

# TASMANIAN IKON DISTILLERY

## **BUSINESS PLAN SUMMARY**

**June 2020**

**Proponent** Steve Kons

The following outlines the key aspects of the proposed Tasmanian Ikon Distillery located on the former Associated Pulp and Paper Mills (APPM) site in Burnie. This document has been prepared for submission to the The Premier's Economic & Social Recovery Advisory Council.

A detailed Cash Flow budget accompanies this document

The projected investment is the order of \$6,275,000. The proponent Steve Kons will fund \$4.275m. It is hoped the balance of \$2m will be provided in the form of a grant from the State Government. In terms of Tasmania's Covid 19 recovery, this project will be an ideal fit with commissioning scheduled for 2022.

### **Executive Summary**

The proposal is to establish a distillery and brewery in the former APPM service building. Coupled with the distillery and brewery will be a whisky tasting venue with the world's largest collection of commercially available whiskies. According to the Guinness Book of World Records this record is currently held by The Hotel Skansen in Sweden with 1179 whiskies.

The Tasmanian Ikon Distillery will boast at least 1500 whiskies from across the world. There will be private tasting rooms, a single malt distillery, a craft beer brewery and a room dedicated to Tasmanian spirits.

The \$6.275 million project is dependent on state government loan funding to support the acquisition of equipment.

The distillery is planned to commence operation in 2022 in the former APPM service building. The building has played a significant part in Burnie's history and has heritage significance. At one stage employing 3,000 people.

Whisky, gin, vodka and beer will be manufactured on the site.

# TASMANIAN IKON DISTILLERY

The project will give Burnie with a new iconic tourist attraction. Cruise ships will deliver a regular stream of tourists and the venture is expected to encourage Spirit of Tasmania passengers to “turn right” instead of “left” when they leave Devonport.

Add to this the multiplier effect to other business in the region including existing breweries and distilleries, eg. Hellyers Road Distillery and Southern Wild Distillery. The plan is to work with existing distilleries and breweries, not to compete with them. A mobile canning operation is also planned as part of the development and will be available to other brewers.

The APPM service building was constructed in 1943 and contained a canteen, gymnasium, dentist, doctor’s office and ballroom. The site has a soft spot in the heart of locals. The project will breathe life into what some viewed as just an eyesore. And to quote a Melbourne equipment supplier, “I must tell you that in my experience of building 20 craft breweries around Australia, your site offers an unparalleled opportunity for a strong and future relevant business than can cherish and respect the industrial heritage of the area while making a strong contribution to the local community.”

The ground floor will be predominately dedicated to production, with distilling equipment located within a sunken section of the floor. Visitors will be able to view the production facilities by walking across a walkway/bridge spanning the sunken area above the distillery equipment.

The ground floor will also feature a reception area and displays dedicated to the history of Tasmanian whisky, local spirits and North-West attractions.

The second floor will contain bars, private tasting rooms, kitchen and a large tasting hall suitable for events, such as 10 Days on the Island.

Once fully operational the business’s annual production will be -

- 144,000 litres of beer;
- 163,000 litres of gin and vodka; and
- 80,000 litres (400 barrels) of whisky per year.

It will employ 14 full time equivalent Tasmanians.

Markets segments will include -

- Onsite retail;
- Wholesale (Tasmania and mainland Australia);
- Export; and
- On-line sales.

# TASMANIAN IKON DISTILLERY

Projected capital investment will be in the order of \$6.275m, including refurbishment of the existing building.

Capital and Start Up Costs are as follows –

• Furniture	\$275,000
• Building refurbishment	\$1.0m
• Plant and Equipment – turnkey	\$2.0m
• Value of existing building	\$1.5m
• Cash by owner	\$1.5m
• <b>Total</b>	<b>\$6.275m</b>

The cashflow budget shows losses amounting to \$1.6m for the first 3 years of operation. Year 4 shows a profit of \$954,000, rising to \$1.78m in year 5.

Plant and equipment will be sourced from an Australian supplier. The supplier will be contracted on a turnkey basis, ie. supply of the plant, installation and commissioning.

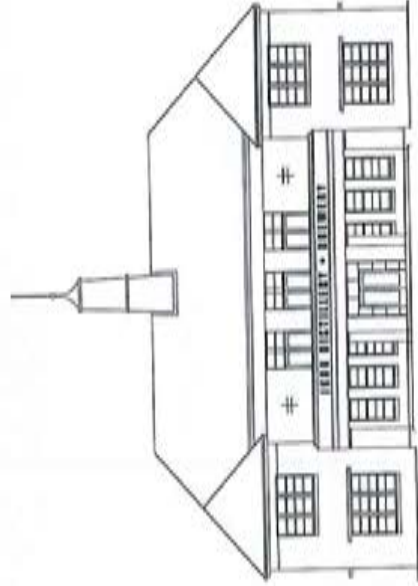
The \$2.0m government grant is requested to cover plant and equipment acquisition.

## **Covid Recovery**

Two of the industries hardest hit by the Covid Pandemic are tourism and hospitality. The Ikon Distillery is a perfect fit in terms of helping both these industries recover along with providing a significant long-term tourist attraction and manufacturing facility.

The scheduled 2022 commissioning is a perfect fit in terms of contributing to Tasmania's Covid 19 recovery.





# TASMANIAN **IKON** DISTILLERY

INCORPORATING

Bright Spark Brewing Pty Ltd

*TASMANIA, THE NEW WORLD IN DISTILLING, THE OLD WORLD IN BREWING*

## FOREWORD

The proposal envisages the delivery of the worlds largest commercially available whisky/whiskey tasting room as per The Guinness book of records. The proposal will have a minimum of 1500 single malt varieties available for tasting which will certainly ensure that the distillery will gain world wide acknowledgment as something unique.

The upstairs portion of the building will have two private tasting rooms catering for high end patronage.

The main hall will have a central bar area and numerous glass timber displays, manufactured by Mark Bishop, local wood artisan from Stanley, on casters which will house the extensive collection of single malt whiskeys.

There will also be an online retail operation utilising the extensive network of contacts and distribution channels (using the model developed by La Mason du Whisky) via Australia Post, Toll and other shipping companies, which will be developed through normal operations and relationships.

It will also cater for an extensive Gin and Vodka collection to ensure that those who prefer those spirits will also be catered for.

The promotion of Tasmanian product will be paramount and have its own distribution and display room.

Down stairs on the North Eastern section of the building there will be a exclusive Tasmanian only spirits area catering for the largest Australian display of Tasmanian spirits and beers.

There will also be the option of a beer room on the North Western section of the building in lieu of the visitor centre.

It promises to be a 'bucket list' event for the local, national and international whiskey connoisseurs.

This component of the development will ensure that the North West Coast is a major player in the *Whisky Trail* which is substantially concentrated outside the North West Coast.

Our operation is boutique and high end and will not impede the development of others in the area but will enhance the reputation of the local industry as a whole. This is a highly collaborative industry.

**The ASK is \$2,000,000 for equipment**

## HISTORY

In 1938 the paper mill was taking shape, soon Burnie would show the world a thing or two about manufacturing pulp and paper.

The current site, before APPM started to build the mill "was nothing but a swamp and the Van Diemen's Land Company used to run some cattle there behind fences."

Trucks were going back and forth, day and night, delivering rock and fill from a quarry at Round Hill. Power was made available on 6 November 1938.

The Pulp continued to operate into the 21st Century, but the early directors really had very little going for them and their venture except optimism.

The sentiment of the directors were clearly "she'll be right, mate, have a go."

The services building, completed in 1943, housed a canteen, dining room, first aid station, dental clinic, doctors rooms, gymnasium, women's change rooms and the Council office. "The stairway is laid in terrazzo and the handrail is of polished Queensland maple ... the dining hall, 90 feet in length and 45 feet wide, can comfortably accommodate more than 300 employees and can be converted into a ballroom. The floor throughout is of specially selected Tasmanian myrtle.

T. Lawrence "A whitebait and a bloody score":

*"On the night the building opened, there were 600 people on the dance floor, close to 25% of the town's population.*

*The Pulp was by far the largest industry in the community, most families in Burnie and the environs had someone working there. The Pulp always ran a dance on Saturday nights and it was one of the very few places in town that had a place big enough to hold a dance. Over in the Services Building, that was the place to be ... No drink allowed in the dances at all. It was characteristic of most of the local halls, you had to go outside but the booze was there and the local policemen were always there to make sure the fellers didn't get out of hand."*

### *The irony of it all -*

A dream to have a distillery and brewery in this building.

## HISTORY (continued)

For more than half a century The Pulp was the iconic image of a region and a town. Its plumage and its odours conferred upon Burnie a dubious fame throughout the country, but for local generations it provided security, a benevolent sustenance and an identity. Though a pulp mill was entirely appropriate for the time and the place, it should never have been built. The mill is now gone and only remnants of its glorious past remain. Some sheds to the East, and the heart and soul to the West of this enterprise now remain. The proponent of this project has to some part restored the old administration offices and will continue to restore the Services Building, in this iconic structure creating an enterprise which will create a destination point for not only local but international visitors, to return to the community an enterprise which will arise from the ashes of industrial production of the past century to a modern facility.



This project will create strength and capacity, creativity and resourcefulness surprising a community which for many decades had placed reliance on the Mill and a belief that if the mill was gone the future of the city was also gone.

The proponent has undertaken many projects within the community and as a civic leader championed some of the game changing projects.



## CAPITAL STRUCTURE

Shares:	\$6,275,000
Cash:	\$1,500,000 (owners funds)
Buildings Existing:	\$1,500,000
Refurbishment Costs of Building:	\$1,000,000
Grant Funding:	\$2,000,000
Furniture:	\$275,000

Projected Capital Investment: \$6,275,000



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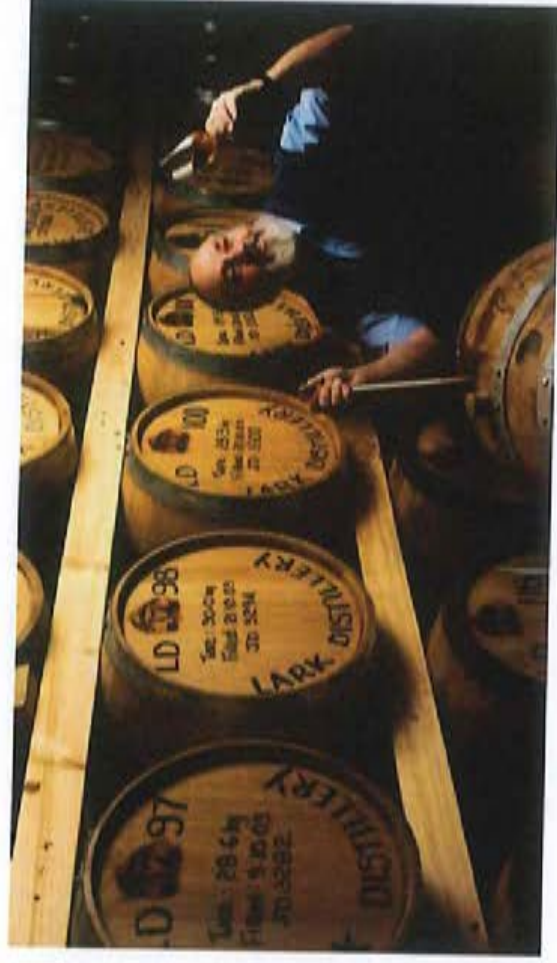
TASMANIA, THE NEW WORLD IN DISTILLING, THE OLD WORLD IN BREWING

## VISION AND BACKGROUND

At Tasmanian IKON Distillery and Spark Brewing, our vision is to raise the bar for Tasmanian artisan single malt whisky, gin, vodka and beer brewing industries and to capitalise on the rapidly growing local, national and international demand.

The image ingrained of Burnie as the place with plumage and odour is a natural advantage that can highlight the potential for change in Regional Australia and the transformative powers of determination to move forward and re-invent.

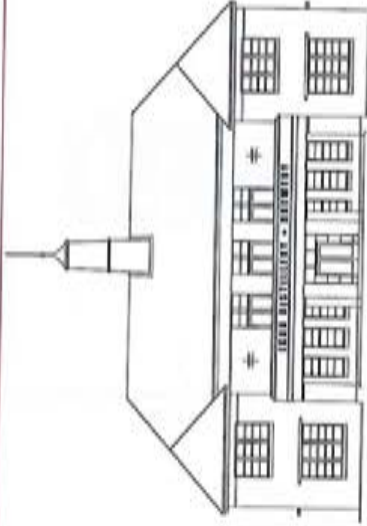
Tasmania remains at the heart of the Australian whisky industry and Tasmanian-based producers have won numerous international awards since 2000. This has been followed by a number of subsequent wins for Tasmanian whisky and other spirits at competitions around the world, indicating that Tasmania had become a serious player in the world distilling and brewing markets.



