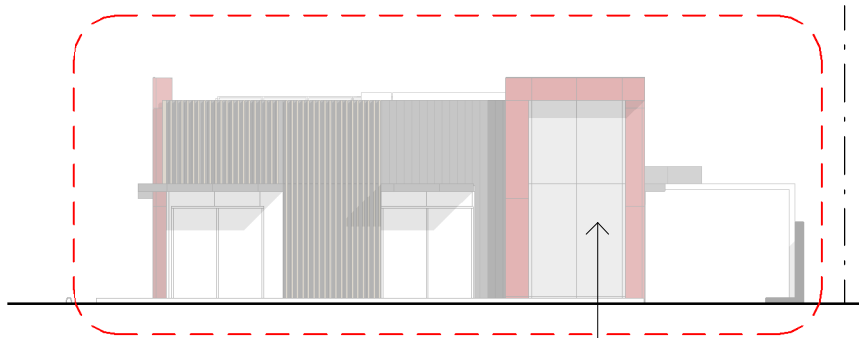
1 BUILDING 02 - SIGNAGE ELEVATION 01
SI-1200 1 : 200



3 BUILDING 02 - SIGNAGE ELEVATION 02
SI-1200 1 : 200



2 BUILDING 02 - - SIGNAGE ELEVATION 03
SI-1200 1 : 200



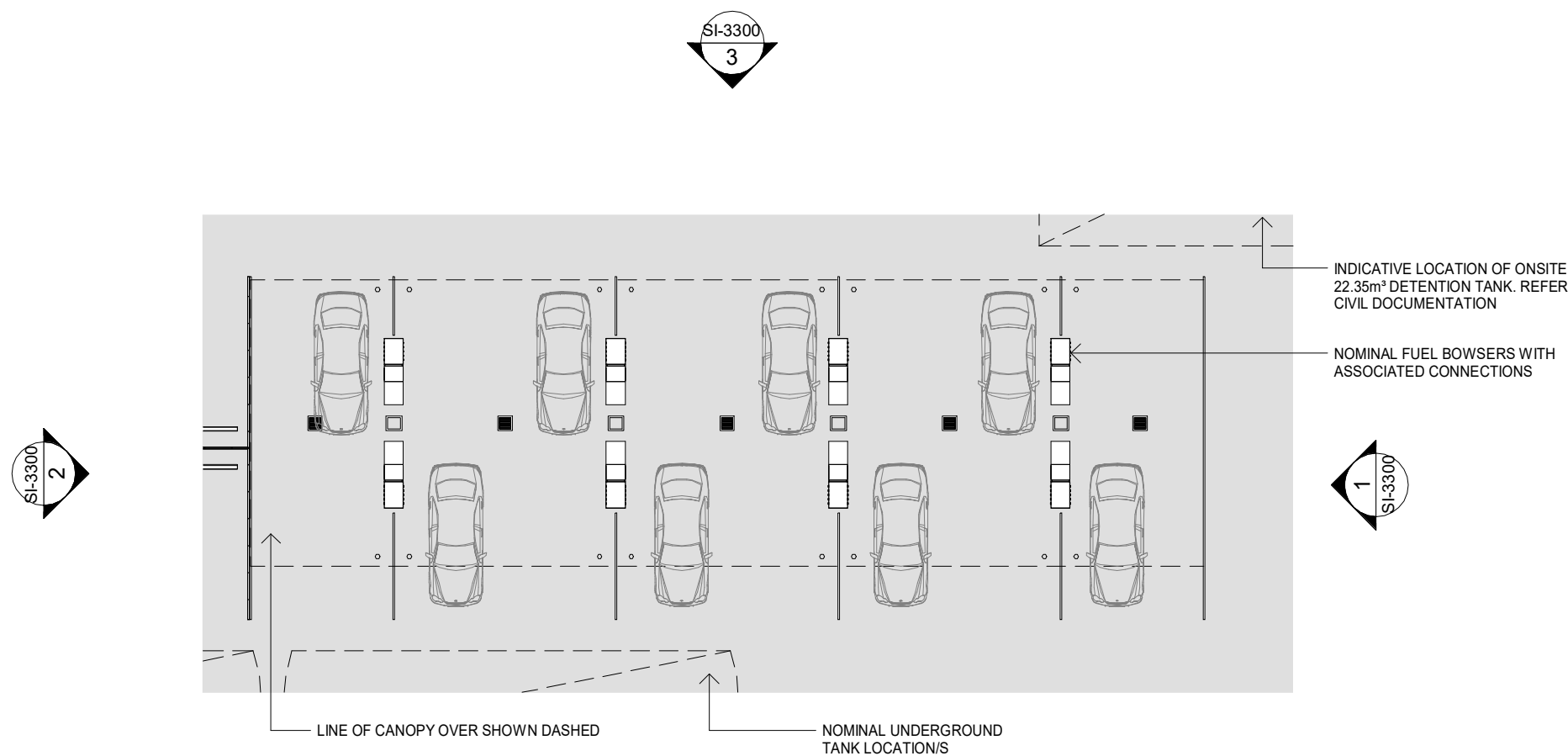
4 BUILDING 02 - SIGNAGE ELEVATION 04
SI-1200 1 : 200

0 2 4 6 8 10
SCALE 1:200 @ A3 SIZE m

04/ SERVICE STATION CANOPY - DRAWINGS

- CANOPY SIGNAGE PLAN
- CANOPY SIGNAGE ELEVATIONS

SI-1300
SERVICE STATION CANOPY - SIGNAGE PLAN




0 2 4 6 8 10
SCALE 1:200 @ A3 SIZE m



ISSUE B
Date of Issue | 05.02.2025
- | 9-13 COMMERCE DRIVE, GLEBE HILL, TASMANIA

SI-3300
SERVICE STATION CANOPY SIGNAGE ELEVATIONS


3500



1200

CANOPY SIGNAGE
INTERNALLY ILLUMINATED 3D V LOGO
AND LETTERS. DETAILS TBC BY TENANT


REFER ELEVATIONS



REFER ELEVATIONS

BUILDING SIGNAGE
INTERNALLY ILLUMINATED 3D V LOGO
AND LETTERS. DETAILS TBC BY TENANT

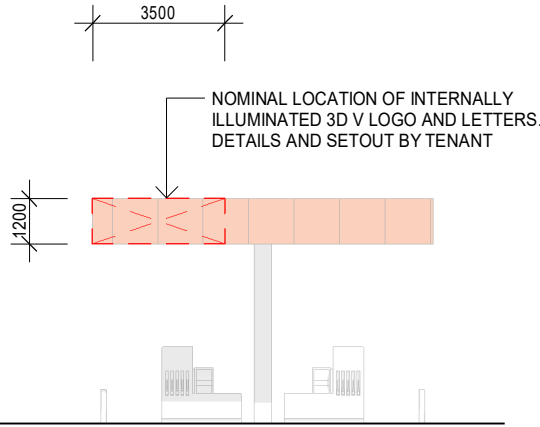
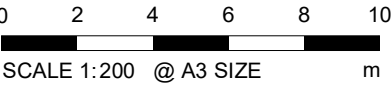
REFER ELEVATIONS



REFER ELEVATIONS

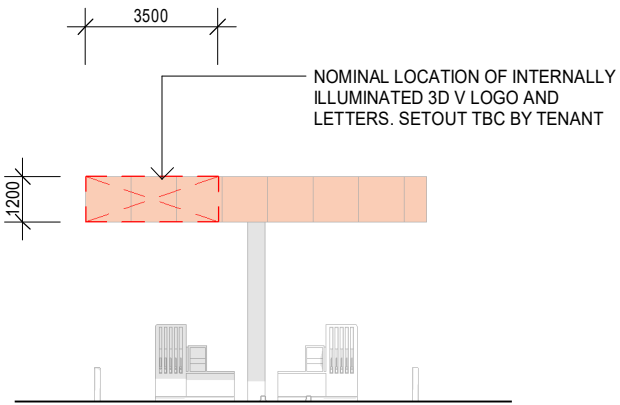
BUILDING SIGNAGE
INTERNALLY ILLUMINATED 3D 'VSHOP'
LOGO'. DETAILS TBC BY TENANT

BUILDING 02 - TENANT 02 COLOURS TABLE			
NO.	LABEL	SAMPLE	SAMPLE NAME
1	PANEL ORANGE	<div></div>	ULTRABOND FR UB2003 PASTEL ORANGE
2	PANEL BLUE	<div></div>	ULTRABOND FR UB5002 ULTRAMARINE BLUE
3	PANEL WHITE	<div></div>	ULTRABOND FR UB1005 ARCTIC WHITE
4	PANEL RED	<div></div>	ULTRABOND FR POPPY RED
5	PANEL YELLOW	<div></div>	ULTRABOND FR BRIGHT YELLOW
6	PANEL GREY	<div></div>	ULTRABOND FR SIGNAL GREY
7	PAINT GREY	<div></div>	DULUX GRID SG6D7
8	PAINT YELLOW	<div></div>	DULUX SULPHUR SB7A6
9	PAINT ORANGE	<div></div>	DULUX FULL OF LIFE S09H8



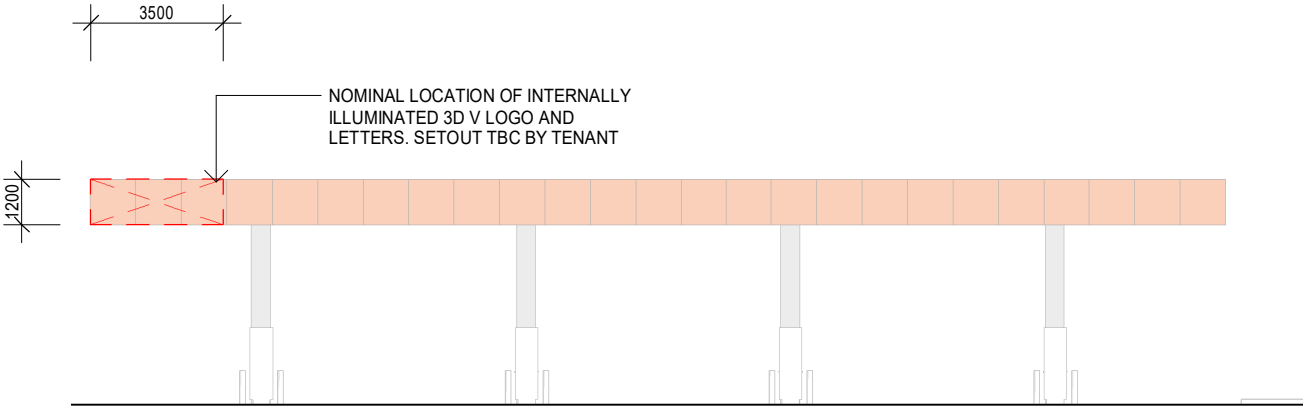
1
SI-1300

CANOPY SIGNAGE ELEVATION 01
1 : 200



2
DA-3002

CANOPY SIGNAGE ELEVATION 02
1 : 200



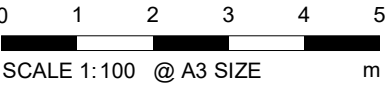
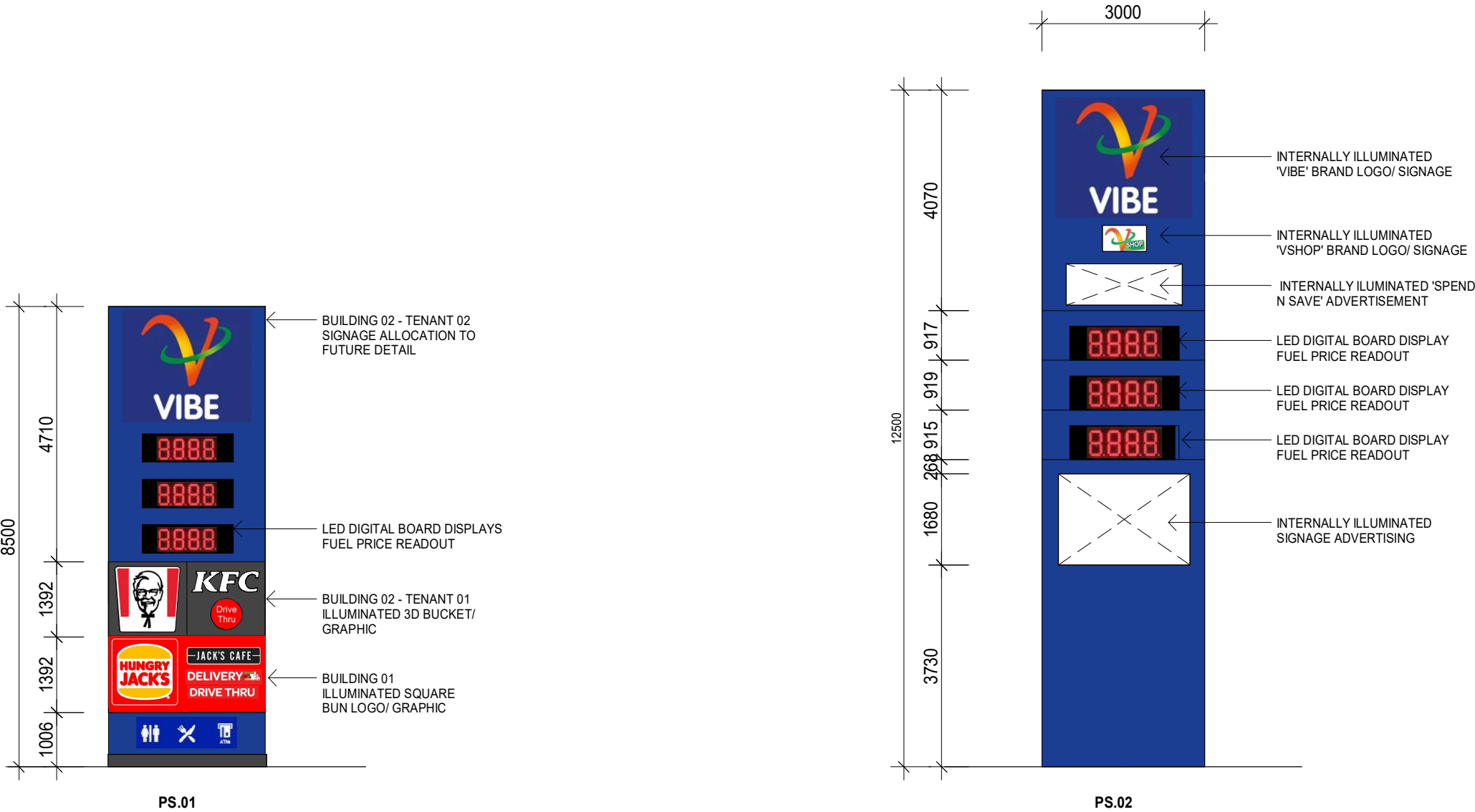
3
DA-3002