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## HOW WE WILL ADD VALUE

### TASMANIAN IKON DISTILLERY + BRIGHT SPARK BREWING

Single Malt Whisky, Gin, Vodka, Beer

Typical distillery operations in the past have suffered:

- Poor Cashflow
- No Capital to Scale -
- Variable Output
- Limited Sales & Marketing
- Limited Management
- Limited Access to Global Markets

#### INVESTMENT

\$1.5million owner funds  
to provide operational staff over 3 years

#### MANAGEMENT

Manage Business & Cashflow

#### PRODUCE

Consistent Production, Cashflow Contingent

#### MARKETING

Digital and Traditional

#### SALES

E-Commerce Platforms

#### DISTRIBUTION

On-site and direct

#### WORLD'S LARGEST

Whisky Tasting Room



## PROJECT TIMELINE

### FEBRUARY - JUNE 2021

- Regulatory and statutory approvals to be obtained before funds committed.
- Orders for equipment placed and internal renovations underway to undertake whisky, gin vodka and boutique beer production.
- Advise on financial management; financial controls and costing systems put in place.
- Secretarial services.
- Provide funding to meet the majority of expansion plans and three years projected operational outgoings.

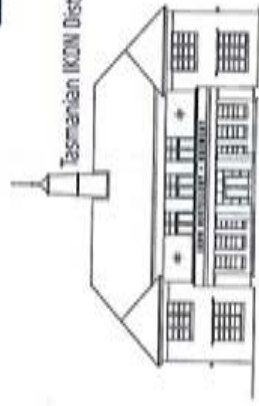
### JULY - DECEMBER 2021

- Equipment arrives.

### JANUARY - JUNE 2022

- Commence implementation of the strategy to establish bottling and portable canning operation.
  - Hiring of head distiller and brewer; commence the process of obtaining an appropriate skillset to instigate production.
  - Establish plan to commence production 14 barrels per week:
    - Whisky
    - Gin
    - Vodka
    - Boutique beer
- Purchase and delivery of barrels
- } TO GENERATE CASHFLOW

# LOCATIONS



Tasmanian Ikon Distillery



Southern Wild Distillery

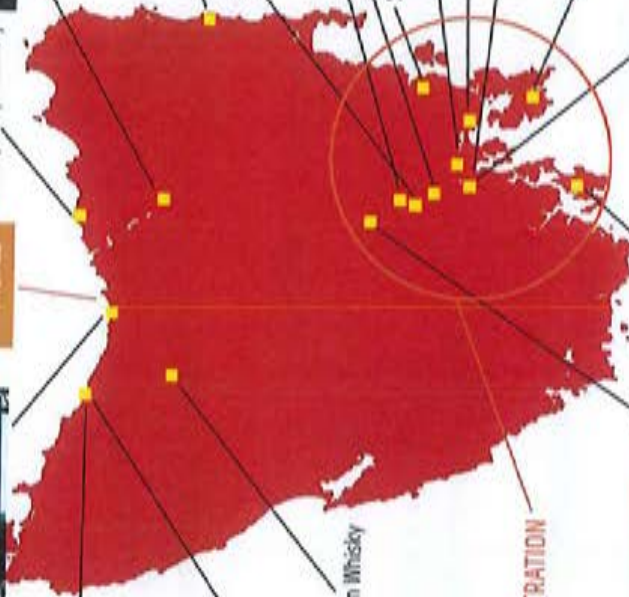
THE TURN RIGHT PRINCIPLE



Hangar 17 Distillery



Ironhouse Distillery



Fannys Bay Distillery

Belgrove Distillery

Cradle Mountain Whisky

Hellyers Road Distillery



Redlands Distillery

Shene Estate

Spring Bay Distillery

Sullivans Cove Distillery

Nonesuch Distillery

McHenry & Sons Distillery

Tappers Hut Distillery



Nant Distillery



Overreem Distillery

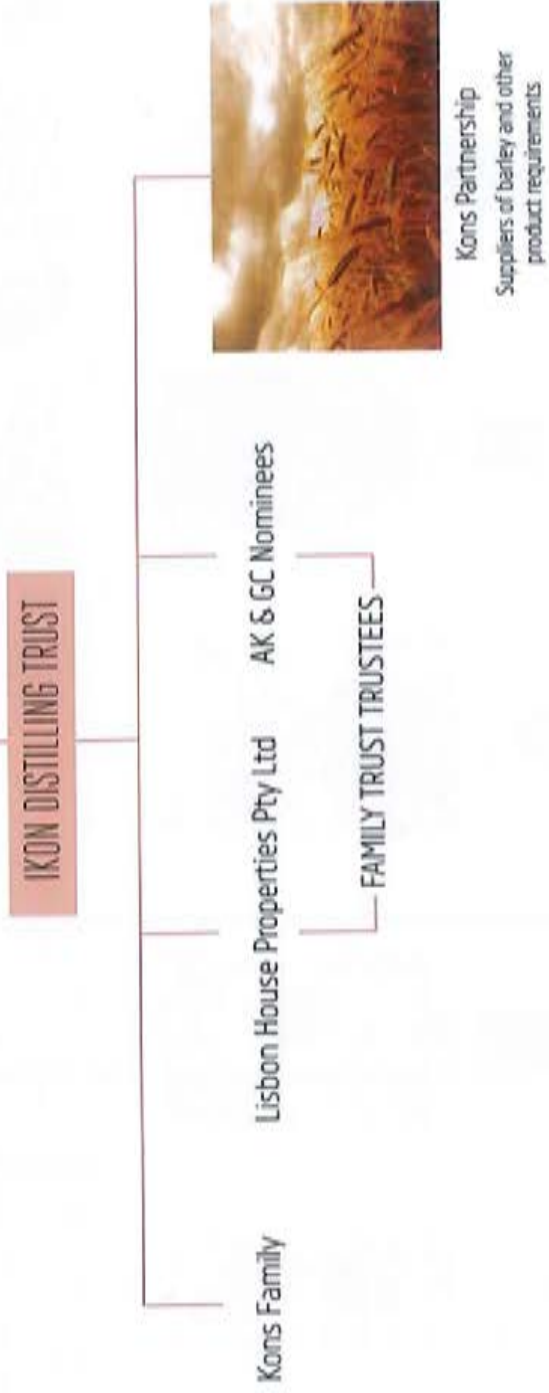


LARK DISTILLERY

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## TASMANIAN **IKON** DISTILLERY + BSB GROUP STRUCTURE



Business structure established to potentially ensure taxable income is distributed to entities which have accumulated losses to minimise financial exposure to head entity.

## TASMANIAN WHISKY BRANDS INCLUDE



## AWARDS

Between 2012 and 2018, Tasmanian distillers have received many awards for their whisky varieties from all over the world. The collaborative nature of the industry will ensure that this continues.



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## TASMANIAN GIN BRANDS INCLUDE



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## TASMANIAN VODKA BRANDS INCLUDE



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## TASMANIAN BEER BRANDS INCLUDE



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## SINGLE MALT WHISKY

The single malt whisky market is booming with strong growth forecast to continue world production.

### WHAT IS SINGLE MALT WHISKY?

Single malt whisky is whisky produced from only water and malted barley at a single distillery by batch distillation in pot stills.

### WHAT MAKES TASMANIAN SINGLE MALT WHISKY SO SPECIAL?

Tasmanian-grown brewing barley is a key ingredient that brings a richness of malt and flavour to our whisky. The Tasmanian climate, pristine waters and high altitudes are factors in our award-winning whiskies in the style of their Scottish counterparts.

The Australian and International markets is within the next 3 - 5 years to become saturated by sub \$100 a bottle whisky.

There exists a market for quality product in the \$130 - \$350 per 500ml bottle market.

## CRAFT BEER

Riding the wave of national beer production, the proposers of the business currently operate a liquor outlet specialising in single malt whisky and whiskey, and craft beers. They are acutely aware of the market for such products, the trends and customer requirements; an advantage few manufacturers can boast.

Too often manufacturers forget that their client is the reseller of the product and, instead, focus on the consumer.

The proposer is aware of the needs of the consumer and have a proven track record in their adaptability to meet consumer demands.

## TASMANIAN WHISKY TAKING THE WORLD

**It's Not Scotch, but Tasmanian Whisky Is Flying off the Shelves**

By James Smith  
23 November 2014, 12:45 PM AEST

→ Number of distilleries expected to double over next five years  
→ Tasmania's economy relying support from tourist industry

**Read This Next**

1. [Tasmania's economy](#)

3 News Australia Pty Ltd

**Tasmania Makes Some of the World's Best Whisky**

The Tasmanian whisky industry is recognized as one of the world's best. It has largely started to take shape.

**ExecutiveStyle**

Tasmanian whisky: the world can't get enough



**Tasmanian whisky cleans up again**  
At world whisky awards

By John Lacey | Nov 20 2015



It does it every year in the world of whisky. Tasmania is rapidly defining itself as a global leader.

At the World Whisky Awards held over in London, the Seagram's Distillery was named Best Distillery of the Year, and for the third consecutive year was the preeminent Australian's best single malt whisky.

**EXECUTIVE LIFE**

A small Tasmanian whisky distillery has won gold in the world championships of spirits



Photo courtesy of The Distillers' Company

**PUNCH**

Tasmanian Whisky Now Topping "World's Best" Lists



With the Scotch Company a small distiller in the Tasmanian Highlands, has been making headlines. According to Business Insider, the distillery was ranked two months in the World Spirit Awards, including a gold medal for their distillery's whisky ranked in many lists.

The distiller is a small one in terms of production and distillation in Tasmania. With a small number of distilleries and the ability to grow the whisky, there are small distillers that are able to produce the best of the best.

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## BOOMING GLOBAL SINGLE MALT WHISKY MARKET

### 2016 Single Malt Scotch Whisky Exported from Scotland

- Exports surpassed GBP4.36 billion (AUD 7.9 billion) for the first time in history.
- Grew in both volume and value by 1.6% and 8.9% respectively.
- Revenue up by 11.8% indicating continued premiumisation.
- 26% of the total Scotch whisky export market (compared with blended and bulk product).

Scotch Whisky Exports 2016 - Analysis 28 April 2017



Perspectives

Show me the way to the next whisky boom  
Agribusiness Bulletin



Boutique gin and whisky boom spooks  
big spirit brands



## INTERNATIONAL MARKET SIZE

- Total Australian FY18 estimated production is tiny compared to estimated FY18 global market consumption.
- Market is projected to grow by 25% between 2014 and 2020<sup>10</sup>.
- Opportunity for Australia to grow with market.

Global Whisky Consumption (litres)  
Australian Whisky Consumption (litres)



Total Global Whisky consumption in FY18 is estimated to be approximately 90.2 million litres



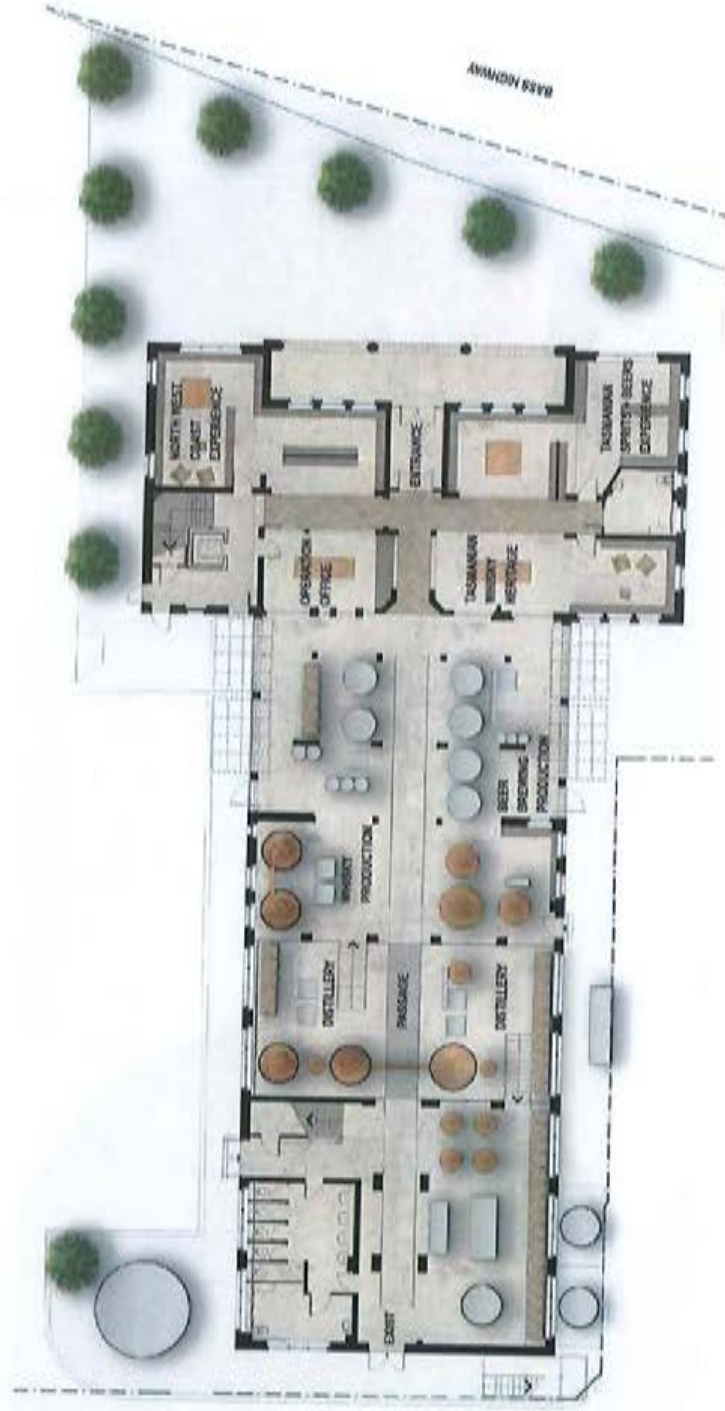
Total Australian consumption in FY18 is estimated to be only 1.7 million litres