CANOPY SIGNAGE ELEVATION 03
1 : 200

05/ PYLON SIGNAGE DETAILS

- EXISTING CENTRE PYLON SIGNAGE
- CENTRE PYLON SIGNAGE
- BUILDING 02, TENANT 02 PYLON SIGNAGE

SI-6000
PYLON SIGNAGE



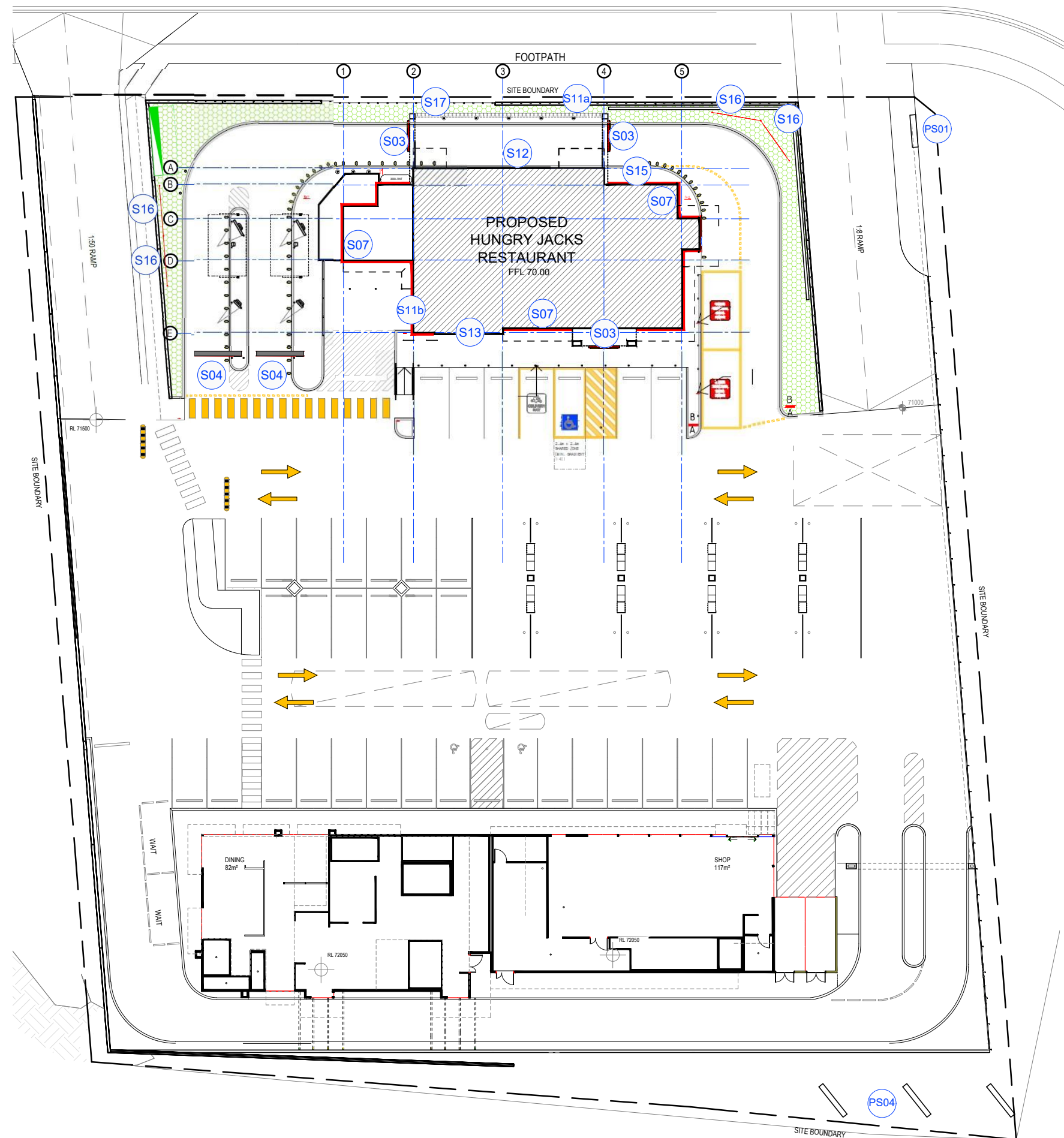
ISSUE D
Date of Issue | 14.03.2025

333333 | 9-13 COMMERCE DRIVE GLEBE HILL TASMANIA | 9-13 COMMERCE DRIVE, GLEBE HILL, TASMANIA

ALL SIGNS TO COMPLY
WITH AS/NZS 4284:2023
CONTROL OF THE
OBTRUSIVE EFFECTS OF
OUTDOOR LIGHTING

06/ APPENDIX

- BUILDING 01 SIGNAGE PLAN
- BUILDING 01 SIGNAGE ELEVATIONS/ DETAILS



SIGNAGE LEGEND

REFER TO A005- A007 FOR SIGNAGE DETAILS

- S01 - 12.5m HIGH PYLON SIGN
- S02a - ILLUMINATED DIRECTIONAL SIGN
- S02b - ILLUMINATED DIRECTIONAL SIGN
- S03 - 2.4m SQUARE ILLUMINATED BUN LOGO
- S04 - DRIVE THRU HEIGHT BAR
- S05 - DRIVE THRU PREVIEW BOARD
- S06 - DRIVE THRU MENUBOARDS
- S07 - ILLUMINATED RED FASCIA LIGHTBOX
- S08 - BICYCLE PARKING SIGN
- S09 - WAITING BAY GROUNDMARKING SIGNS
- S09a - WAITING BAY POST
- S10a - DRIVE THRU WINDOW 'PAY' SIGN
- S10b - DRIVE THRU WINDOW 'PICK UP' SIGN
- S10c - DRIVE THRU WINDOW 'WAITING BAY' SIGN
- S11a - ILLUMINATED HUNGRY JACK'S LETTERSET
- S11b - ILLUMINATED HUNGRY JACK'S LETTERSET
- S12 - PRINTED GRAPHIC (DT LANE)
- S13 - SPRAY PAINT SHOPFRONT GRAPHIC
- S14 - PEDESTRIAN CROSSING SIGN
- S15 - PAINTED FLAME GRILLED GRAPHIC
- S16 - BANNER POLE
- S17 - DRIVE THRU LETTERSET
- S18 - DELIVERY BAY GROUNDMARKING SIGNS
- S18a - DELIVERY BAY POST

- PS01 - 9.55m HIGH SHARED PYLON
- PS04 - EXISTING SHARED PYLON

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STATUS
○ SKETCH
○ DA/ PP
○ AMENDED DA
● BA/CC
● TENDER
● CONSTRUCTION

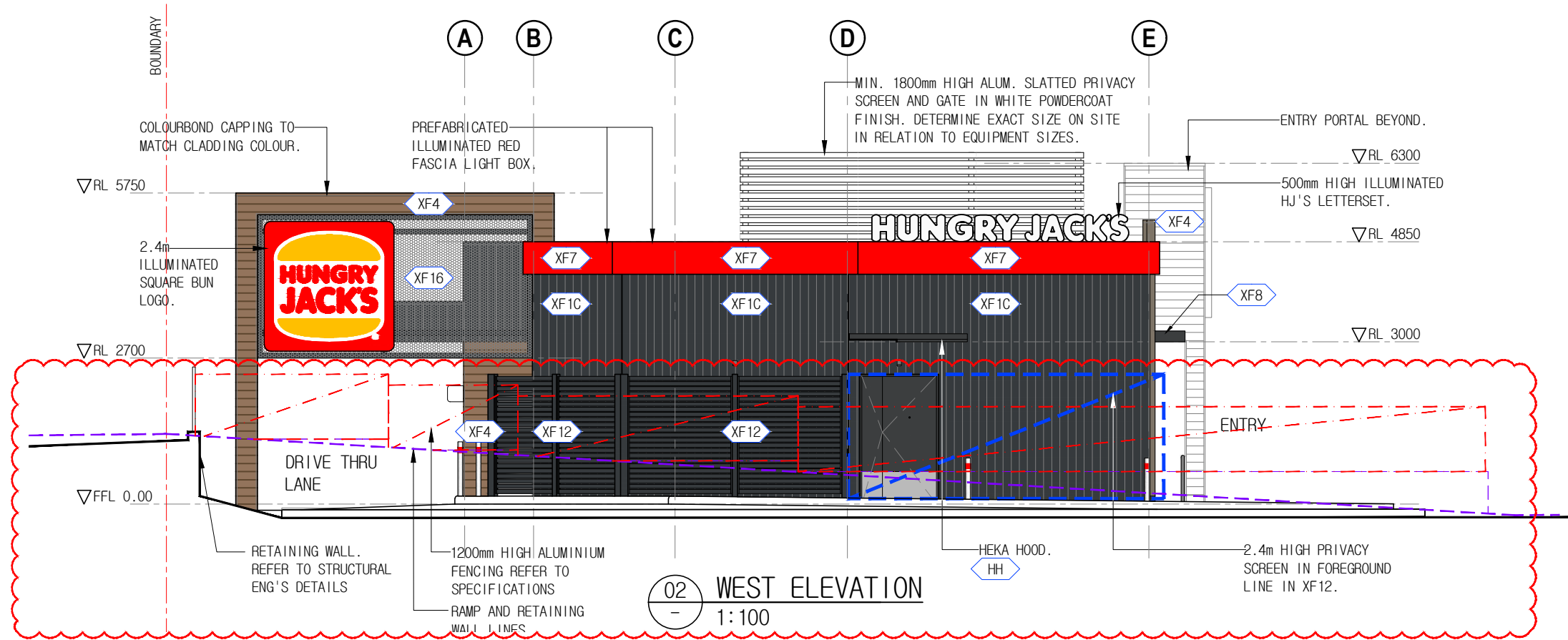
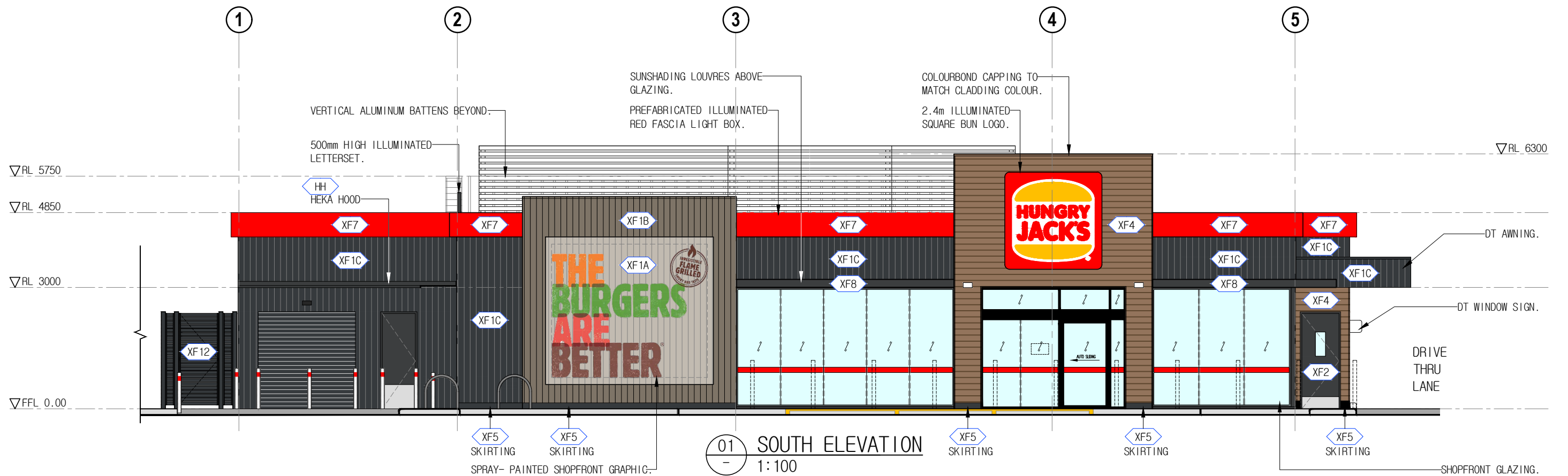
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A	25.02.25	TENDER ISSUE	NN
B	11.04.25	CONSTRUCTION ISSUE	NN

PROJECT HUNGRY JACK'S
GLEBE HILL
COMMERCE DRIVE
HOWRAH TAS 7018

SITE SIGNAGE LOCATION PLAN		
PROJECT NO. 231007	DATE	OCTOBER 2023
SCALE	DRAWING NO.	REV.
1:350@A3	A004	B

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Nominated Architect: Shyan Fang (Reg 7958)





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○ AMENDED DA	A	25.02.25	TENDER ISSUE	NN
● BA/CC	B	01.04.25	ADDENDUM TENDER ISSUE	NN
● TENDER	C	11.04.25	CONSTRUCTION ISSUE	NN
● CONSTRUCTION	D	6.06.25	REVISED CONSTRUCTION ISSUE - RETAINING WALLS UPDATED	SL

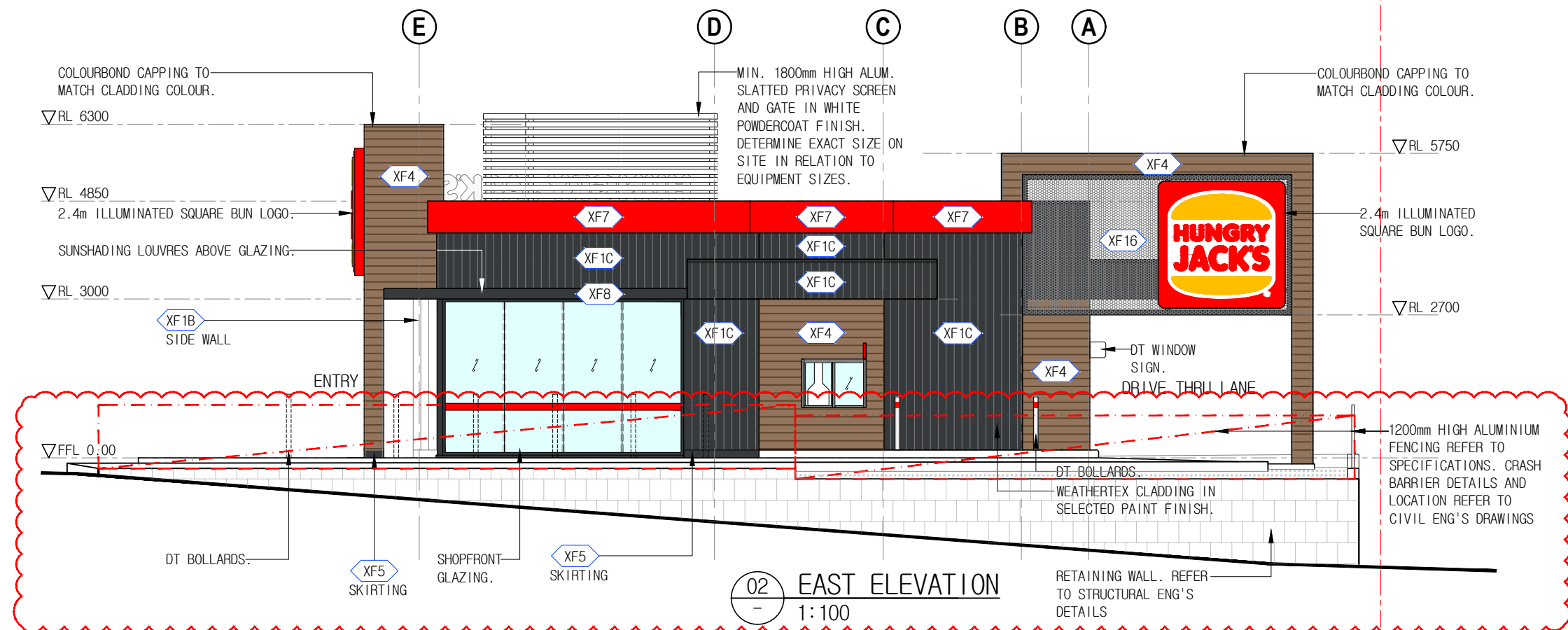
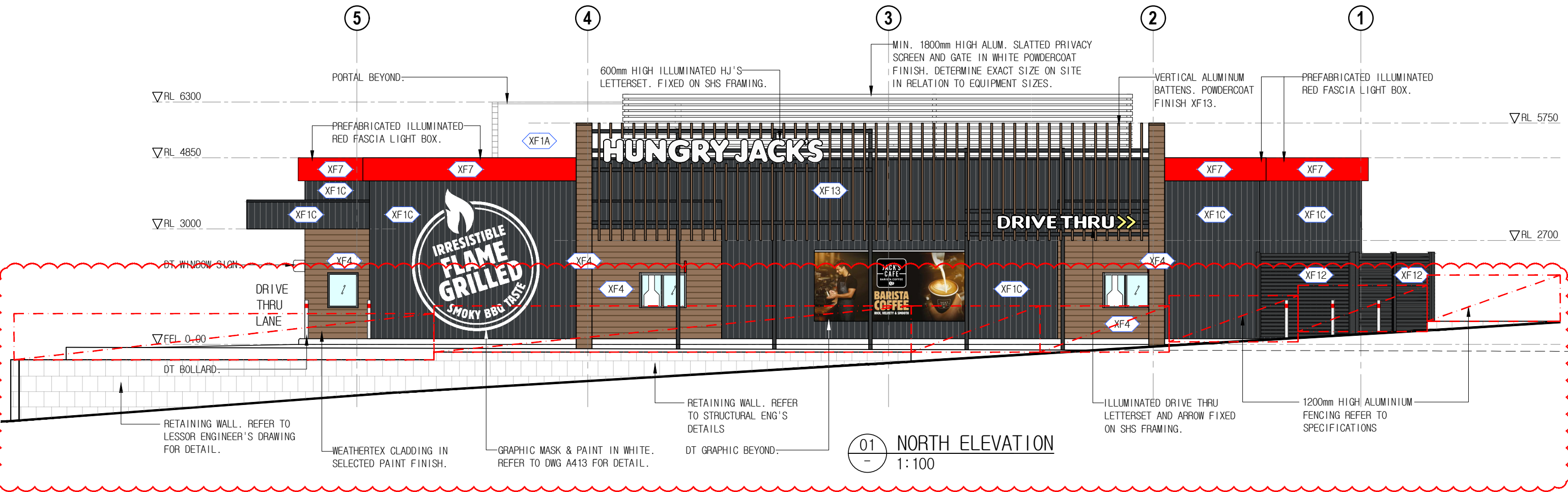
PROJECT HUNGRY JACK'S
GLEBE HILL
COMMERCE DRIVE
HOWRAH TAS 7018

DRAWING	PROJECT NO.	DATE	DRAWING NO.	REV.
EXTERNAL ELEVATIONS SHEET 1	231007	OCTOBER 2023	A200	D
SCALE	1:100@A3			


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<div><div></div> TENDER</div>	C	11.04.25	CONSTRUCTION ISSUE	NN
<div><div></div> CONSTRUCTION</div>	D	6.06.25	REVISED CONSTRUCTION ISSUE - RETAINING WALLS UPDATED	SL

PROJECT HUNGRY JACK'S

GLEBE HILL
COMMERCE DRIVE
HOWRAH TAS 7018

DRAWING

EXTERNAL ELEVATIONS
SHEET 2

PROJECT NO. 231007	DATE OCTOBER 2023
SCALE 1:100@A3	DRAWING NO. A201
	REV. D

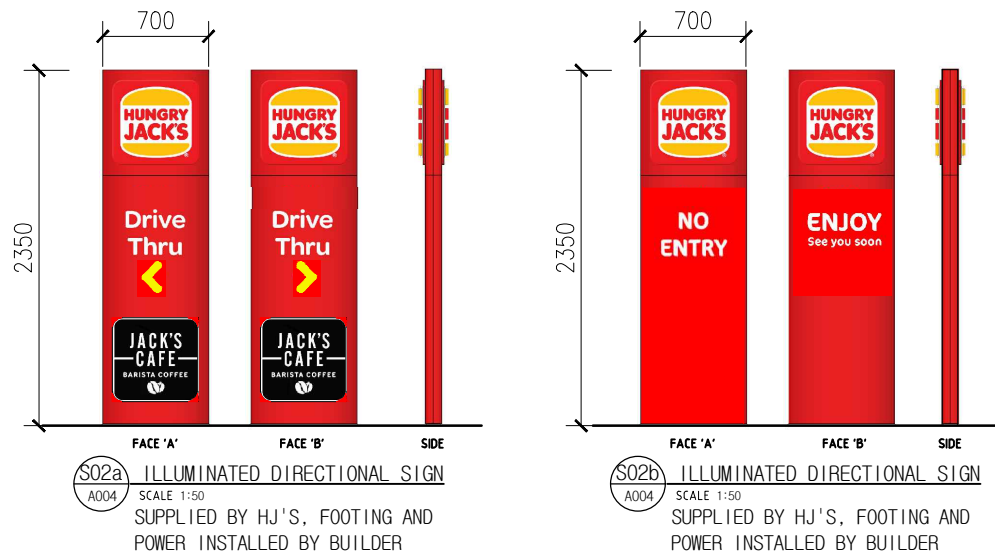
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Nominated Architect: Shyan Fang (Reg 7958)





PS04 PYLON SIGN
A004 SCALE 1:50



S02a ILLUMINATED DIRECTIONAL SIGN
A004 SCALE 1:50
SUPPLIED BY HJ'S, FOOTING AND POWER INSTALLED BY BUILDER

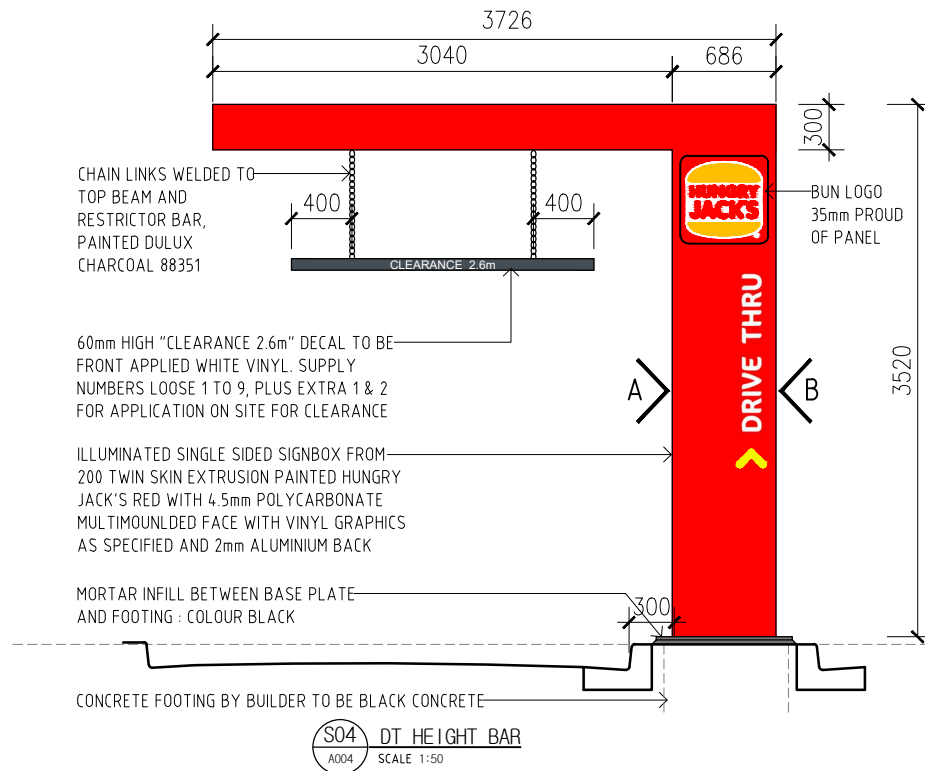
S02b ILLUMINATED DIRECTIONAL SIGN
A004 SCALE 1:50
SUPPLIED BY HJ'S, FOOTING AND POWER INSTALLED BY BUILDER



S03 2.4m ILLUMINATED BUN LOGO
A004 SCALE 1:50
SUPPLY BY HJ'S, INSTALL BY BUILDER

NOTE:

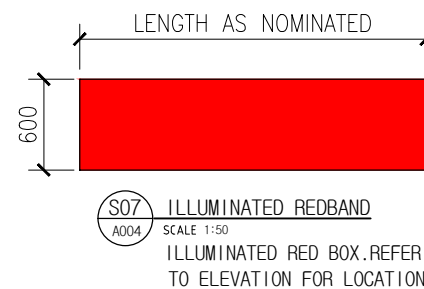
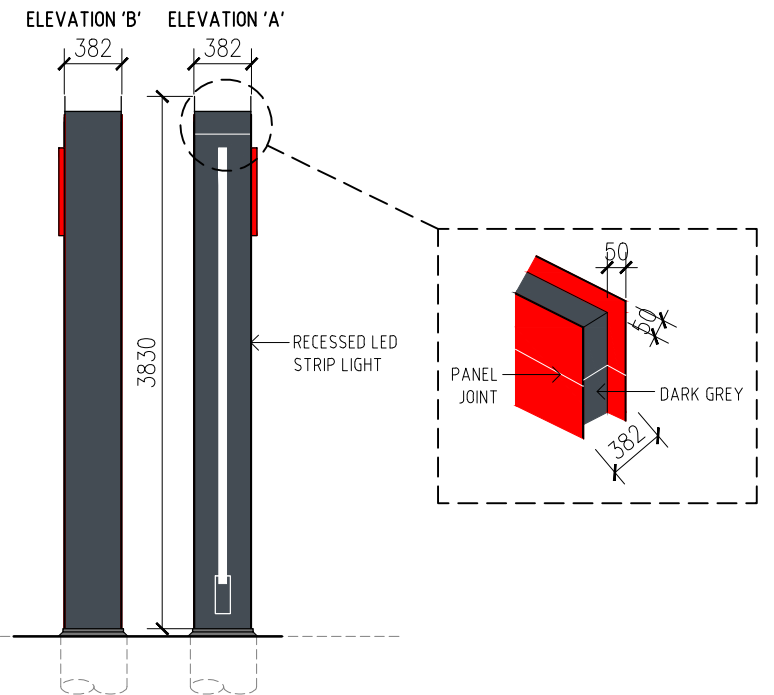
- ALL SITE SIGNAGE WILL BE SUPPLIED BY HJ AND INSTALLED BY HJ CONTRACTOR UNLESS NOTED OTHERWISE. BUILDER TO PROVIDE FOOTING & ADEQUATE SUPPORT FOR ALL NEW SIGNAGES
- STATUTORY SIGN AND ALL DOOR SIGN BY BUILDER UNLESS NOTED OTHERWISE
- REFER TO EQUIPMENT SCHEDULE FOR OTHER SIGNAGE & GRAPHICS SCOPE OF WORKS



S04 DT HEIGHT BAR
A004 SCALE 1:50

NOTES:


- CLEARANCE HEIGHT NUMBERS TO BE APPLIED ON SITE ONCE THE AVAILABLE CLEARANCE IS DETERMINED.
- POSITION OF HEIGHT RESTRICTOR BAR IS TO BE 100mm BELOW THE LOWEST CLEARANCE POINT IN THE DRIVE THRU LANE.
- HEIGHT BAR STRUCTURE TO ALSO BE AVAILABLE AS A MIRRORRED OPTION.



S07 ILLUMINATED REDBAND
A004 SCALE 1:50
ILLUMINATED RED BOX.REFER TO ELEVATION FOR LOCATION.