<sup>10</sup> Deloitte Agribusiness / Scottish Whisky Association & Deloitte industry report, FY14-FY20 global market forecast to grow by 25.5% / Australian market forecast to grow by 55.4% (FY18 estimation has been incorporated in a linear method using total growth)

## GROUND FLOOR PLAN

*The operation and the layout of the development which will have a central corridor displaying the entire operation on the left and right as one walks through it from finished product to grain will provide consumer education and interest.*

The proponent will be collaborating with the Education system both private and Government to provide training in the distilling and brewing field.



Preparing the grain

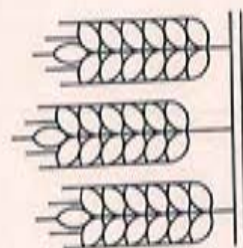
Mashing

Fermentation

Distilling

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## HOW WHISKY IS MADE

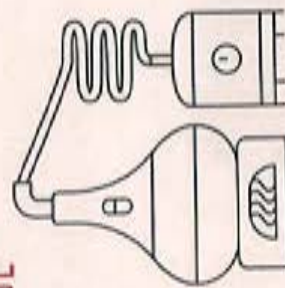


### 1. MALTING

The raw grain is soaked in warm water, which tricks it into sprouting. It is then dried in a kiln to prevent further germination.

### 2. MASHING

The malt is ground down and added to water to extract sugars. The resulting liquid is called 'wort'.

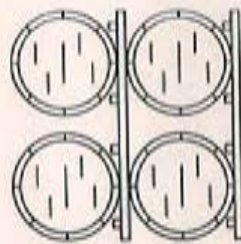


### 3. FERMENTATION

The wort is cooled before yeast is added, which turns the sugars into alcohol. This mixture is called 'wash'.

### 4. DISTILLATION

The wash is distilled two or three times. This involves boiling the fermented grains in a still to condense the alcohol.

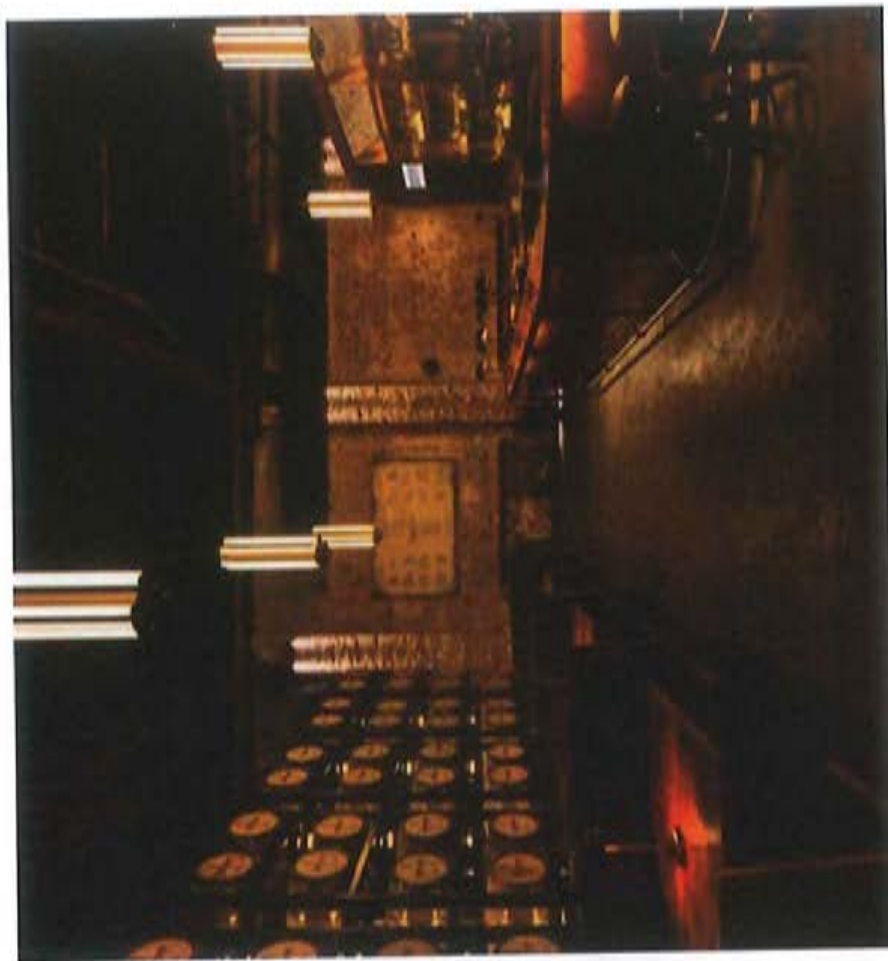


### 5. MATURATION

The whisky is then aged in oak barrels for a number of years.

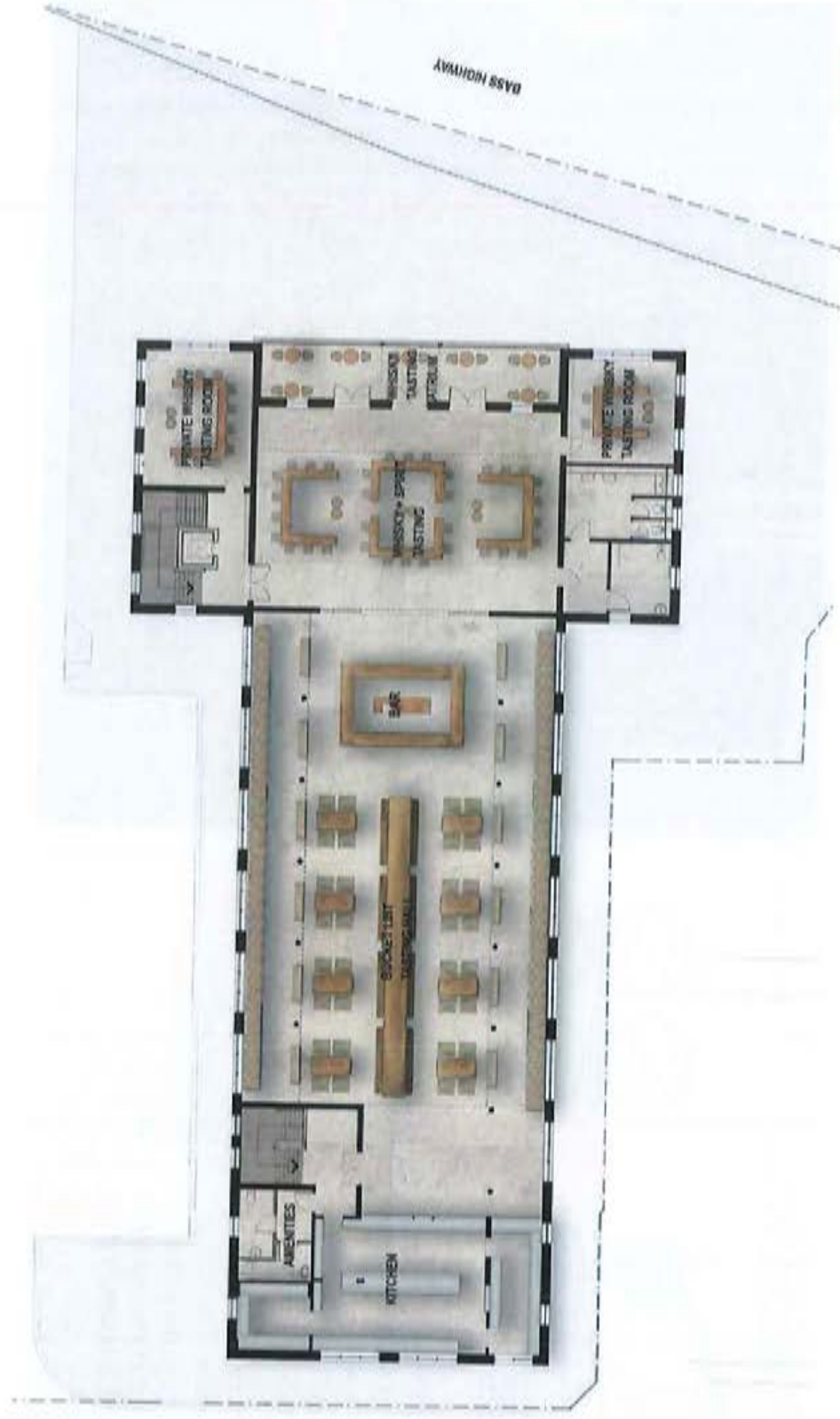
### 6. BOTTLING

Once it has suitably aged, the whisky is filtered, bottled and ready for tasting.



## FIRST FLOOR PLAN

It is envisaged that the facility will be made available for community events such as 10 Days on the Island and other cultural events throughout the year and showcasing the largest collection of single malt whisky and whiskeys in the world.

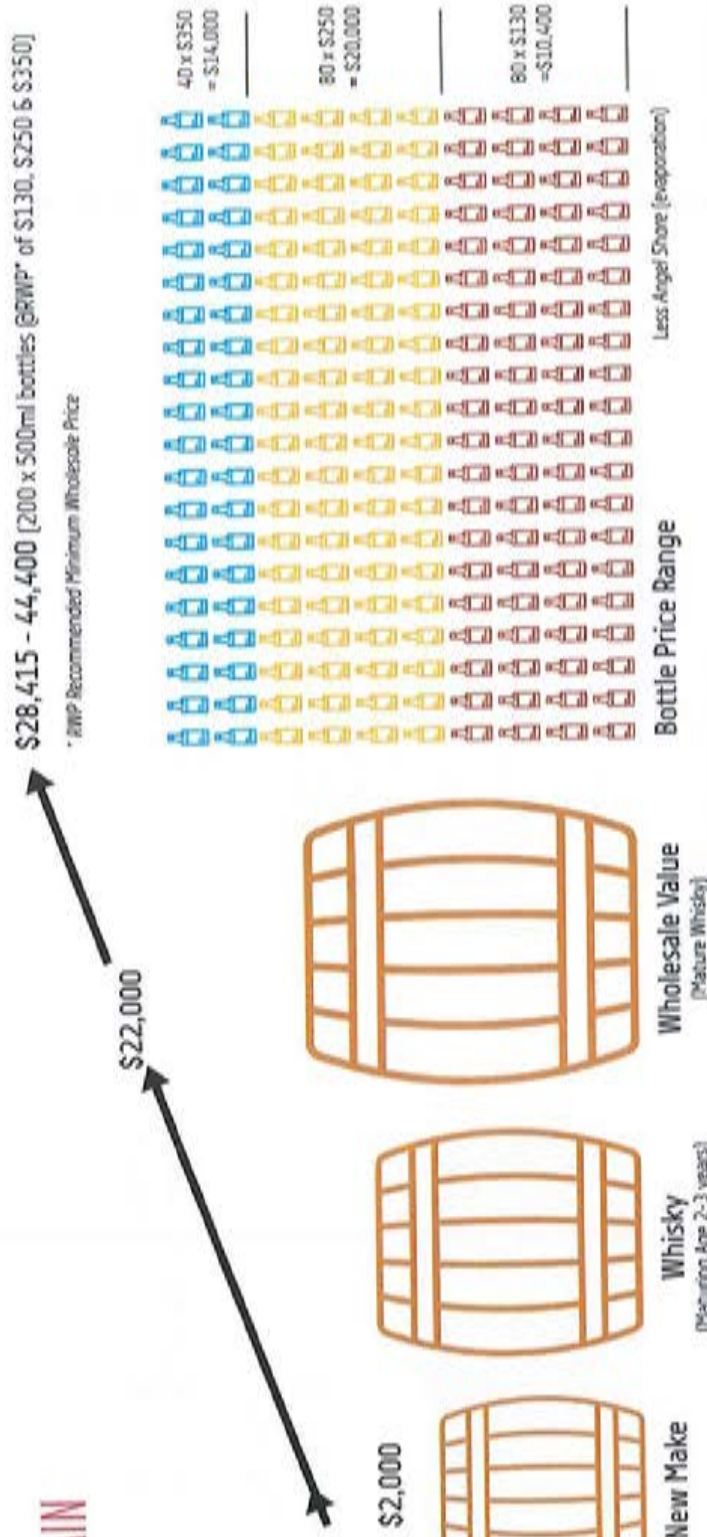


## CAPTURING THE VALUE CHAIN

Ikon Distillery value proposition is the minimum 11x value uplift (\$2,000 to \$22,000) over the 5 - 6 year ageing process. \$110 per 500ml bottle excluding Angel Share (evaporation).