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AMENDED DA	B	11.04.25	CONSTRUCTION ISSUE	NN
BA/CC				
TENDER				
CONSTRUCTION				

PROJECT HUNGRY JACK'S

GLEBE HILL
COMMERCE DRIVE
HOWRAH TAS 7018

DRAWING

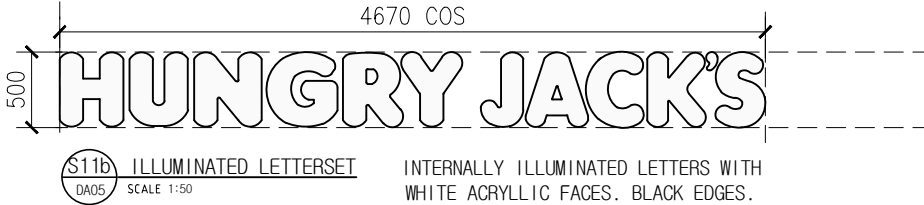
SIGNAGE DETAILS
SHEET 1

PROJECT NO. 231007	DATE OCTOBER 2023
SCALE 1:50@A3	DRAWING NO. A005
	REV. B

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Nominated Architect: Shyan Fang (Reg 7958)





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- STATUTORY SIGN AND ALL DOOR SIGN BY BUILDER UNLESS NOTED OTHERWISE
- REFER TO EQUIPMENT SCHEDULE FOR OTHER SIGNAGE & GRAPHICS SCOPE OF WORKS



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<input type="radio"/> TENDER				
<input type="radio"/> CONSTRUCTION				

PROJECT HUNGRY JACK'S

GLEBE HILL
COMMERCE DRIVE
HOWRAH TAS 7018

DRAWING

SIGNAGE DETAILS
SHEET 2

PROJECT NO. 231007	DATE OCTOBER 2023
SCALE 1:50@A3	DRAWING NO. DA07
	REV. A

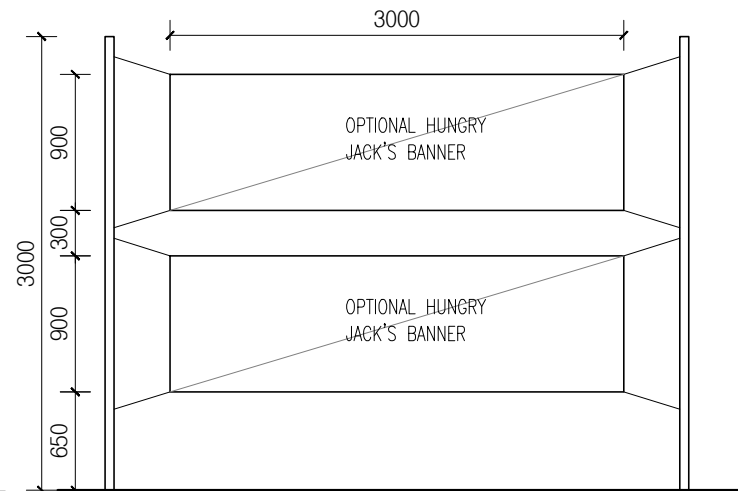
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FANG ARCHITECTS



S15 PAINTED FLAME GRILLED GRAPHIC
DA05 SCALE 1:50 REFER DA03 ELEVATION



S16 PAINTED FLAME GRILLED LOGO GRAPHIC
DA05 SCALE 1:50

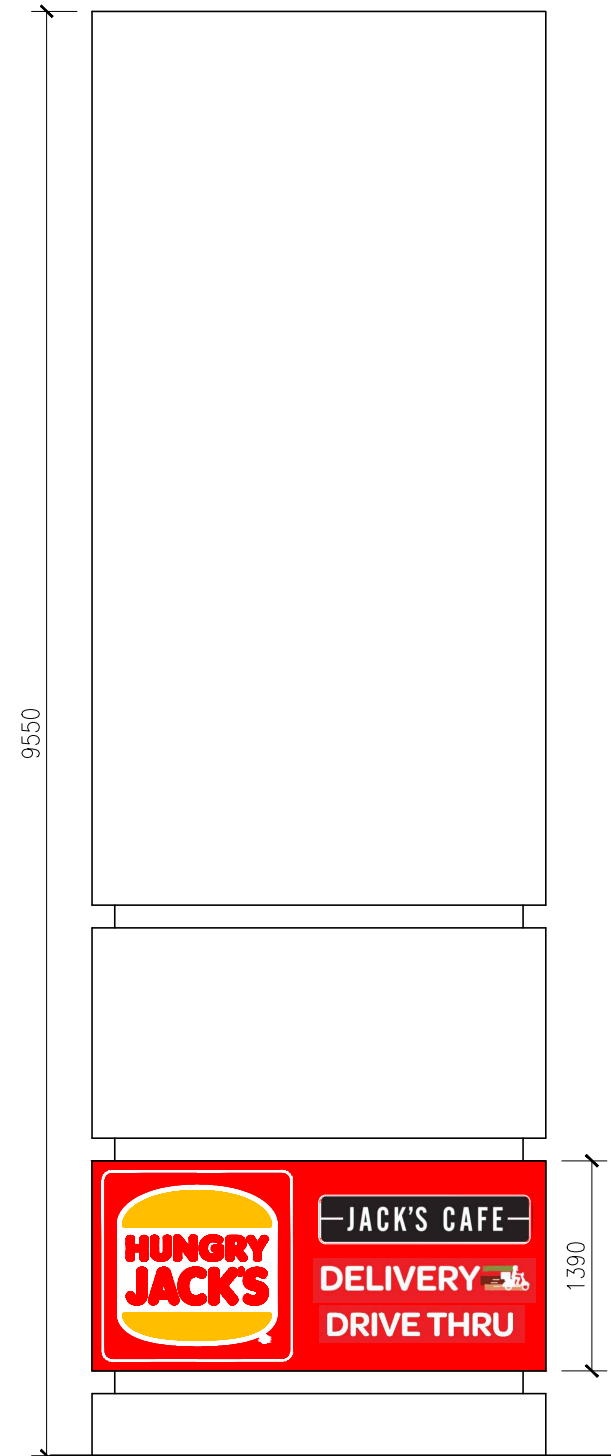


S17 ILLUMINATED LETTERSET
DA05 SCALE 1:50

INTERNALLY ILLUMINATED LETTERS WITH
WHITE ACRYLLIC FACES. BLACK EDGES.

NOTE:

- ALL SITE SIGNAGE WILL BE SUPPLIED BY HJ AND INSTALLED BY HJ CONTRACTOR UNLESS NOTED OTHERWISE. BUILDER TO PROVIDE FOOTING & ADEQUATE SUPPORT FOR ALL NEW SIGNAGES
- STATUTORY SIGN AND ALL DOOR SIGN BY BUILDER UNLESS NOTED OTHERWISE
- REFER TO EQUIPMENT SCHEDULE FOR OTHER SIGNAGE & GRAPHICS SCOPE OF WORKS



PS01 SHARED PYLON SIGN PS.01
DA05 SCALE 1:50

VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS. THE COMPLETION OF THE ISSUE DETAILS CHECKED AND AUTHORISED SECTION IS CONFIRMATION OF THE STATUS OF THE DRAWING. THE DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS ENDORSED 'FOR CONSTRUCTION' AND AUTHORISED FOR ISSUE.

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STATUS

- ☐ SKETCH
- ☒ DA/ PP
- ☐ AMENDED DA
- ☐ BA/CC
- ☐ TENDER
- ☐ CONSTRUCTION

REV	DATE	AMENDMENT	DRW
A	07.12.23	DRAFT DA ISSUE	JF
B	10.07.24	SHARED PYLON ADDED	SF

PROJECT HUNGRY JACK'S

GLEBE HILL
COMMERCE DRIVE
HOWRAH TAS 7018

DRAWING

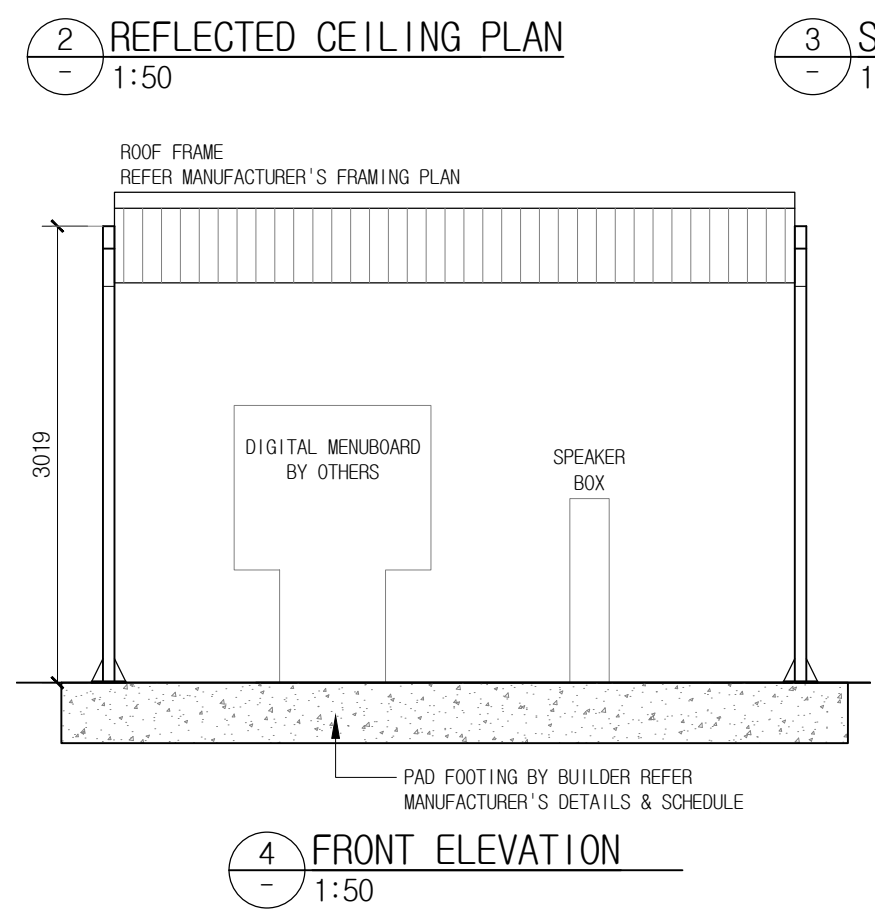
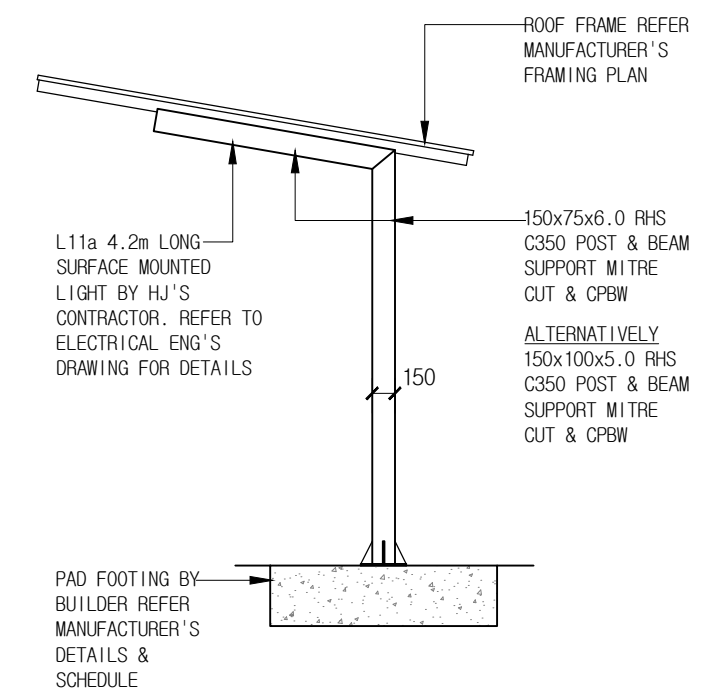
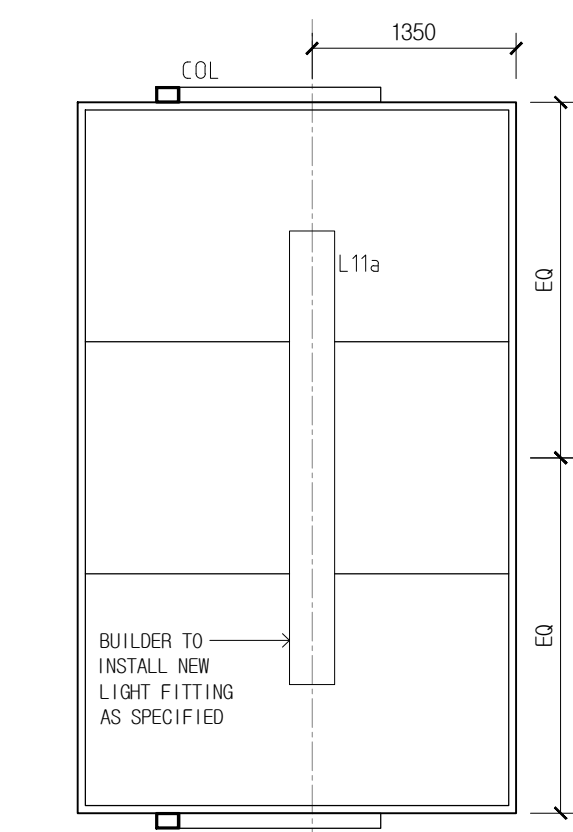
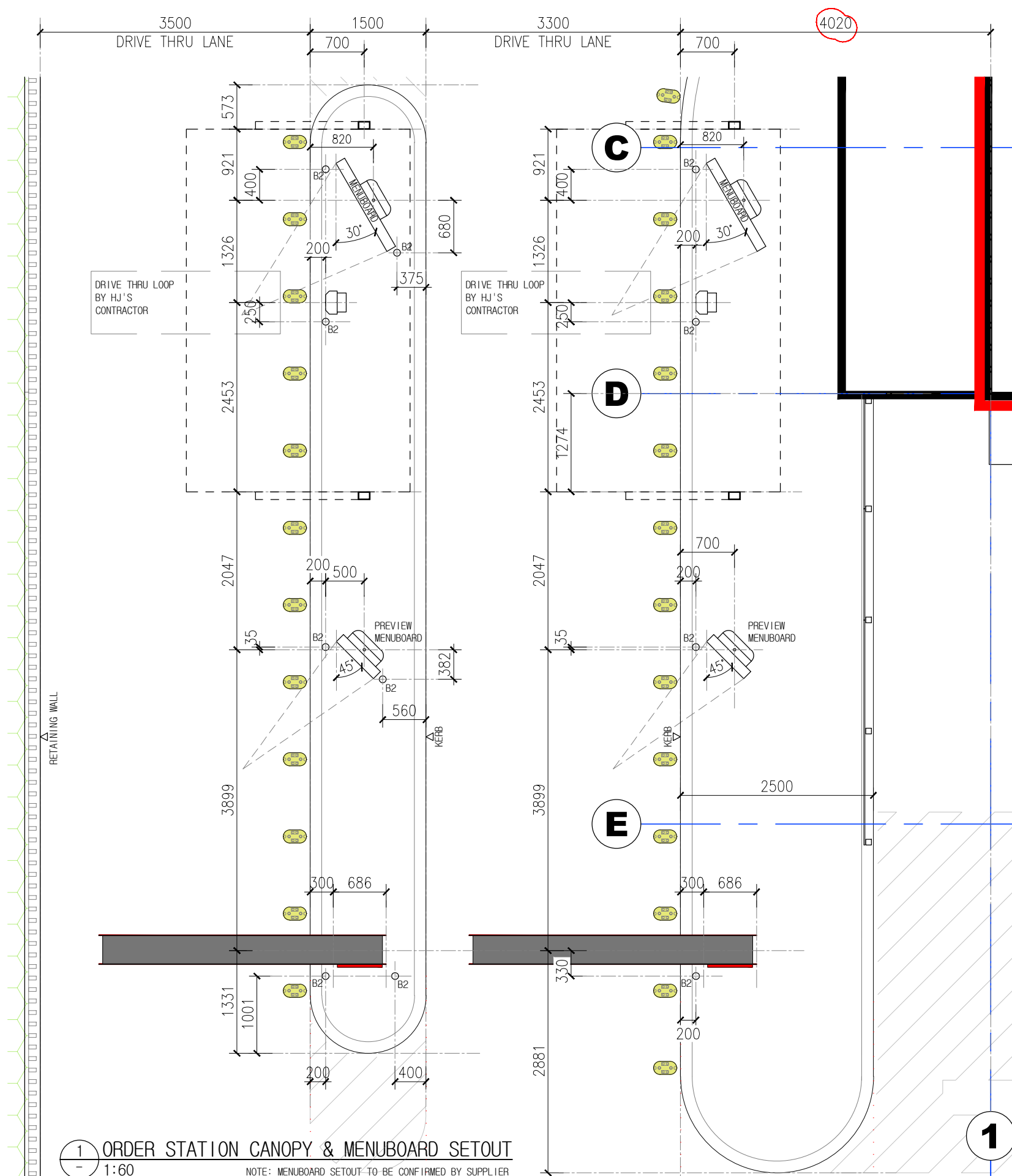
SIGNAGE DETAILS SHEET 3