The aim is to capture an even greater proportion of the value chain by direct selling of bottled product to export markets.

Assumptions based on 100L barrel excluding Angel Share



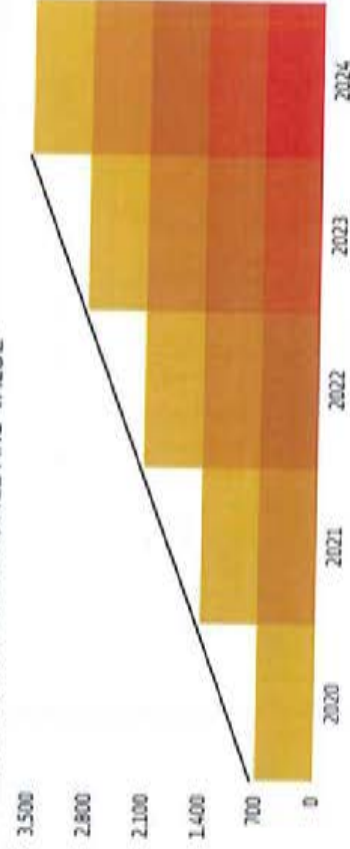
Ageing (approximately 5-6 years for 100L barrel)

Bottling

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## PRODUCTION AND AGED INVENTORY VALUED PROFILES

CURRENT MATURATION PROFILE AND VALUE



- 1 New make per annum:  $700 \times \$2,000 = \$1,400,000$  cost
- 2 New make after 5 years = \$7,000,000 cost

At the end of the 5th year of production, the total inventory value will be (assuming complete maturation)  $3500 @ \$22,000 = \$77,000,000$ .

## KEY POINTS

VALUE OF BARREL INVENTORY INCREASES SIGNIFICANTLY DURING MATURATION CYCLE

- ✓ Using theoretical straight line increase from \$2,000 to \$26,400 (\$132 per bottle) over approx. 5 years (excluding Angel Share).

EXPANDED PRODUCTION AT DISTILLERY

- ✓ Stage 1 production to 14 barrels per week (700 barrels per year) (50 x 14 per week).
- ✓ The inventory value can be viewed as asset backing suggesting increases in value over the maturity cycle.

## INDICATIVE FINANCIAL METRICS FOR SMALL BARRELS

### MATURE BARREL VALUE PROFILE

Number of small barrels (100L)	700	700	700
Wholesale value small barrels (AS)	21,961	28,415	30,142
Equivalent 500ml bottle wholesale price	102	132	140
Sales (ASm)	15.3	19.9	21
Gross Margin @ 60% (ASm)	\$9.1M	\$11.9M	\$12.6M
			\$14.7M

These indicative financial metrics should not be read as forecasts. The above assumes that whisky has matured - which is expected to take at least 5 years.



## PORTABLE / MOBILE CANNING OPERATION

The proponents will also seek funding as part of the total equipment package of \$1.5M to establish a statewide-based mobile canning operation.

Currently the brewing operations of many small and large operators / producers are hampered by a lack of Tasmanian mobile canning operators. A fierce uptake in demand warrants a mobile canning operator.

What the proponent envisages is a State-based canner, so instead of having our own dedicated canning line we would have the mobile line servicing our needs and those of other operators. Currently there is a 6-week wait for some producers to get their product canned.

This will assist in the future growth of micro breweries in the State. An example of a current state deficiency in the brewing area is highlighted by the proponent's recent visit to Willie Smiths Cidery where he was advised that the cidery had to wait 6 weeks for a mobile canning operator to come from the mainland to can their product.

This can now be overcome.





## COMPARABLE TRADING METRICS

Company	Market Cap (A\$m)	P/E	FY18			EBITDA growth	FY18 EBITDA margin	FY18 NPAT margin
			EV / Revenue	EV / EBITDA	EV/EBITDA			
<b>Australia/NZ Distillers &amp; Vintners</b>								
Australian Vintage Ltd	165	23.1x	1.0x	10.5x	25%	9.1%	2.8%	
Delegat Group Limited	760	19.6x	4.2x	13.0x	5%	32.2%	15.7%	
Treasury Wine Estates Limited	12,550	35.5x	5.1x	20.5x	10%	24.7%	13.7%	
<b>Median Average</b>		<b>29.1x</b>	<b>4.2x</b>	<b>13.0x</b>	<b>10.4%</b>	<b>24.7%</b>	<b>13.7%</b>	
<b>International Small Cap Distillers &amp; Vintners</b>								
Castle Brands Inc.	266	73.4x	2.7x	33.3x	61%	8.2%	3.1%	
Maria Brizard Wine & Spirits SA	397	nml	0.6x	16.7x	nml	3.4%	nml	
Berentzen-Gruppe Aktiengesellschaft	123	11.3x	0.6x	3.5x	15%	10.5%	3.9%	
<b>Median Average</b>		<b>42.3x</b>	<b>0.6x</b>	<b>16.7x</b>	<b>37.9%</b>	<b>8.2%</b>	<b>3.5%</b>	
<b>International Large Cap Distillers &amp; Vintners</b>								
Brown-Forman Corporation	34,041	35.2x	8.9x	24.7x	10%	36.0%	23.5%	
Constellation Brands, Inc.	54,391	24.7x	6.8x	18.3x	15%	37.3%	22.7%	
Diageo plc	108,395	21.1x	5.8x	16.8x	3%	34.5%	23.8%	
Davide Campari-Milano S.p.A.	11,044	27.5x	4.7x	19.2x	1%	24.4%	14.4%	
Rémy Cointreau SA	8,781	36.5x	5.3x	23.5x	11%	22.6%	13.5%	
Pernod Ricard SA	55,930	23.5x	4.8x	16.5x	-2%	29.1%	16.9%	
<b>Median Average</b>		<b>26.1x</b>	<b>5.5x</b>	<b>18.8x</b>	<b>6%</b>	<b>32%</b>	<b>20%</b>	
		<b>28.1x</b>	<b>6.1x</b>	<b>19.8x</b>	<b>6%</b>	<b>31%</b>	<b>19%</b>	

Source: Capital IQ 1 Dec 2017

## COMMENTARY

Across the publicly-listed comparable peers, the sector is currently trading on:

- An average of **14.7 x FY18 EV/EBITDA** across Australia and New Zealand.
- An average of **17.8 x FY18 EV/EBITDA** across various international small caps.
- **19.8 x FY18 EV/EBITDA** in the international large caps distillers and vintners sector.
- Using any of the above average comparable metrics, this represents significant upside potential from the current market position.

## RECENT DISTILLER ACQUISITIONS

Name of Distillery	Date of Transaction
Woodinville Whiskey Co.—Woodinville, Washington	Sold to Moët Hennessy in 2017
Teeling Whiskey Co.—Dublin, Ireland	Sold minority stake to Bacardi Ltd. in 2017
Bardstown Bourbon Co.—Bardstown, Kentucky	Sold minority stake to Constellation Brands in 2016
BenRiach Distillery Co.—Newbridge, Scotland	Sold to Brown-Forman Corp. in 2016
High West Distillery—Park City/Wanship, Utah	Sold to Constellation Brands in 2016
Nelson's Green Brier Distillery—Nashville, Tennessee	Sold minority stake to Constellation Brands in 2016
Catoctin Creek—Purcellville, Virginia	Sold minority stake to Constellation Brands in 2016
Smooth Ambler Spirits—Maxwelton, West Virginia	Sold majority stake to Pernod Ricard in 2016
Westland Distillery—Seattle, Washington	Sold to Rémy Cointreau in 2016
Angel's Envy—Louisville, Kentucky	Sold to Bacardi Ltd. in 2015
Compass Box Whisky Co.—London	Sold minority stake to Bacardi Ltd. in 2014
Forty Creek Distillery—Grimsby, Ontario	Sold to Campari America in 2014
Bruichladdich Distillery—Islay, Scotland	Sold to Rémy Cointreau in 2012
Tuthilltown Spirits—Gardiner, New York	Sold Hudson whiskey brand to William Grant & Sons in 2010, followed by the rest of the distillery in 2017

Source: Capital IQ 1 Dec 2017

## COMMENTARY

Consolidation by the international major brands across the industry has been evident in recent years.

- The single malt whisky sector is still a highly fragmented and 'cottage' industry.
- The market outlook for the single malt whisky industry continues to look strong with the volume of activity across the sector.

## INVESTMENT HIGHLIGHTS

- ✓ Senior management team have been in retail for 30 years and will leverage off their experience.
- ✓ The single malt whisky market is experiencing high growth and is forecast to continue.
- ✓ The whisky value proposition is underpinned by the significant value uplift during the maturation period.
- ✓ Relevant to the increasingly growing value of inventory, production and revenue.
- ✓ Management team will be further able to grow the company through investment and distribution channels.
- ✓ In order to gain exposure to the underlying single malt whisky thematic, leverage off the strength of the other existing brands currently in play.



## MANAGEMENT / DIRECTORS

**Steven Kons:** Qualified barrister and solicitor

- 30 years retail experience.
- Senior government minister
- Experienced property developer.
- Capacity to bring projects within budget.
- Delivery of "Pubs Without Pokies" grant funding to redevelop Ikon Hotel, Burnie.
- Capacity to deliver Commonwealth Government projects, National Rental Affordability Scheme (NRAS) with government guidelines and budgets: \$8 million project, \$550,000 annual income +/- 2% of budget met.

**Eva Kons:** 30 years as owner operator of her own business.

- Providing support and advice as a business partner for the expansion and diversification of Kons group of companies.
- Instrumental in providing risk minimisation strategies.



**Anastasi Kons:** Bachelor of Business & Economics

- Institutional banking experience, currently in ANZ
- Envisage to commence with business within 12 months of start up.

**Angelika Kons:**

- Bachelor of Regional Planning.

*Other Directors as needed.*

## SUMMARY

The proponent reiterates that Burnie with the assistance of State Government funding can have the;

- (1) World's largest commercial Whisky/whiskey tasting room.
- (2) The state's largest dual distillery/brewery operation.
- (3) One of the few complete walk-through distillery brewery operations (no need for guided tours).
- (4) Heritage reuse of a substantial historic site with a connection to the economic development of the City.
- (5) The largest promotion and display room of the State's spirits industry.
- (6) A new online spirit sales platform creating a new international business.
- (7) The portable canning operator to assist the Tasmanian Craft Beer Industry.
- (8) Ongoing employment opportunities - regional training and skills development

(9) Collaborative work with other distillers and brewers in the state.

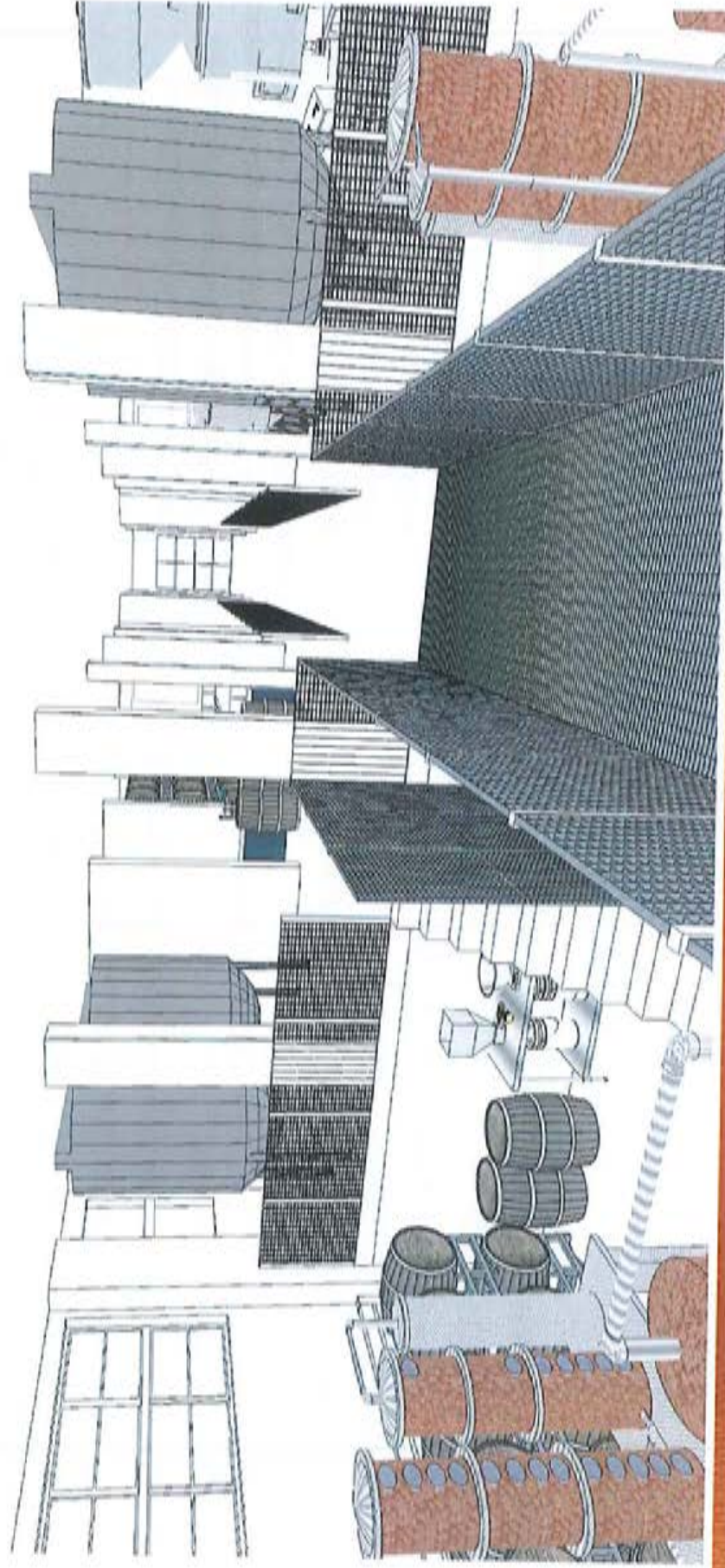
(10) **Turn Right strategy** - creating opportunity for visitors entering the state through Devonport to make the decision to turn right to visit a world-class distillery / brewery and the largest tasting room in the world.

(11) Opportunities for local suppliers to supply equipment as part of the equipment tender process will have a requirement that local suppliers are given the opportunity to quote for fabrication works.

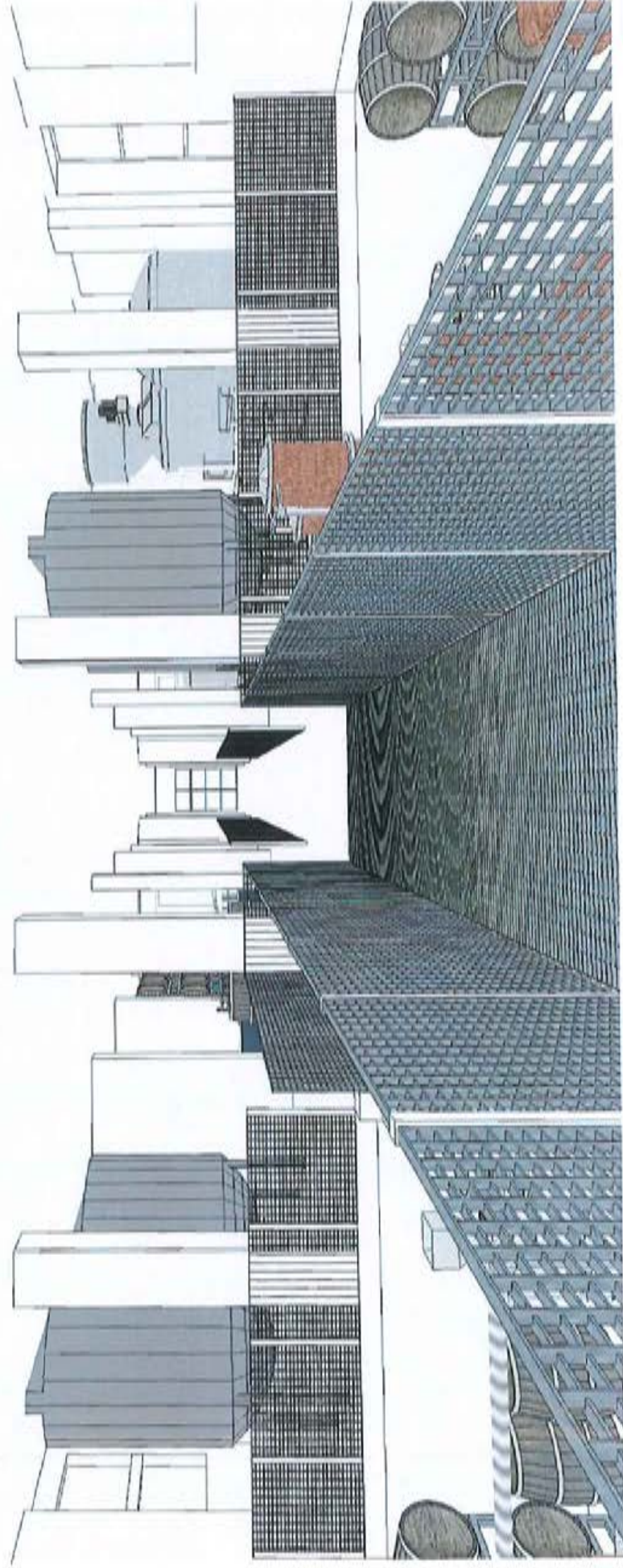
### DISCLAIMER

Projections and financial outcomes have been to the best available industry standards. Directors have own source capacity to fund the operational expenditure of the proposed business for a minimum of 5 years at the rate of \$500,000 per annum.