PROJECT NO. 231007	DATE OCTOBER 2023
SCALE 1:50@A3	DRAWING NO. DA08
	REV. B

63 WYNDHAM STREET
ALEXANDRIA NSW 2015
ABN 47 627 526 881
PH : 02 8590 5185
info@fangarchitects.com.au

Nominated Architect: Shyan Fang (Reg 7958)





NOTE: CONSTRUCTION

C01. BUILDER SHALL ALLOW TO EXTEND POWER FROM THE HUNGRY JACK'S ELECTRICAL SWITCHBOARD TO NEW SIGNAGE WHERE NECESSARY

C02. REFER TO ELECTRICAL ENG'S DRAWING FOR DETAILS.

VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS. THE COMPLETION OF THE ISSUE DETAILS CHECKED AND AUTHORISED SECTION IS CONFIRMATION OF THE STATUS OF THE DRAWING. THE DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS ENDORSED 'FOR CONSTRUCTION' AND AUTHORISED FOR ISSUE.

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HUNGRY JACK'S

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STATUS

○ SKETCH
○ DA/PP
○ AMENDED DA
● BA/CC
● TENDER
● CONSTRUCTION

REV	DATE	AMENDMENT	DRW
1	07.02.25	DRAFT TENDER ISSUE	NN
A	25.02.25	TENDER ISSUE	NN
B	07.04.25	TENDER ADDENDUM ISSUE	NN
C	11.04.25	CONSTRUCTION ISSUE	NN

PROJECT HUNGRY JACK'S

GLEBE HILL
COMMERCE DRIVE
HOWRAH TAS 7018

DRAWING

DRIVE THRU ORDER EQUIPMENT SETOUT

PROJECT NO. 231007	DATE OCTOBER 2023
SCALE AS SHOWN @A3	DRAWING NO. A008
	REV. C

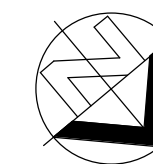
63 WYNDHAM STREET
ALEXANDRIA NSW 2015
ABN 47 627 526 881
PH : 02 8590 5185
info@fangarchitects.com.au

Nominated Architect: Shyan Fang (Reg 7958)

FANG ARCHITECTS

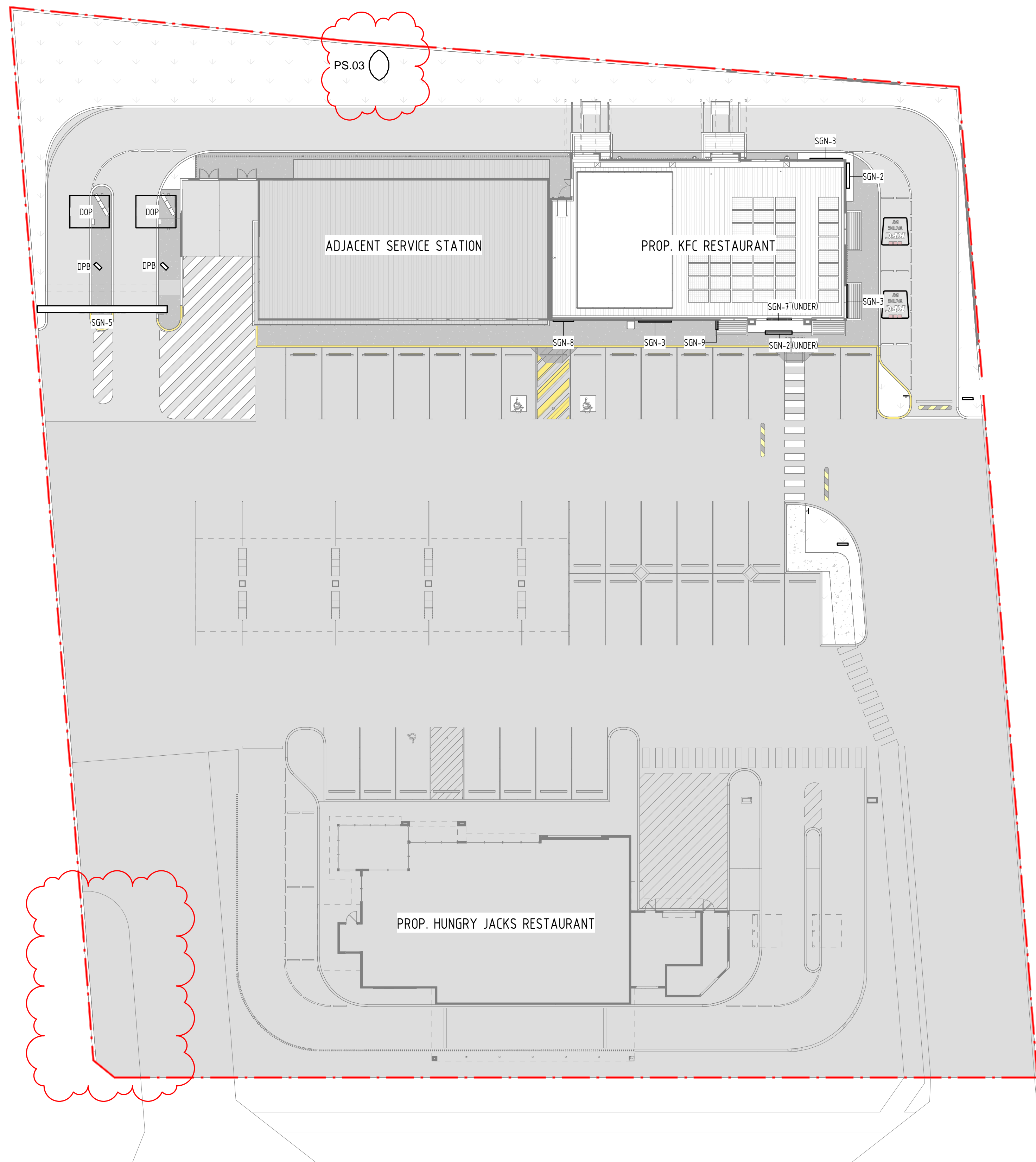
06/ APPENDIX

- BUILDING 02, TENANT 01 SIGNAGE PLAN
- BUILDING 02, TENANT 01 SIGNAGE ELEVATIONS / DETAILS

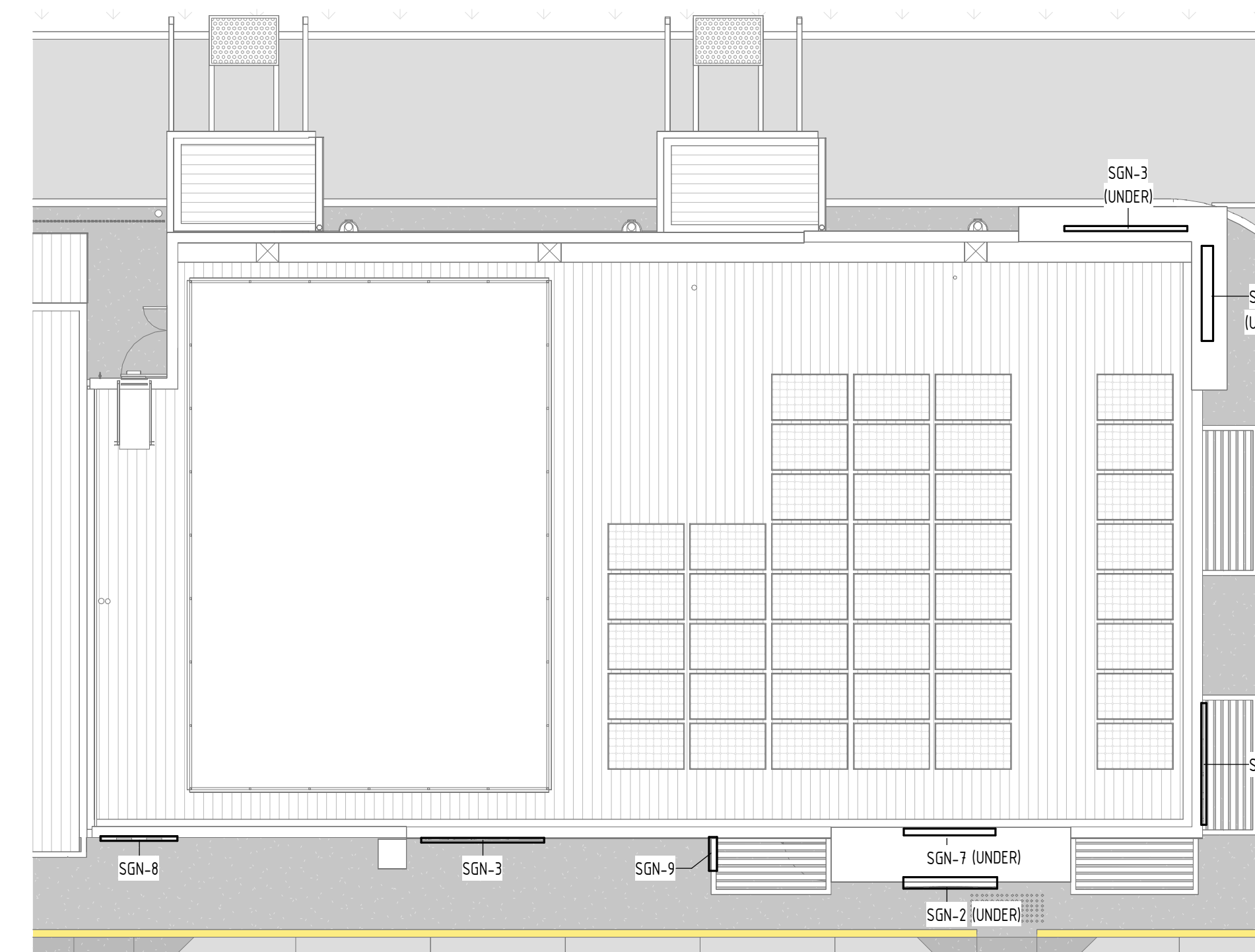


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COMMERCE DRIVE



1 PROP. EXTERNAL SIGNAGE PLAN

1 : 100

LEGEND

DOP	DRIVE THRU ORDER POINT BY KFC CONTRACTOR. PROVIDE FOOTING, POWER & DATA CONNECTION
DPB	D/THRU PREVIEW BOARD BY KFC CONTRACTOR. PROVIDE FOOTING, POWER & DATA CONNECTION
SGN-1	8.5m(H) SITE PYLON SIGN - REFER DETAILS. BASE BUILD TO ALLOW POWER CONNECTION, POLE, SIGNBOXES & FOOTING PER STRUCT. ENG.
SGN-2	2000mm SQ ILLUMINATED 'COLONEL' SIGN - PER KFC STD. BASE BUILD TO ALLOW POWER CONNECTION
SGN-3	750mm(H) ILLUMINATED 'KFC' LETTERING SIGN - PER KFC STD. BASE BUILD TO ALLOW POWER CONNECTION
SGN-4	SITE DIRECTIONAL SIGNAGE - REFER SITE PLAN FOR SIGNBOX SPECIFICATION - PER KFC STD. BASE BUILD TO ALLOW POWER CONNECTION & FOOTING PER STRUCT. ENG.
SGN-5	D/THRU ENTRY GANTRY W/ ILLUMINATED SIGNBOX - PER KFC STD. BASE BUILD TO ALLOW POWER CONNECTION, INSTALL STRUCTURE & SIGNBOX, & FOOTING PER STRUCT. ENG.
SGN-7	1250mm(W) x 200mm(H) ILLUMINATED 'KENTUCKY FRIED CHICKEN' SIGN - PER KFC STD. BASE BUILD TO ALLOW POWER CONNECTION
SGN-8	900mm(H) ILLUMINATED 'KFC STRIPES' SIGN - PER KFC STD. BASE BUILD TO ALLOW POWER CONNECTION
SGN-9	500(W) x 800(H) INTERNALLY ILLUMINATED 'DELIVERY' SIGN - PER KFC STD. BASE BUILD TO ALLOW FOR POWER CONNECTION

2 PROP. EXTERNAL SIGNAGE PLAN SITE

1 : 200

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CONSULTING ENGINEER



- ☐ commercial
- ☐ service stations
- ☐ mixed-use
- ☐ quick service restaurants
- ☐ self storage
- ☐ child care centres
- ☐ industrial
- ☐ large format retail

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Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	21.03.2024	JN	ISSUE FOR APPROVAL	
P2	22.03.2024	JN	ISSUE FOR APPROVAL	
P3	03.04.2024	JN	ISSUE FOR APPROVAL	
P4	20.06.2024	JN	ISSUE FOR APPROVAL	

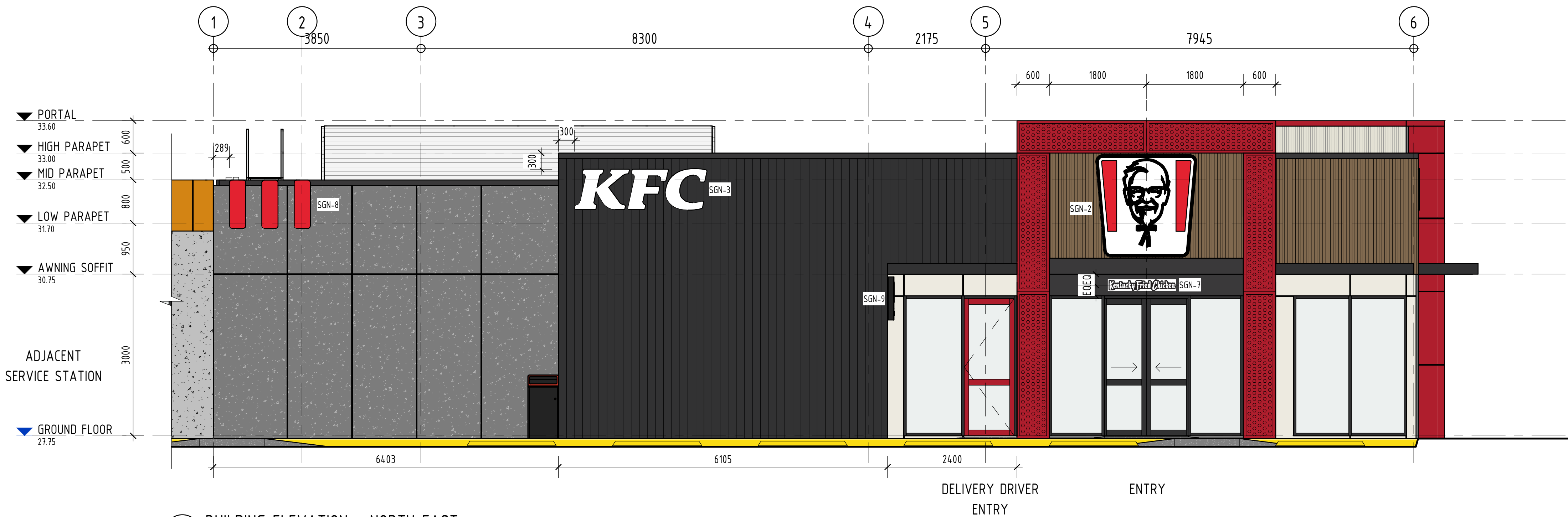
Project Description	
PROP. KFC RESTAURANT WITH D-THRU 9-13 COMMERCE DRIVE GLEBE HILL, TASMANIA	
Scale @A1 As indicated	Date MAR 2024
Drawn JN	Approved By GN

LESSEE DRAWING

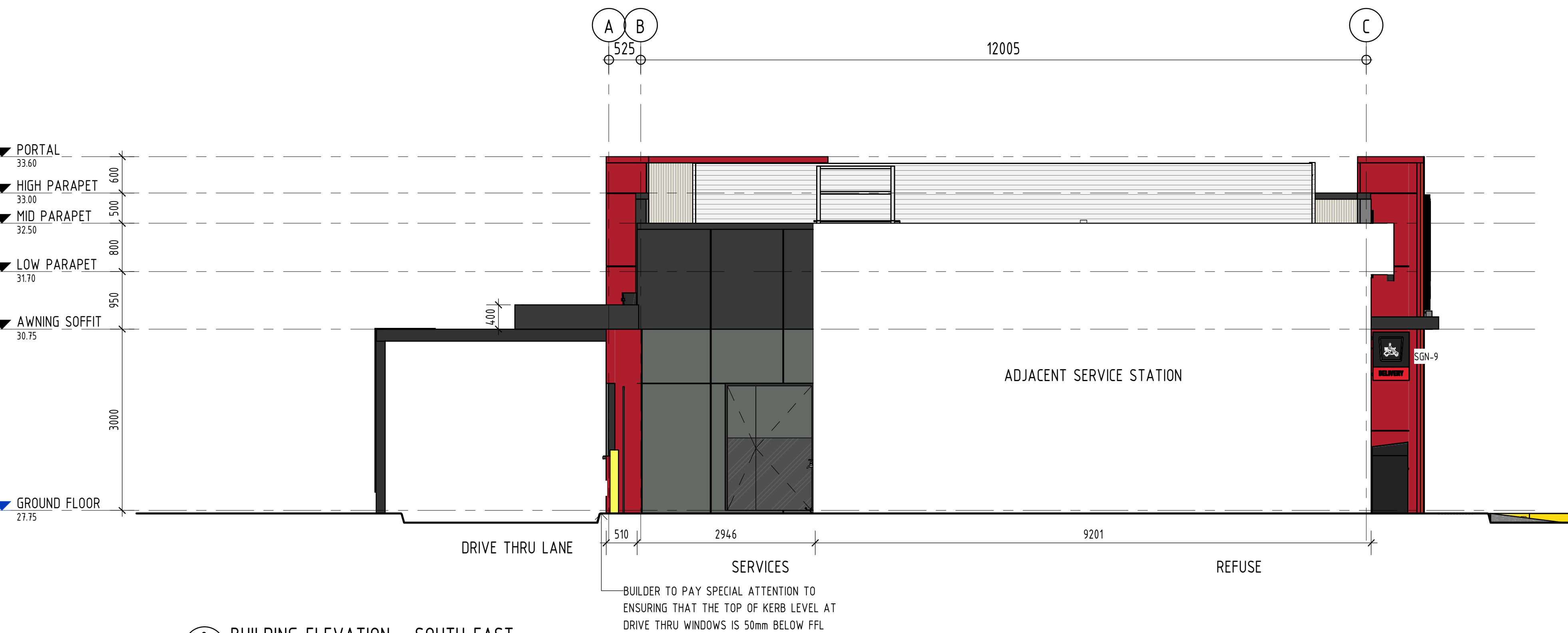
Drawing Title	
EXTERNAL SIGNAGE PLAN	
Job Number - Drawing Number	Revision
24053 A990	P4

FOR APPROVAL

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LEGEND	
BIN-E	EXTERNAL BIN TO KFC STANDARD. STREET FURNITURE - ESCOLA. SUPPLY: CFL. INSTALL: BUILDER
BOL1	BOLLARD - CORE HOLED. REFER DRG A102
PC1	PARAPET CAPPING - COLOUR MONUMENT
PC2	PARAPET CAPPING - COLOUR RED BOX
RAP	ROOF ACCESS POINT - PROPRIETARY D&C LADDER BRACKET WITH 2m WALKWAY & HANDRAILS INTO SAFE WORK ZONE TO CFL REQ.
SGN-2	2000mm SQ ILLUMINATED 'COLONEL' SIGN - PER KFC STD. BASE BUILD TO ALLOW POWER CONNECTION
SGN-3	750mm(H) ILLUMINATED 'KFC' LETTERING SIGN - PER KFC STD. BASE BUILD TO ALLOW POWER CONNECTION
SGN-7	1250mm(W) x 200mm(H) ILLUMINATED 'KENTUCKY FRIED CHICKEN' SIGN - PER KFC STD. BASE BUILD TO ALLOW POWER CONNECTION
SGN-8	900mm(H) ILLUMINATED 'KFC STRIPES' SIGN - PER KFC STD. BASE BUILD TO ALLOW POWER CONNECTION
SGN-9	500(W) x 800(H) INTERNALLY ILLUMINATED 'DELIVERY' SIGN - PER KFC STD. BASE BUILD TO ALLOW FOR POWER CONNECTION
SSL	SUN SHADE LOUVRES. LUXALON AEROBRISSE FIXED LOUVRE WITH BLADES FIXED AT 45 DEG. COMPLETE WITH PERIMETER FRAME & SUPPORTS. POWDERCOATED FRAME. COLOUR: MONUMENT. POWDERCOATED LOUVRE BLADES. COLOUR: SURFMIST



ALL EXTERNAL FACADE SIGNAGE BY LESSEE
SIGNAGE CONTRACTOR. LESSOR BUILDER TO
ALLOW FOR POWER CONNECTION

NOTE: ALL CLADDINGS AND MATERIALS
TO BE INSTALLED IN STRICT ACCORDANCE
WITH MANUFACTURERS SPECIFICATIONS.

EXTERNAL ELEVATIONS NOTES

- BUILDER TO ALLOW FOR POWER & SUPPORT FRAMING TO BE PROVIDED TO ALL ILLUMINATED SIGNAGE.
- SPECIAL CARE TO BE GIVEN TO EXPRESSED JOINTS TO ALIGNING JOINTS WITH BUILDING ELEMENTS OR EQUALLY DIVIDING JOINTS.
- ALLOW FOR 300x200mm METAL SIGN FIXED BELOW ROOF ACCESS POINT TO READ: "WARNING: SAFE ROOF ACCESS POINT. ENSURE LADDER IS ATTACHED CORRECTLY AT TOP BRACKET."
- CAPPINGS ON WALLS TO BE FINISHED/ COLOUR TO MATCH WALL BELOW.
- LIGHT SENSORS (WHERE REQUIRED) ARE TO BE LOCATED ON THE REAR FACE OF PARAPET WALLS WHERE POSSIBLE.

FINISHES SCHEDULE - EXTERNAL

MARK	MANUFACTURER	DESCRIPTION	COMMENTS
CLD1	LYSAGHT/ COLORBOND	LONGLINE 305 FACADE CLADDING FIXED TO 35mm TOP HAT SECTION. COLOUR: MONUMENT	
CLD2	ALIWOOD/ JAMES HARDIE	ALIWOOD 50x50 CLIP-ON TIMBER LOOK ALUMINIUM BATTENS FIXED TO 9mm FC SHEETING ON 35mm TOP HAT SECTION. COLOUR: SNOWGUM	PAINT FINISH FC SHEETING BEHIND. COLOUR: BLACK CAVIAR
CLD3	JAMES HARDIE/ DULUX	SCYON AXON 133mm VERTICAL JOINT PANELS FIXED TO 35mm TOP HAT SECTION. PAINT FINISH DULUX "DOMINO" SG6G8	SMOOTH FINISH PANELS.
CLD4	JAMES HARDIE/ DULUX	EXPRESSED JOINT EXOTEC FC CLADDING FIXED TO EXOTEC 35mm TOP HAT SECTION. PAINT FINISH. COLOUR: ALABASTER WHITE A1016	1200x2400x9.0 PANELS. SMOOTH FINISH
CLD5	JAMES HARDIE/ DULUX	EXPRESSED JOINT EXOTEC FC CLADDING FIXED TO EXOTEC 35mm TOP HAT SECTION. PAINT FINISH. COLOUR: RED BOX A0639	1200x2400x9.0 PANELS. SMOOTH FINISH
CLD6	CEMINTEL	EXPRESSED JOINT CEMINTEL BARESTONE ORIGINAL FIXED WITH 15mm PROPRIETARY SYSTEM ON 35mm TOP HAT SECTION	3000x1200x9.0 PANELS. EXPOSED SCREW FIXING OPTION. JOINTS AS SHOWN
CLD7	JAMES HARDIE/ DULUX	EXPRESSED JOINT EXOTEC FC CLADDING FIXED TO EXOTEC 35mm TOP HAT SECTION. PAINT FINISH. COLOUR: BLACK CAVIAR SN4 H9	1200x2400x9.0 PANELS. SMOOTH FINISH
CLD8	JAMES HARDIE/ DULUX	EXPRESSED JOINT EXOTEC FC CLADDING FIXED TO EXOTEC 35mm TOP HAT SECTION. PAINT FINISH. COLOUR: TEAHOUSE	1200x2400x9.0 PANELS. SMOOTH FINISH
CLD9	LYSAGHT/ COLORBOND	CUSTOM ORB SHEETING FIXED TO 35mm TOP HAT SECTION. COLOUR: SURFMIST	
EPF1	DULUX	WASH & WEAR PROFESSIONAL EXTERIOR. COLOUR: ALABASTER WHITE A1016	
EPF4	DULUX	PAINT FINISH. COLOUR TO MATCH COLORBOND MONUMENT	
PS1	LOCKER GROUP	PERFORATED MILD STEEL SCREENING: R03341, 3.25mm DIA. HOLES @ 4.78mm CRS. 41% OPEN AREA. POWDERCOAT FINISH. COLOUR: KFC RED. A0639	50mm WIDE NON-PERFORATED BORDER. PAINT FINISH ALL FIXINGS: KFC RED

LESSOR DRAWING

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- ALL AREAS ARE GROSS AREAS, UNLESS NOTED OTHERWISE

CONSULTING ENGINEER



- ☐ commercial
- ☐ mixed-use
- ☐ self storage
- ☐ industrial
- ☐ service stations
- ☐ quick service restaurants
- ☐ child care centres
- ☐ large format retail