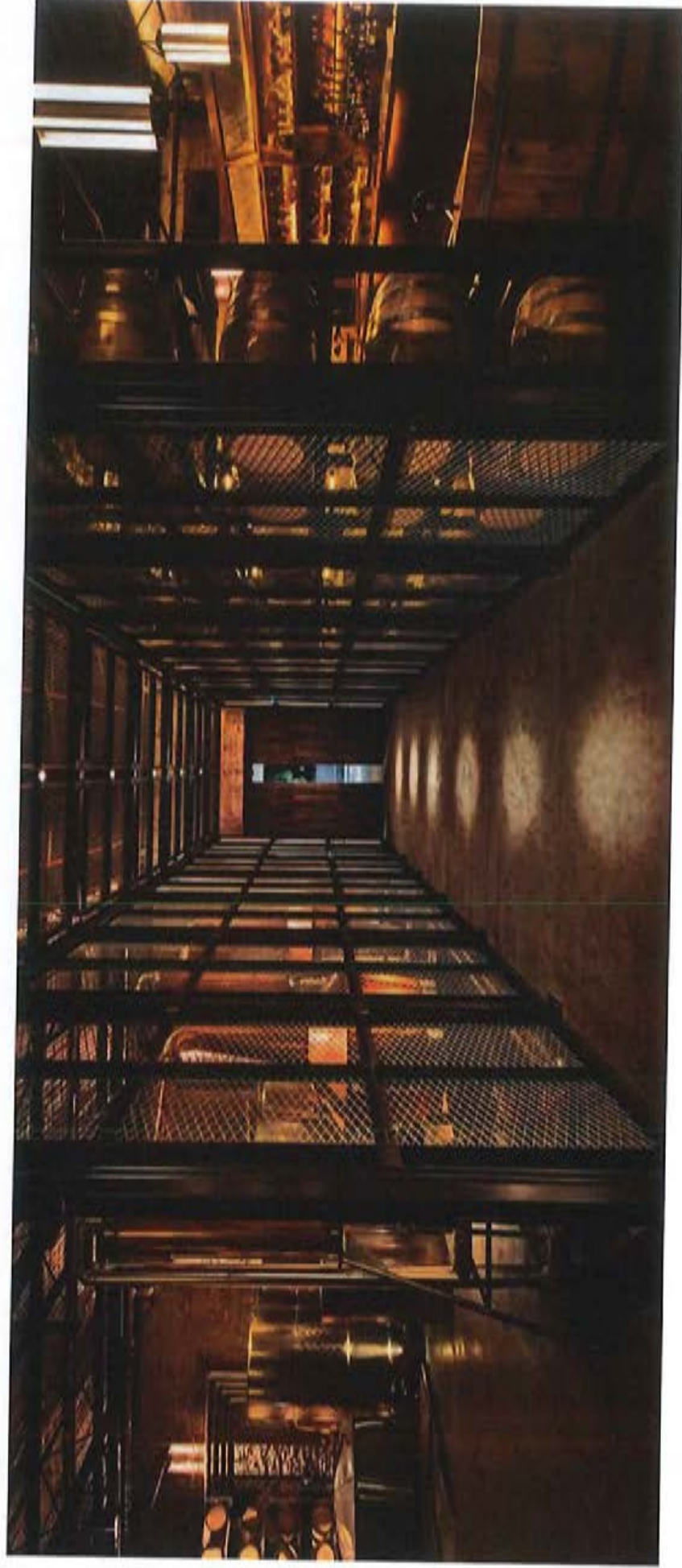
TASMANIAN IKON DISTILLERY | INCORPORATING BRIGHT SPARK BREWING PTY LTD



TASMANIA, THE NEW WORLD IN DISTILLING, THE OLD WORLD IN BREWING

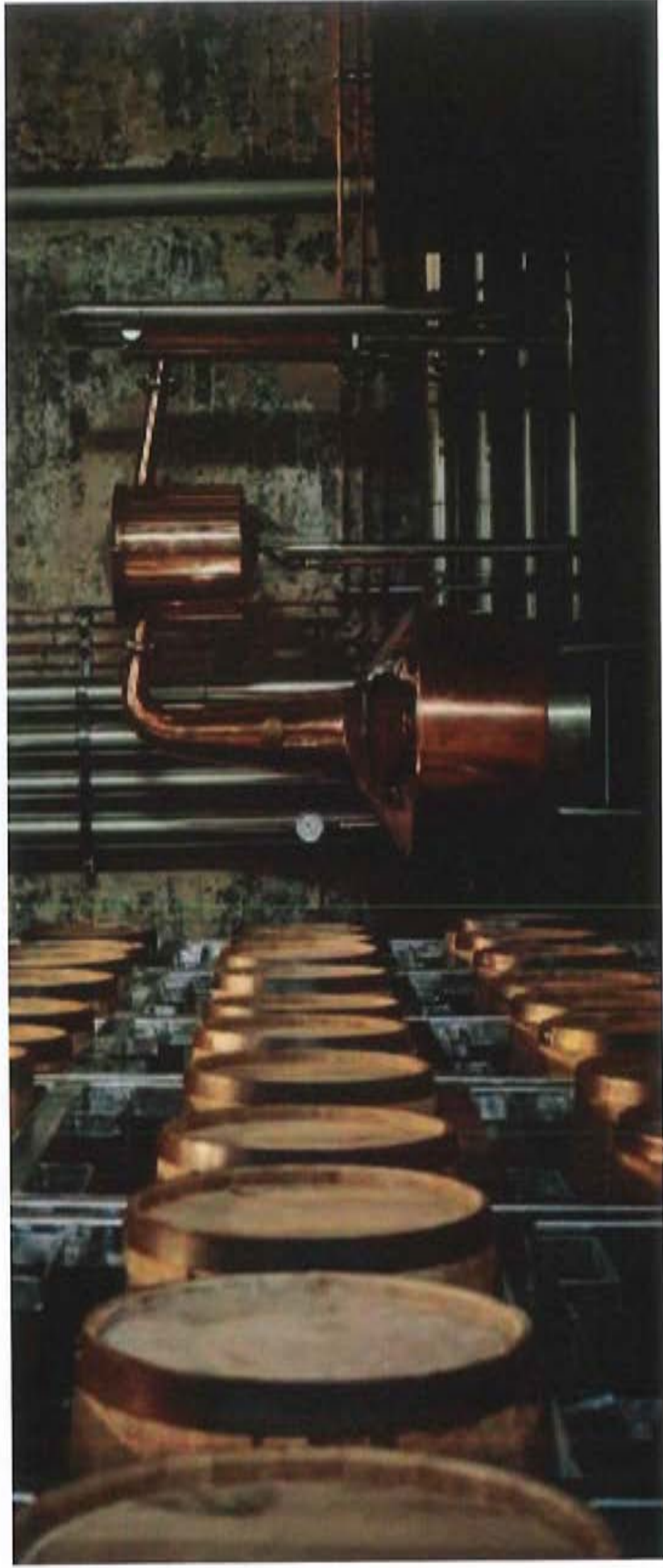


TASMANIAN IKON DISTILLERY | INCORPORATING BRIGHT SPARK BREWING PTY LTD





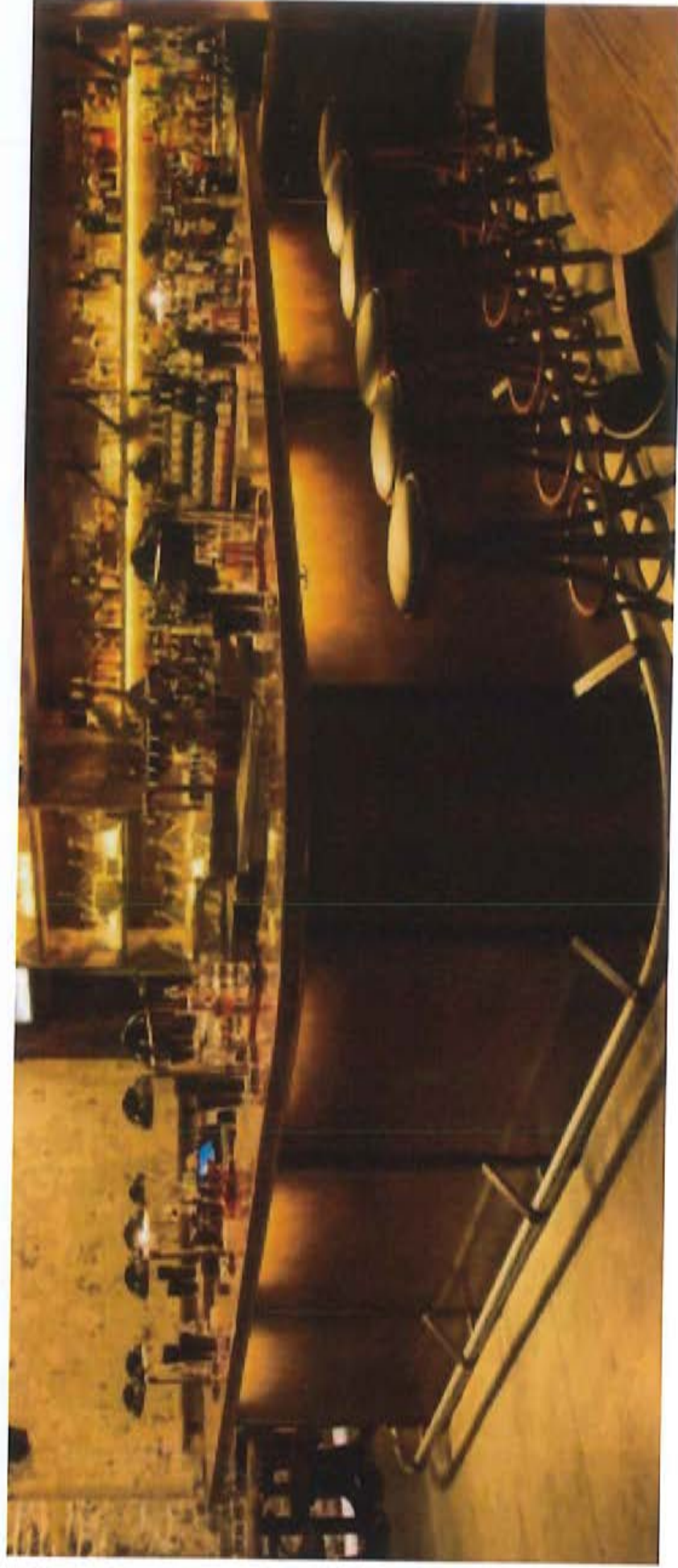
TASMANIAN IKON DISTILLERY | INCORPORATING BRIGHT SPARK BREWING PTY LTD



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TASMANIA, THE NEW WORLD IN DISTILLING, THE OLD WORLD IN BREWING

TASMANIAN IKON DISTILLERY | INCORPORATING BRIGHT SPARK BREWING PTY LTD



TASMANIA, THE NEW WORLD IN DISTILLING, THE OLD WORLD IN BREWING

**Tom Wootton**  
West by North West  
29a Wilson St, Burnie TAS 7320  
11 June 2020

To whom it may concern,

**Re: Tourism Development Burnie**

I am writing to express wholehearted support for the development of a new distillery, brewery and associated visitor experience in Burnie, as proposed by developer Mr Steven Kons. This significant project has the potential to not only place Burnie (and surrounds) on the culinary touring map, but also to benefit tourism across our region and Tasmania.

The distilling and brewing industry in Tasmania has been growing at a steady rate for a number of years and this particular project has the ability to further enhance the industry's brand equity at national and international level. This would generate widespread media interest in a region that has, in recent times, had much media attention for the wrong reasons.

For clarity, I consider this to be more than a *standard letter of support*. Instead, I believe this to be a critical project for our region, deserving of tangible financial support. It has the capacity to grow tourism (visitation and yield) and become an example of a reinvigorated tourism sector.

I have had a site visit at the development location and can testify that the tourism potential of this project should not be underestimated.

We respectfully suggest consideration of this project for funding support. It would certainly become one of our primary strategic projects for *Tourism Product Development* on the North West Coast.

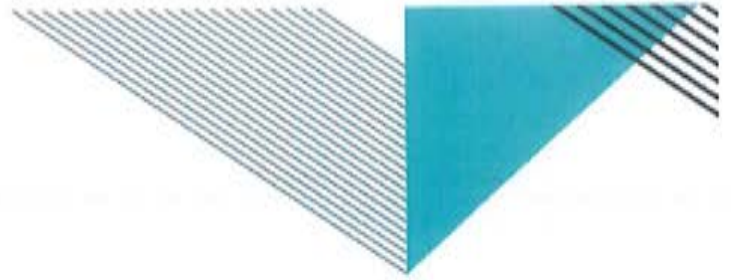
I reiterate my sincere endorsement and welcome further discussion on the merits of this project.

Kind regards,



**Tom Wootton**  
CEO





Steven Kons  
1-3 Reeves Street  
South Burnie  
TAS 7320  
09 June 2020

49 Sandy Bay Road  
Hobart Tasmania 7004  
T +61 (3) 6223 2333  
F +61 (3) 6223 2433  
hobart@philplighton.com.au

[philplighton.com.au](http://philplighton.com.au)  
Hobart/Launceston/Burnie

Dear Steve

**Brewery Distillery Showroom Retail Tourism Project**

**1-3 Reeves Street Burnie**

Thank you for the opportunity to help you progress this iconic tourism development for the North West Coast of Tasmania.

We are very familiar with your concept and have been excited to progress this project with you to this stage, having provided all architectural services to date and having taken it to "shovel ready" stage for the internal and external components of this significant building.

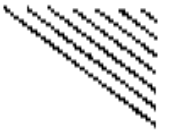
The scope of works which you have advised that are capable of progressing immediately should funding be made available and which have or will be approved by Council within a relatively short period of time include the following.

- (1) External landscaping and signage
- (2) Internal and external electrical work
- (3) Goods lift
- (4) All concrete work to basement and work areas
- (5) All protective coatings for floors
- (6) All sewage works
- (7) All painting
- (8) Terrazzo flooring to retail areas on ground floor
- (9) Repairs to all timber floors and windows
- (10) Installation of heating and cooling throughout the building
- (11) External paving
- (12) New steel windows to Eastern and Western side of building where old frames were removed.
- (13) Treatment of wastewater for processing.

**Philp Lighton Architects Pty Ltd**  
ACN 009 515 182  
ABN 82 009 515 182

**Directors**  
Peter Giblin FAIA  
Andrew Floyd AIA  
Peter Gaggin AIA

**Associate Directors**  
Pip Bilson DIA  
Anthony Dalglish AIA



We estimate that to complete these works you should budget an amount of \$950,000 to \$1.1 million

Yours sincerely,

**Philip Lighton Architects Pty Ltd**

Peter Guggin FRAIA  
Director  
*CHIEF ARCHITECT*

# mark bishop furniture

3/6/2020  
Steven Kons  
1-3 Reeves St,  
South Burnie,  
Tas. 7320.

Dear Steve,

RE: BREWERY, DISTILLERY TASTING ROOM SOUTH BURNIE

Further to our onsite meeting and discussion it is with pleasure that we provide you with our preliminary estimate to supply and fit out your proposed tourism premises at the former APPM services building located at South Burnie Tasmania.

We estimate that the preliminary cost of designing, manufacturing and fitting the following components.

12 Display cabinets with lighting showcasing a minimum of 1500 single malt Whiskeys.

A central freestanding tasting Bar extending down the centre of the room.

16 sitting booths upstairs on the East and West walls of the room.

12 tables and 48 chairs for the southern area of the upstairs room.

2 Board style tables and 24 chairs for two private tasting rooms.

4 Tables and 40 Chairs for downstairs private rear conference meeting rooms.

Front of house reception desk and display shelving for the downstairs retail area.

All of the above furniture will be constructed from Tasmanian Timbers and be manufactured in Tasmania.

We provide the preliminary estimate of \$275,000 plus G.S.T.

With Pleasure

160 mengha road, forest. 0419271136 [markbishop.com.au](http://markbishop.com.au)