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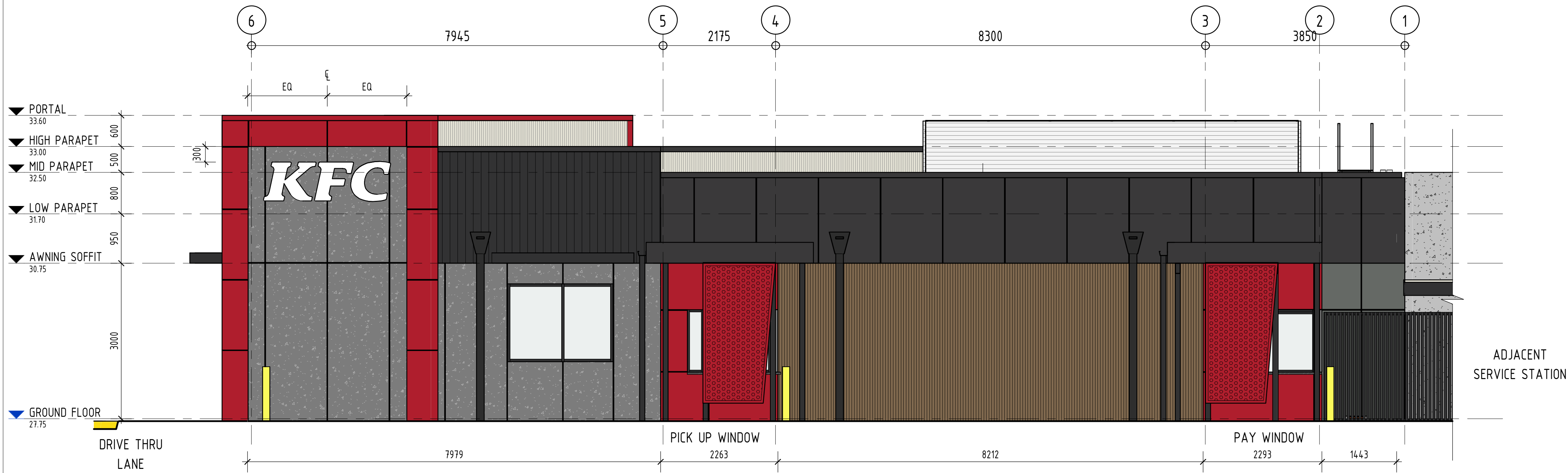
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Revision and approvals			
Rev	Date	Drn	Description
P1	21.03.2024	JN	ISSUE FOR APPROVAL
P2	03.04.2024	JN	ISSUE FOR APPROVAL
P3	11.04.2024	JN	ISSUE FOR APPROVAL

Project Description			
PROP. KFC RESTAURANT WITH D-THRU 9-13 COMMERCE DRIVE GLEBE HILL, TASMANIA			
Scale @A1 1: 50			
Date MAR 2024			
Approved By GN			

Drawing Title			
PROP. BUILDING ELEVATIONS			
Job Number - Drawing Number			
24053 A200			
Revision			
P3			



1 BUILDING ELEVATION - SOUTH WEST
A901 1 : 50



2 BUILDING ELEVATION - NORTH WEST
1 : 50

LEGEND	
BOL1	BOLLARD - CORE HOLED. REFER DRG A102
COL	STRUCTURAL COLUMN - REFER STRUCT. ENG. FOR DETAIL. FINISH PER ELEVATIONS
DP	DOWNSPIPE - REFER HYD. ENG. FOR DETAIL. COLOUR TO MATCH ADJACENT WALL.
EAS	STRATCO EZI-SLAT FENCING OR EQUAL APPROVED. NOMINAL 75mm SLATS WITH 20mm SPACING. POWDERCOAT: BLACK
EG	EAVES GUTTER - REFER HYD. ENG. FOR DETAILS. COLOUR: COLORBOND MONUMENT
PC1	PARAPET CAPPING - COLOUR MONUMENT
PC2	PARAPET CAPPING - COLOUR RED BOX
RAP	ROOF ACCESS POINT - PROPRIETARY D&C LADDER BRACKET WITH 2m WALKWAY & HANDRAILS INTO SAFE WORK ZONE TO CFL REQ.
SGN-2	2000mm SQ ILLUMINATED 'COLONEL' SIGN - PER KFC STD. BASE BUILD TO ALLOW POWER CONNECTION
SGN-3	750mm(H) ILLUMINATED 'KFC' LETTERING SIGN - PER KFC STD. BASE BUILD TO ALLOW POWER CONNECTION
SSL	SUN SHADE LOUVRES. LUXALON AEROBRISSE FIXED LOUVRE WITH BLADES FIXED AT 45 DEG. COMPLETE WITH PERIMETER FRAME & SUPPORTS. POWDERCOATED FRAME. COLOUR: MONUMENT. POWDERCOATED LOUVRE BLADES. COLOUR: SURFMIST

ADJACENT
SERVICE STATION

ALL EXTERNAL FACADE SIGNAGE BY LESSEE
SIGNAGE CONTRACTOR. LESSOR BUILDER TO
ALLOW FOR POWER CONNECTION

NOTE: ALL CLADDINGS AND MATERIALS
TO BE INSTALLED IN STRICT ACCORDANCE
WITH MANUFACTURERS SPECIFICATIONS.

EXTERNAL ELEVATIONS NOTES

- BUILDER TO ALLOW FOR POWER & SUPPORT FRAMING TO BE PROVIDED TO ALL ILLUMINATED SIGNAGE.
- SPECIAL CARE TO BE GIVEN TO EXPRESSED JOINTS TO ALIGNING JOINTS WITH BUILDING ELEMENTS OR EQUALLY DIVIDING JOINTS.
- ALLOW FOR 300x200mm METAL SIGN FIXED BELOW ROOF ACCESS POINT TO READ: "WARNING: SAFE ROOF ACCESS POINT. ENSURE LADDER IS ATTACHED CORRECTLY AT TOP BRACKET."
- CAPPINGS ON WALLS TO BE FINISHED/ COLOUR TO MATCH WALL BELOW.
- LIGHT SENSORS (WHERE REQUIRED) ARE TO BE LOCATED ON THE REAR FACE OF PARAPET WALLS WHERE POSSIBLE.

FINISHES SCHEDULE - EXTERNAL			
MARK	MANUFACTURER	DESCRIPTION	COMMENTS
CLD1	LYSAGHT/ COLORBOND	LONGLINE 305 FACADE CLADDING FIXED TO 35mm TOP HAT SECTION. COLOUR: MONUMENT	
CLD2	ALIWOOD/ JAMES HARDIE	ALIWOOD 50x50 CLIP-ON TIMBER LOOK ALUMINIUM BATTENS FIXED TO 9mm FC SHEETING ON 35mm TOP HAT SECTION. COLOUR: SNOWGUM	PAINT FINISH FC SHEETING BEHIND. COLOUR: BLACK CAVIAR
CLD3	JAMES HARDIE/ DULUX	SCYON AXON 133mm VERTICAL JOINT PANELS FIXED TO 35mm TOP HAT SECTION. PAINT FINISH DULUX "DOMINO" SG6G8	SMOOTH FINISH PANELS.
CLD4	JAMES HARDIE/ DULUX	EXPRESSED JOINT EXOTEC FC CLADDING FIXED TO EXOTEC 35mm TOP HAT SECTION. PAINT FINISH. COLOUR: ALABASTER WHITE A1016	1200x2400x9.0 PANELS. SMOOTH FINISH
CLD5	JAMES HARDIE/ DULUX	EXPRESSED JOINT EXOTEC FC CLADDING FIXED TO EXOTEC 35mm TOP HAT SECTION. PAINT FINISH. COLOUR: RED BOX A0639	1200x2400x9.0 PANELS. SMOOTH FINISH
CLD6	CEMTEL	EXPRESSED JOINT CEMTEL BARESTONE ORIGINAL FIXED WITH 15mm PROPRIETARY SYSTEM ON 35mm TOP HAT SECTION	3000x1200x9.0 PANELS. EXPOSED SCREW FIXING OPTION. JOINTS AS SHOWN
CLD7	JAMES HARDIE/ DULUX	EXPRESSED JOINT EXOTEC FC CLADDING FIXED TO EXOTEC 35mm TOP HAT SECTION. PAINT FINISH. COLOUR: BLACK CAVIAR SN4 H9	1200x2400x9.0 PANELS. SMOOTH FINISH
CLD8	JAMES HARDIE/ DULUX	EXPRESSED JOINT EXOTEC FC CLADDING FIXED TO EXOTEC 35mm TOP HAT SECTION. PAINT FINISH. COLOUR: TEAHOUSE	1200x2400x9.0 PANELS. SMOOTH FINISH
CLD9	LYSAGHT/ COLORBOND	CUSTOM ORB SHEETING FIXED TO 35mm TOP HAT SECTION. COLOUR: SURFMIST	
EPF1	DULUX	WASH & WEAR PROFESSIONAL EXTERIOR. COLOUR: ALABASTER WHITE A1016	
EPF4	DULUX	PAINT FINISH. COLOUR TO MATCH COLORBOND MONUMENT	
PS1	LOCKER GROUP	PERFORATED MILD STEEL SCREENING: R03341, 3.25mm DIA. HOLES @ 4.78mm CRS. 41% OPEN AREA. POWDERCOAT FINISH. COLOUR: KFC RED. A0639	50mm WIDE NON-PERFORATED BORDER. PAINT FINISH ALL FIXINGS: KFC RED

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CONSULTING ENGINEER



☐ commercial ☐ service stations
☐ mixed-use ☐ quick service restaurants
☐ self storage ☐ child care centres
☐ industrial ☐ large format retail

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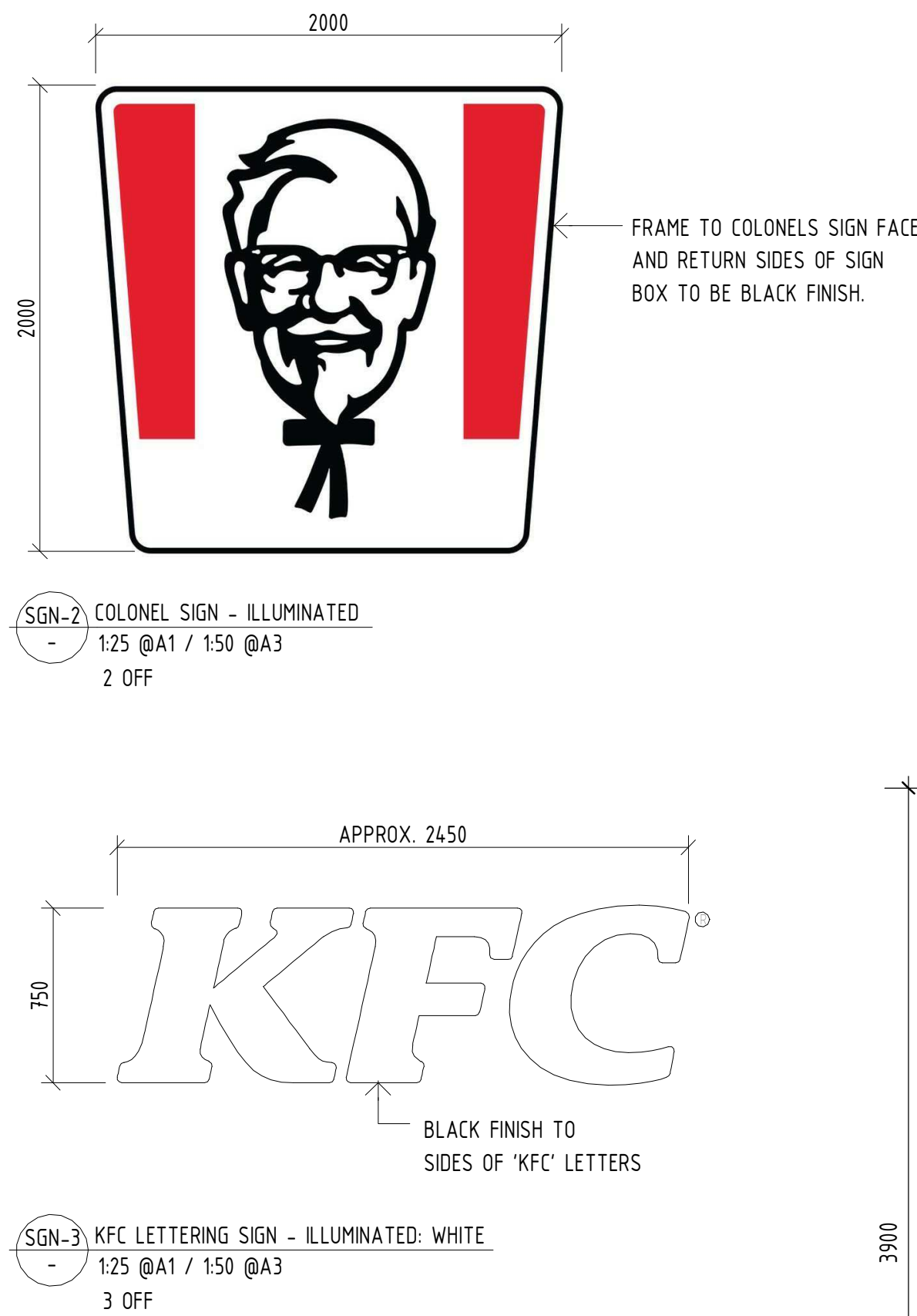
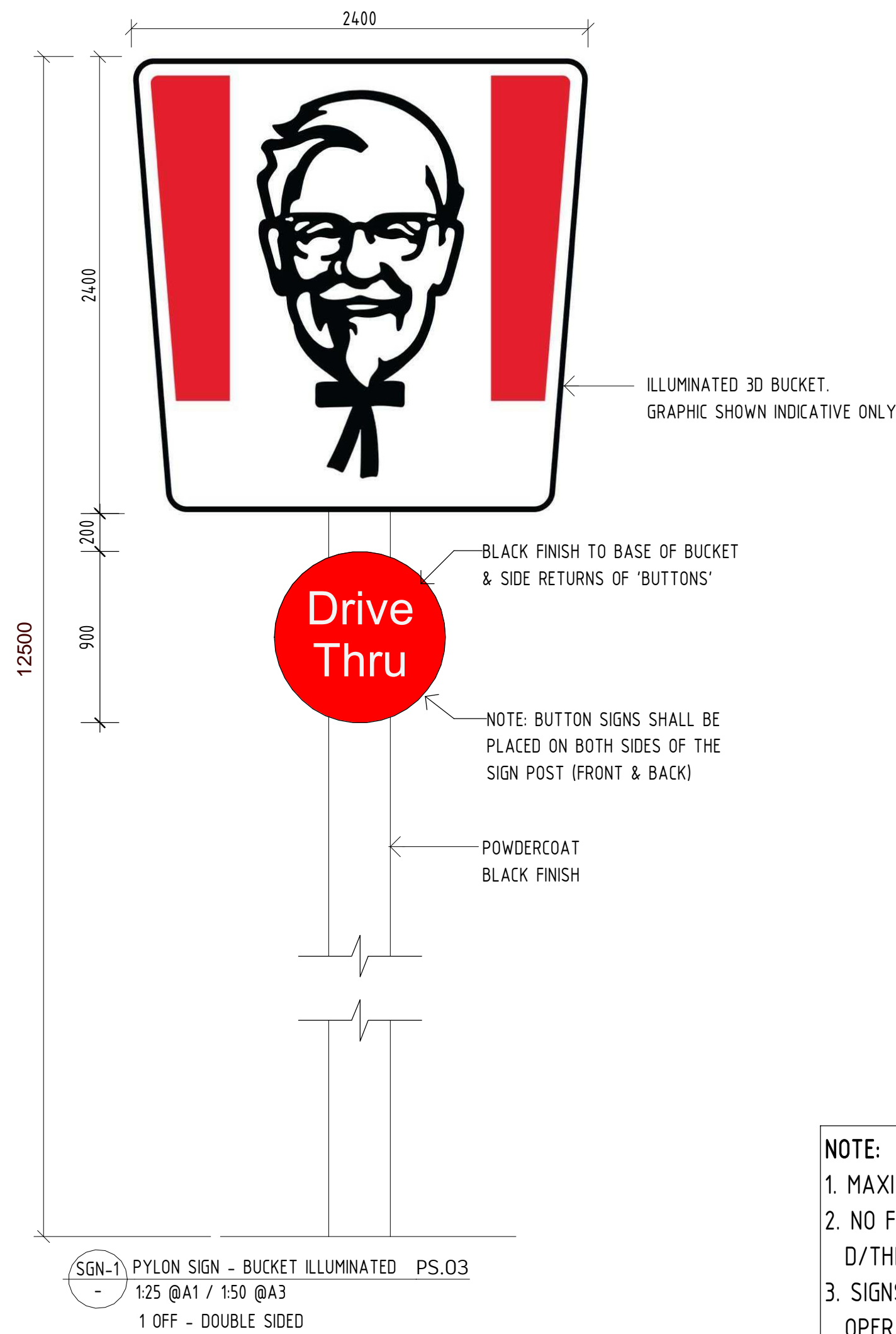
Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	21.03.2024	JN	ISSUE FOR APPROVAL	
P2	03.04.2024	JN	ISSUE FOR APPROVAL	
P3	11.04.2024	JN	ISSUE FOR APPROVAL	

Project Description	
PROP. KFC RESTAURANT WITH D-THRU 9-13 COMMERCE DRIVE GLEBE HILL, TASMANIA	
Scale @A1 1 : 50	Date MAR 2024
Drawn JN	Approved By GN

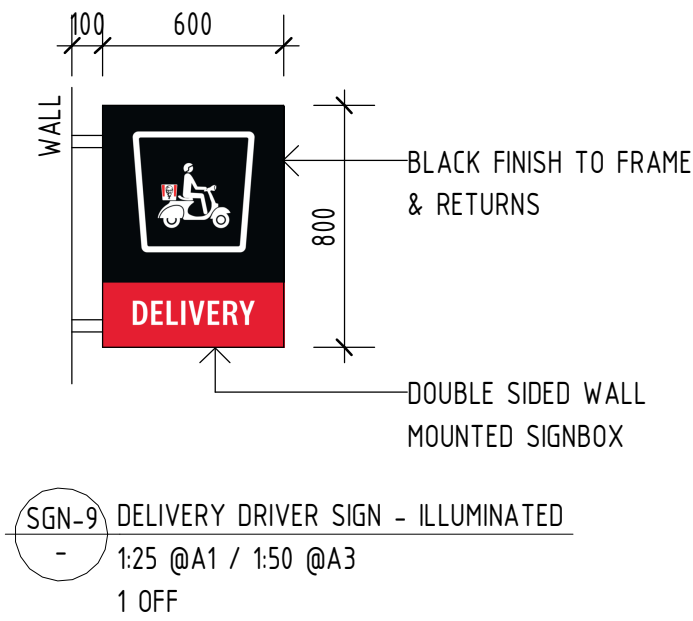
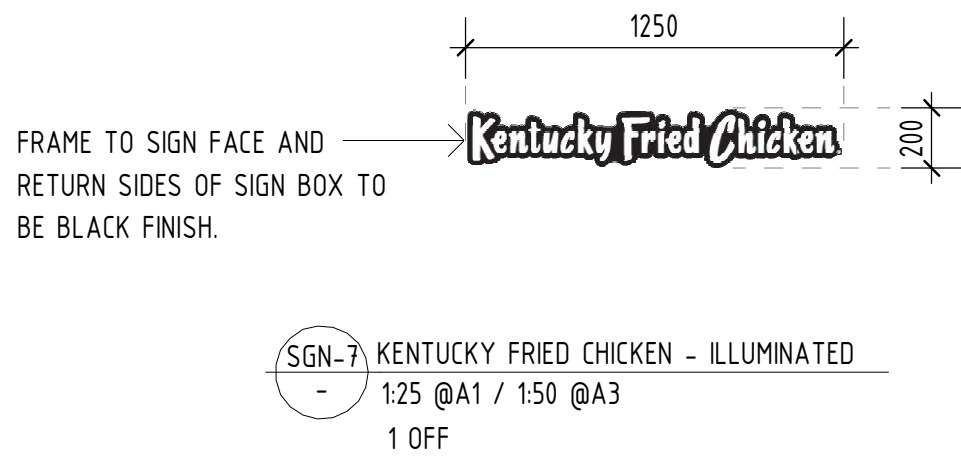
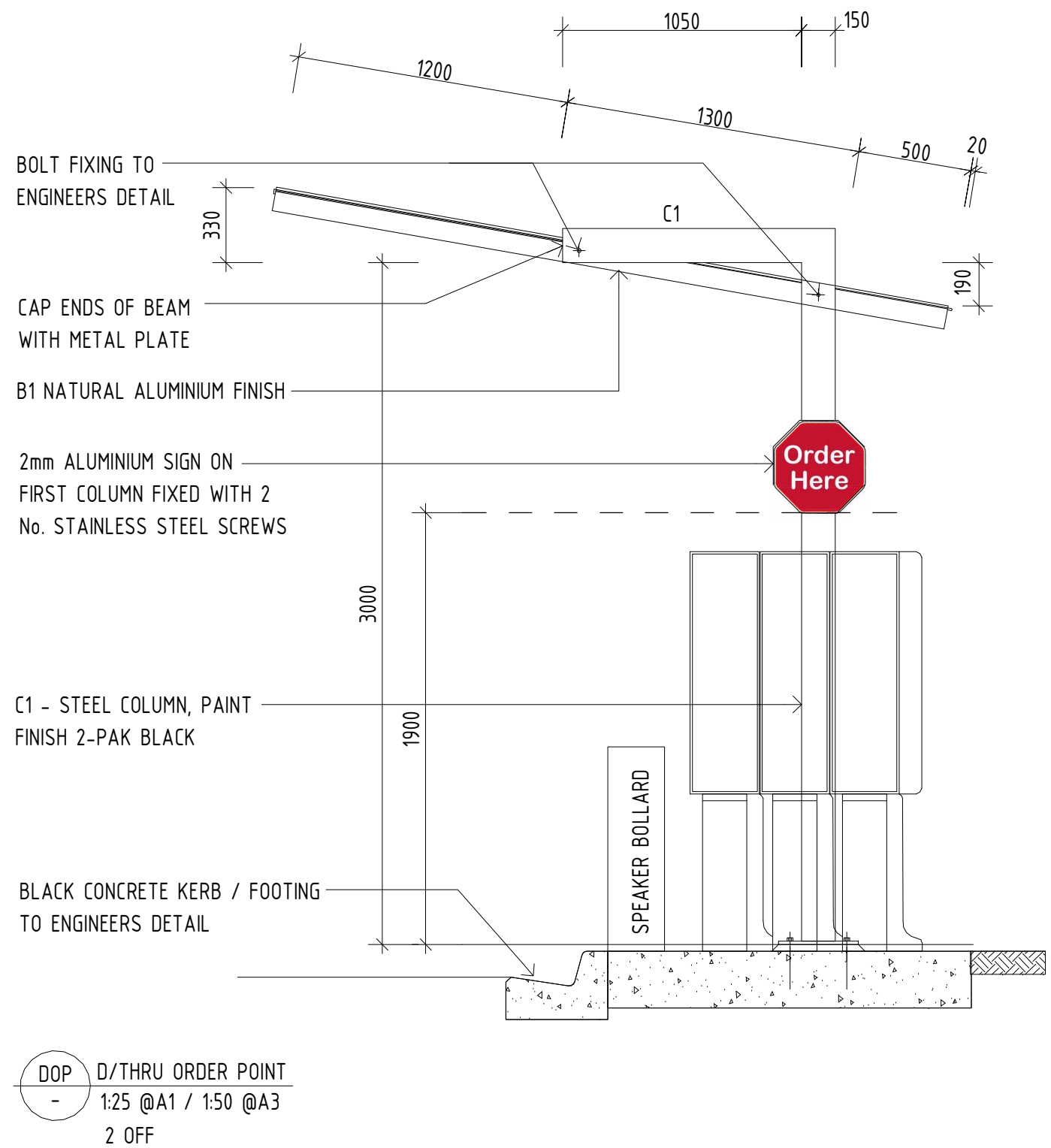
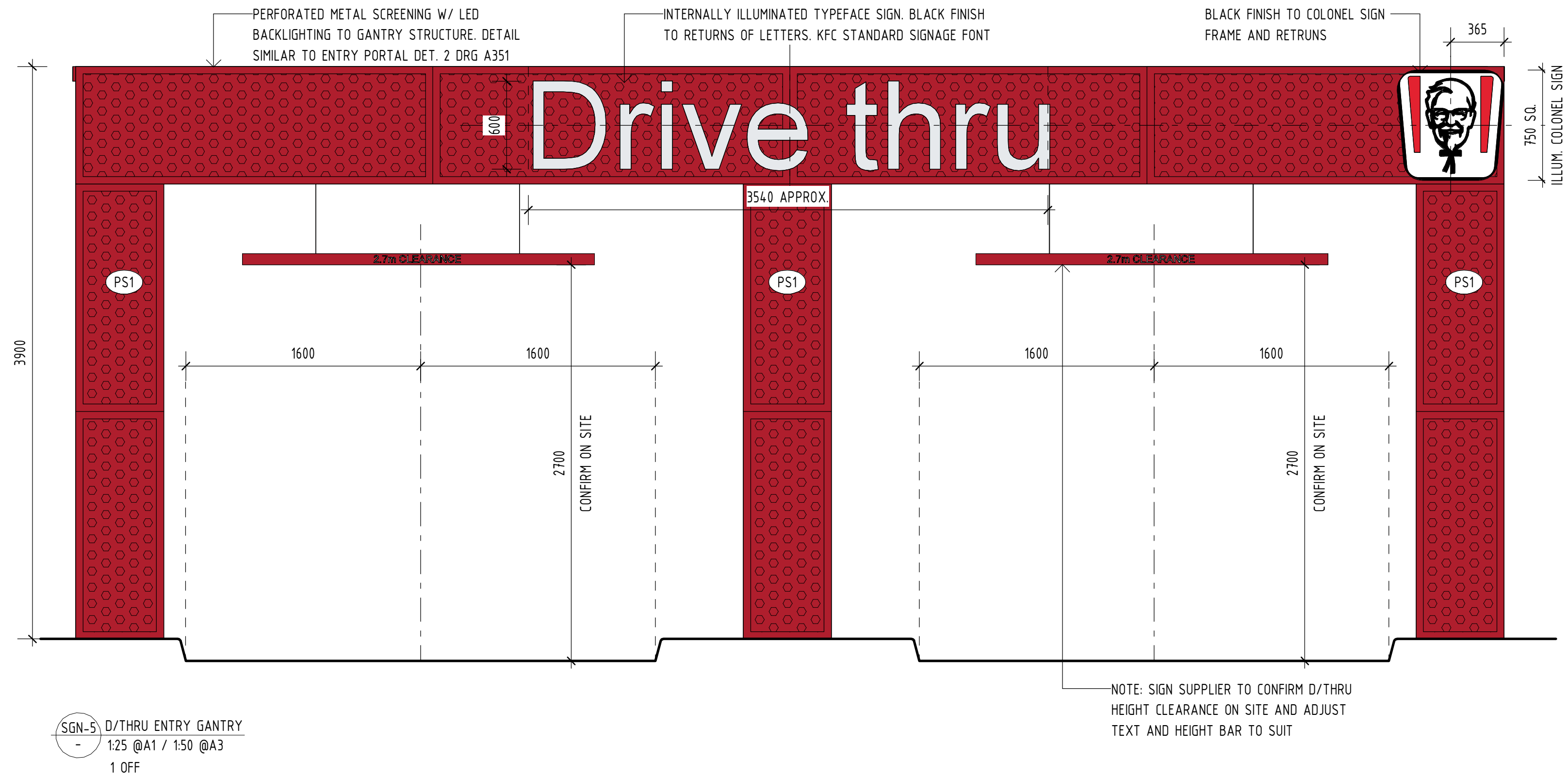
Drawing Title	
PROP. BUILDING ELEVATIONS	
Job Number - Drawing Number	Revision
24053 A201	P3

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NOTE:
1. MAXIMUM LUMINANCE OF ALL SIGNAGE: 350 CANDELAS PER m²
2. NO FLASHING LIGHTS OR DIGITAL DISPLAYS (EXCEPTION: D/THRU ORDER MANU SCREENS)
3. SIGNS TURNED OFF BETWEEN 11pm-5am OR AT ANY TIME NOT OPERATING BETWEEN THE LISTED HOURS



LESSEE DRAWING

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CONSULTING ENGINEER



☐ commercial ☐ service stations ☐ mixed-use ☐ quick service restaurants ☐ self storage ☐ child care centres ☐ industrial ☐ large format retail

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Revision and approvals				
Rev	Date	Drn	Description	Appr
P1	21.03.2024	JN	ISSUE FOR APPROVAL	
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Project Description	
PROP. KFC RESTAURANT WITH D-THRU 9-13 COMMERCE DRIVE GLEBE HILL, TASMANIA	
Scale @A1 1: 25	Date MAR 2024
Drawn JN	Approved By GN

Drawing Title	
EXTERNAL SIGNAGE DETAILS	
Job Number - Drawing Number	Revision
24053 A991	P3

SI-6010
SIGNAGE RENDER



VIEW FROM ROKEBY ROAD

SI-6011
SIGNAGE RENDER



VIEW FROM COMMERCE DRIVE