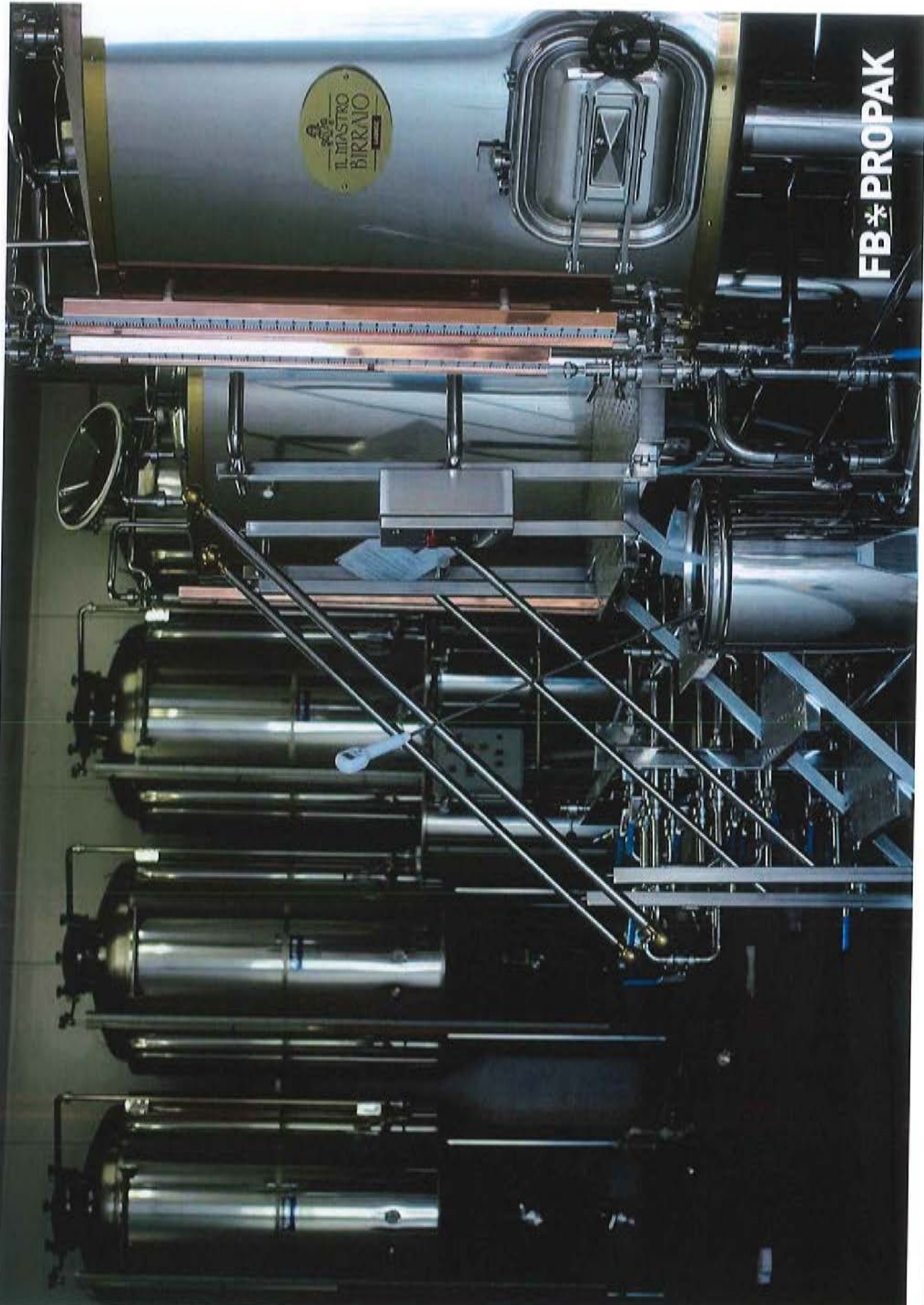
# FB\*PROPAPAK

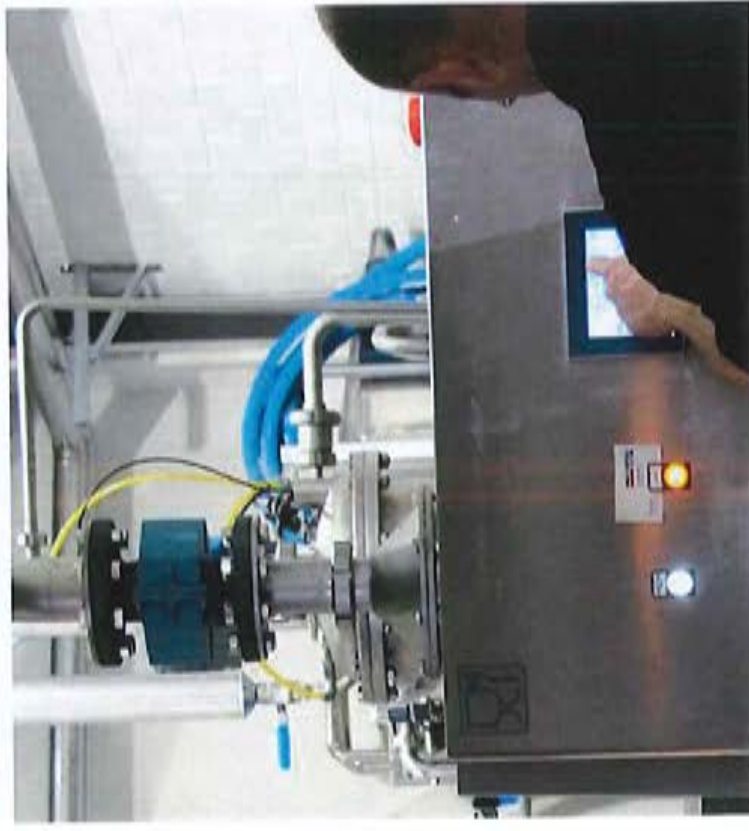
## PROPOSAL

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Head Office: 96 Chifley Drive, Preston, VIC, 3072, Australia  
(03) 9487-1150 | [fbpropak.com](http://fbpropak.com)

**FB\*PROPAK**





# OUR COMPANY

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Consisting of over 55 staff in Australia and New Zealand, our company has an unmatched breadth of administrative, servicing, sales and technical resources working with some of the region's leading brewers, distillers and manufacturers.

55+ Staff



Expertise



Five full time technicians to service on-site all year round

Inhouse Engineering & Project Management

Research & Development



Experts in all food & beverage industries





**FB\*PROPAK**

# BREWING

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**FB\*PROPAK's brewing equipment unit (formerly AEB – Australian Engineered Brewing) dates back to 1968. With a great number of our installations successfully operating in Australia and New Zealand, the FB\*PROPAK team is recognised as one of the industry's most experienced.**

With our qualified team of engineers, brewers, distillers and technicians, we have plenty of scope and depth to supply, customise and install your brewing and distilling equipment, large or small – our equipment range includes; brewhouses, bottling and canning lines, stills, centrifuges, filtration, tanks, packaging, canning, kegging, pilot brewing systems, milling, refrigeration, turnkey systems and much more.





**FB\*PROPAK**



# DISTILLING

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**FB\*PROPAK provide Australia's finest quality distilling equipment and expertise for all disciplines, with a broad range of market-leading European technology to suit varied capacities of productions.**

And with our own multi award-winning distillery The Craft & Co we provide our clients with unparalleled access to our team of distillers, engineers and designers who can assist in the whole process of establishing a distillery, as well as the all important recipe creation and R&D. The advantage of this is that it not only allows customers to get first hand experience on the equipment while their still is being custom built, but also the ability to get their product to market before still is commissioned.





**FB\*PROPAK**





# PACKAGING

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**We are committed to delivering 'best technology at best price' packaging, bottling, canning & labelling solutions, without compromise on quality.**

We partner with leading global equipment manufacturers and suppliers, whilst providing a high level of support and capabilities.



# OUR CLIENTS

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FB\*PROPAK's brewing clients range from some of the largest businesses, all the way to the smallest of craft brewers across the region. Our capacity to service a broad spectrum of requirements and tech for a diverse group as brewing has enabled FB\*PROPAK to become a trusted leader in the industry.



NAGAMBIE  
3608  
BREWERY  
AND  
DISTILLERY



# PROPOSAL

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*Burnie Distillery*

*Steven Kons*

**RE: 5500l Whisky Still  
3000l Hybrid Still  
30HL Brewhouse**

Dear Steve,

Further to our discussion please find our offer for a 5500 litre whisky still, 3000 litre hybrid still and a 30 hectolitre brewhouse system for your consideration and we wish herewith that our proposal meets your requirements.

The commercial terms of our offer are as follows:

**Terms of Payment:** A deposit of 40% at the time of order placement with the remaining 60% payable against presentation of the shipping documents.

**Validity:** This offer remains valid for a period of 30 days from the date of this quotation.

**Lead time for delivery:** Ex Works TBA depending on supplier's production schedule, estimated 20-24 weeks.

**Plant Commissioning:** To be discussed in more detail once scope of supply is confirmed with distilling & associated equipment to run the brewery and distillery.

**Warranty:** The Supplier guarantees the materials and workmanship of equipment supplied for up to twelve (12) months from the date of delivery.

We would like to take the opportunity to thank you again for considering FB\*PROPAK in your purchase decision for the above brewery & distillery systems and look forward to working with you.

Yours sincerely,

**Chris Chrystiuk**

# PRELIMINARY OFFER

## 83DCE IR 5500L Whisky Still

Please be advised that all pricing is ex-works and does not include the cost of freight, duty or GST.

The maintenance spare parts for 5 years of operation, are included in the price.

Delivery to be quoted separately upon final design and layout.

Also be advised that pricing is valid for 30 days.

EQUIPMENT DESCRIPTION	UNIT PRICE EURO	TOTAL PRICE EURO
<p>5500L Barison Discontinuous Distillation Copper Wash Pot Still, consisting of:</p> <ul style="list-style-type: none"> <li>- Stainless steel man way, DN 400, placed on top and to liquid level</li> <li>- Viewing port installed a side, in the middle of the maximum fill level</li> <li>- Viewing port installed on top, with explosion proof illumination</li> <li>- Connection on top with ball pneumatic valve, for pot still fill</li> <li>- Total discharge tube with pneumatic ball valve</li> <li>- Steam jacket</li> <li>- Pneumatic and modulating steam valve and steam trap, connect to steam heat exchanger circuit</li> <li>- Copper swan neck flanged in upper part of the pot still, welded s.s. flanges</li> <li>- Thermometer placed in the up part of swan neck</li> <li>- Copper connecting arm, flanged to swan neck and to the condenser, with a slope toward the flow, welded stainless steel flanges</li> <li>- Copper condenser with water connection, in / out</li> <li>- Stainless steel support flanged to condenser, welded stainless steel flanges</li> <li>- Security atm valve to seal pot still vent, connect to build outside with water connection</li> <li>- Glass low wine receiver with temperature and alcohol degree control</li> <li>- Storage 4600 liters low wine tank</li> <li>- IECEx pump and s.s. tube, for low wine transfer to intermediate feint still, ball manual valve for exclusion is included</li> <li>- CIP spray ball for boiler</li> </ul> <p><b>Technical details (may vary greatly depending on final data):</b></p> <ul style="list-style-type: none"> <li>- Average load capacity 5500 litres</li> <li>- Pot copper thickness 4 mm</li> <li>- Swan neck and Neck &amp; Corner of Lyne Arm thickness 4 mm</li> <li>- Lyne Arm and Condenser thickness 3 mm</li> <li>- Stainless steel Tanks 2 mm</li> <li>- Stainless steel Pipework 2 mm</li> </ul>	€145,615	€145,615
<b>TOTAL</b>		€145,615

# PRELIMINARY OFFER

## 83DCE IR 5500L Whisky Still

EQUIPMENT DESCRIPTION		QTY	UNIT PRICE EURO	TOTAL EURO PRICE
<b>OPTIONS:</b>				
Heat Exchanger		1	€23,885	€23,885
Copper bottom of the wash pot still		1	€18,580	€18,580
Boil ball with viewing port place to the base of the copper swan neck, flanged to upper part of the pot still, welded to the stainless steel flanges		1	€1,460	€1,460
Mixer with electrical IECEx motor 2.2Kw		1	€6,000	€6,000
Traditional spirit Receiver (Spirit safe)		1	€17,900	€17,900
Upgrade HMI panel 15"		1	€1,120	€1,120
Control of mixer		1	€520	€520
<b>AUTOMATION</b>				
Equipment installed in the other Panel				
- 1 x Temperature probe still				
- 1 x Temperature probe alcohol vapors				
- 1 x Temperature probe condenser water outside				
- 1 x Regulator module vapor modulating valve				
- 1 x Regulator module vapor modulating condenser water				
- Pressure sensor for Pot Still				
- Atex Barriers for sensors in dangerous zone				
- Enlarging of PLC modules				
- Implementation of Software				
		1	€8,655	€8,655

Please be advised that all pricing is ex-works and does not include the cost of freight, duty or GST.

The maintenance spare parts for 5 years of operation, are included in the price.

Delivery to be quoted separately upon final design and layout.

Also be advised that pricing is valid for 30 days.

# PRELIMINARY OFFER

## 30DM IR 3000L Hybrid Still

Please be advised that all pricing is ex-works and does not include the cost of freight, duty or GST.

The maintenance spare parts for 5 years of operation, are included in the price.

Delivery to be quoted separately upon final design and layout.

Also be advised that pricing is valid for 30 days.

EQUIPMENT DESCRIPTION	UNIT PRICE EURO	TOTAL PRICE EURO
<p><b>1 x Pot Built entirely in stainless steel, with:</b></p> <ul style="list-style-type: none"> <li>- The upper part of the Pot in Copper instead of Stainless Steel</li> <li>- CIP Spray ball for Pot Still</li> <li>- Stainless Steel steam jacket for the heating of the Pot</li> <li>- Safety Group with: manometer, air emptying valve, security valve placed on the heating jacket</li> <li>- Rock Wool insulation with Copper cover of the Steam Jacket</li> <li>- Discharge Valve DN 100 pneumatic open, pipe for the discharge in stainless steel</li> <li>- Mixer with electrical IECEx motor</li> <li>- Electrical Panel for the running of the mixer, to be placed in non-dangerous zone</li> <li>- Viewing Port DN 180 placed at midpoint of the maximum load level</li> <li>- Viewing port DN 60 for internal view (light not included)</li> <li>- Stainless steel Manometer 100 mm diameter, scale 0-10 MTH radial connection, placed on the pot</li> <li>- Stainless steel Thermometer 100 mm diameter, scale 0-120°C radial connection, placed on the pot</li> <li>- Copper Dome placed at the exit of the vapor</li> <li>- Junction Stainless Piping from the exit of the dome to the Rectification Column</li> <li>- Inspection DN 400 Door for cleaning placed on the top of the Pot</li> <li>- DN 50 connection with valve, pneumatic open for the loading of liquids</li> <li>- Gim Basket for the infusion of Botanicals with manual bypasses</li> </ul>	SEE OVER	SEE OVER
<p><b>1 x Rectification Column with Cap Plates, together with:</b></p> <p>Stainless Steel Structure for the support of the rectification and the cooling column</p> <ul style="list-style-type: none"> <li>- 2 x copper trunk with 5 and 6 cap plates respectively for rectification (11 in total)</li> <li>- 4 x Viewing ports on the column, one for light and one for viewing (light not included)</li> <li>- Flanges junction between Trunks, in stainless steel</li> <li>- Stainless Steel Dephlegmator copper cover, placed on the top of the Column</li> </ul> <p>(continued next page)</p>	SEE OVER	SEE OVER

# PRELIMINARY OFFER

## 30DM IR 3000L Hybrid Still (continued)

Please be advised that all pricing is ex-works and does not include the cost of freight, duty or GST.  
The maintenance spare parts for 5 years of operation, are included in the price.  
Delivery to be quoted separately upon final design and layout.  
Also be advised that pricing is valid for 30 days.

EQUIPMENT DESCRIPTION	UNIT PRICE EURO	TOTAL EURO PRICE
<p>(continued)</p> <p><b>1 x Rectification Column with Cap Plates, together with:</b></p> <ul style="list-style-type: none"> <li>- Enlargement of Stainless Steel Structure for the support of the rectification and the cooling column</li> <li>- 2 x copper trunk with 5 cap plates each for rectification (10 in total)</li> <li>- 4 x Viewing ports on the column, one for light and one for viewing (light not included)</li> <li>- Flanges junction between Trunks, in stainless steel</li> <li>- Bypass, fluximeter, piping and pump for the reflux from second column to first column</li> </ul> <p><b>A cooling column, complete of:</b></p> <ul style="list-style-type: none"> <li>- 1 x Stainless Steel Tube Condenser, copper cover;</li> <li>- 1 x Stainless Steel Cooling Coil, copper cover;</li> <li>- 1 x Support Basement for condenser and refrigerant, in stainless steel;</li> </ul> <p><b>Other:</b></p> <ul style="list-style-type: none"> <li>- 1 x Deviation for the discard of heads with glass basin;</li> <li>- 1 x Deviation for the discard of tails;</li> <li>- 2 x Security vents;</li> <li>- 1 x Glazed Basin for reading alcohol degree and temperature;</li> <li>- 1 x Manifold for cooling water, with valves, connection pipings and fluximeter for H<sup>2</sup>O.</li> </ul> <p><b>Technical data:</b></p> <ul style="list-style-type: none"> <li>- Average loading capacity of the pot:</li> <li>- Macerated Fruit: 3000 Kg</li> <li>- Alcohol liquids: 3000 Litres</li> <li>- Average cycle time with loading and discharging: Around 7 hours</li> <li>- Average electrical consumption: 1.5 Kw/h</li> <li>- Heating phase timing: Around 1.5 hours</li> <li>- Distilling phase timing: Around 5 hours 20 mins</li> </ul>	€207,175	€207,175
<b>TOTAL</b>	<b>TOTAL</b>	<b>€207,175</b>

# PRELIMINARY OFFER

## 30DM IR 3000L Hybrid Still

Please be advised that all pricing is ex-works and does not include the cost of freight, duty or GST.

The maintenance spare parts for 5 years of operation, are included in the price.

Delivery to be quoted separately upon final design and layout.

Also be advised that pricing is valid for 30 days.

EQUIPMENT DESCRIPTION		QTY	UNIT PRICE EURO	TOTAL EURO PRICE
<b>OPTIONS:</b>				
Supplementary sight glasses on the rectification column at plates height		4	€405	€1,620
Additional copper trunk with four copper cap plates		1	€8,655	€8,655
Discharge valve for plates, one per plate		4	€450	€1800
CIP spray ball for plates, one per plate		4	€510	€2,040
<b>AUTOMATION</b>				
<ul style="list-style-type: none"> <li>- Industrial PC with 10" touchscreen monitor &amp; monitoring software</li> <li>- PLC "Siemens" complete with necessary process control modules.</li> <li>- 2 x temperature sensors PT100 one at the pot still and one at the rectification column exit.</li> <li>- 1 x Pressure sensor on the Pot</li> <li>- 1 x Managing of Mixer</li> <li>- 1 x Liters counter</li> <li>- Indicator lamps.</li> <li>- 1 x Managing of Pump for reflux of liquid</li> <li>- 1 x Managing of Valve in exit of Column</li> <li>- 1 x Managing of Steam Modulating Valve</li> <li>- 2 x Valves one for head and one for Tails</li> <li>- Intrinsically safe implementation of sensors (temperature, pressure, flow) in dangerous areas.</li> <li>- Compressed-air system (complete with filter, pressure regulator, valves)</li> <li>- Metal enclosure.</li> <li>- Wiring diagram</li> <li>- Instruction manual (English language).</li> </ul>		1	€36,150	€36,150
<b>NOT INCLUDED:</b>				
<ul style="list-style-type: none"> <li>- Electric wiring from grid power supply to control cabinet.</li> <li>- Electric wiring from control cabinet to load.</li> </ul>				



# PRELIMINARY OFFER

## 30HL Brewhouse

Please be advised that all pricing is ex-works and does not include the cost of freight, duty or GST.  
 Delivery to be quoted separately upon final design and layout.  
 Also be advised that pricing is valid for 30 days.

EQUIPMENT DESCRIPTION	QTY	UNIT PRICE USD	TOTAL PRICE USD
<p><b>3000L 2 Vessel Steam Brew House with Standard Control System</b></p> <ul style="list-style-type: none"> <li>- Included Features: UL Certification</li> <li>- 304 stainless steel work platform, stairs and railing</li> <li>- #4 polished sanitary exterior SS finish</li> <li>- Stainless vessel material thickness 2mm interior, 3mm ext, 4mm dome</li> <li>- Single Stage Heat Exchanger [Two stage optional]</li> <li>- Tri-clamp sanitary fittings</li> <li>- Sequential in-line fluid valve manifold</li> </ul>	1	SEE OVER	SEE OVER
<p><b>Standard Control System (Automated control system optional):</b></p> <ul style="list-style-type: none"> <li>- Automatic digital temperature controllers</li> <li>- Variable pump speed potentiometers</li> <li>- High efficiency LED interior tank lighting</li> <li>- LED platform ground effects lighting</li> <li>- Emergency stop and reset controls</li> <li>- Motorized steam valve controls</li> <li>- Manual butterfly valves</li> </ul>			
<p><b>Mash Tun/Kettle-Whirlpool:</b></p> <ul style="list-style-type: none"> <li>- CB 214: 2 Hp FLEX IMPELLER PUMP for Mash transfer</li> <li>- CB 214: 2 Hp stainless steel washdown craft brew whirlpool pump</li> <li>- SEW Eurodrive gearmotor propels the mash mixing paddles</li> <li>- Stainless steel grist hydrator with 4" sight glass</li> <li>- Hot and cold liquor blending assembly</li> <li>- Side and bottom steam jackets with individual zone control</li> <li>- 10" tri-clamp vent opening with condensate ring and drain</li> <li>- 3" Polyurethane insulation layer</li> <li>- Tempered glass manway (logo printing optional)</li> <li>- Slotted rotating spray balls - 360 degree coverage</li> <li>- High efficiency LED interior tank lighting</li> <li>- Tangential whirlpool inlet</li> <li>- 2" side wort drain 8" above bottom dish</li> <li>- 2" bottom wort drain behind SS trube dam</li> </ul> <p>(continued next page)</p>			

# PRELIMINARY OFFER

## 30HL Brewhouse

Please be advised that all pricing is ex-works and does not include the cost of freight, duty or GST.

Delivery to be quoted separately upon final design and layout.

Also be advised that pricing is valid for 30 days.

EQUIPMENT DESCRIPTION	QTY	UNIT PRICE USD	TOTAL EURO USD
<p>(brewhouse continued...)</p> <p><b>Wide Lauter Tun:</b></p> <ul style="list-style-type: none"> <li>- CB 2.14: 2 Hp stainless steel washdown craft brew wort pump</li> <li>- Multiple CIP spray jets under false bottom</li> <li>- Multiple wort drains</li> <li>- Manometer liquid level glass beneath and above false bottom</li> <li>- Sparge ring and vorlauf assembly</li> <li>- Vorlauf sight glass on platform</li> <li>- Side Man-way for grain dump</li> <li>- 3" Polyurethane insulation layer</li> <li>- Tempered glass manway (logo printing optional)</li> <li>- Slotted rotating spray balls - 360 degree coverage</li> <li>- High efficiency LED interior tank lighting</li> </ul>	1	SEE OVER	SEE OVER
<p><b>Brew House Full Automation Package:</b></p> <ul style="list-style-type: none"> <li>- UL listed stainless control cabinet to house electronics &amp; pneumatics</li> <li>- 12" color touch screen panel with programmable logic controller (PLC)</li> <li>- LED stack lighting and audible alarm</li> <li>- Variable speed controls on touch screen for all pumps &amp; motors</li> <li>- Air actuated transfer butterfly valves</li> <li>- Step mash program with recipe storage and recall</li> <li>- Add hops timer with recipe storage and recall</li> <li>- Cellar tank control at the brew house</li> <li>- Auger start/stop control</li> <li>- Remote brew house and cellar monitoring &amp; cellar control via ethernet</li> <li>- Micro SD card - log, backup, and update programs with ease.</li> </ul>	1	SEE OVER	SEE OVER
<p><b>HMI Specifications:</b></p> <ul style="list-style-type: none"> <li>- Up to 1024 user-designed Screens</li> <li>- 500 images per application</li> <li>- HMI graphs - color-code trends</li> <li>- Built-in alarm screens</li> </ul> <p>(continued next page)</p>			

# PRELIMINARY OFFER

## 30HL Brewhouse

EQUIPMENT DESCRIPTION	QTY	UNIT PRICE USD	TOTAL USD PRICE
<p>(brewhouse continued...)</p> <ul style="list-style-type: none"> <li>- Text string Library - easy localization</li> <li>- Troubleshoot via the HMI panel - no PC needed</li> </ul> <p>PLC Specifications:</p> <ul style="list-style-type: none"> <li>- I/O options include high-speed temperature &amp; weight measurement</li> <li>- Auto-tune PID, up to 24 independent loops</li> <li>- Recipe programs and data logging via Data Tables</li> </ul> <p>Fittings and Accessories:</p> <ul style="list-style-type: none"> <li>- Clamps, valves, caps, hoses, gaskets and spares</li> <li>- 7 x 1" NPT Motorised steam valves</li> <li>- Sink and wort sample station</li> <li>- Liquor blending flow meter / totaliser</li> <li>- Wort micro-oxygenation assembly</li> <li>- All-glass wort grant</li> </ul>	1	US\$116,000	US\$116,000
60hl Hot Liquor Tank (includes pump and SS piping assembly)	1	US\$25,000	US\$25,000
60hl Cold Liquor Tank (includes pump and SS piping assembly)	1	US\$25,000	US\$25,000
30hl Fermentation Vessel	3	US\$18,220	US\$54,660
60hl Fermentation Vessel	2	US\$23,400	US\$46,800
		<b>SUB TOTAL</b>	<b>US\$267,460</b>

Please be advised that all pricing is ex-works and does not include the cost of freight, duty or GST.

Delivery to be quoted separately upon final design and layout.

Also be advised that pricing is valid for 30 days.

# PRELIMINARY OFFER

## 30HL Brewhouse

EQUIPMENT DESCRIPTION	QTY	UNIT PRICE USD	TOTAL USD PRICE
30hl Brite Beer Tank	1	US\$18,000	US\$18,000
60hl Brite Beer Tank	1	US\$23,100	US\$23,100
1,450 kg per hour grist mill	1	US\$11,760	US\$11,760
Stainless steel grist hopper	1	US\$5,520	US\$5,520
Flex auger system (priced at 9 metres with 3 elbows – final price may vary based on length, elbows & motors required)	1	US\$3,150	US\$3,150
300L Portable Clean in Place (CIP) Trolley w/ VFD	1	US\$10,500	US\$10,500
1.5hp CIP/Transfer Pump Cart	1	US\$4,375	US\$4,375
16 Vessel Touch Screen Cellar Control Panel, including: - 7 x RTD Sensors - 6 x Glycol Valves - 2 x RTD Sensor Wire (60m each)	1	US\$8,740	US\$8,740
Bolt package – brew house control from tablet/phone etc via wifi	1	US\$2,000	US\$2,000
Dual Stage Heat Exchanger Upgrade	1	US\$1,200	US\$1,200
Wort Grant Liquid Level Automation	1	US\$600	US\$600
		<b>TOTAL</b>	<b>US\$356,405</b>

Please be advised that all pricing is ex-works and does not include the cost of freight, duty or GST.

Delivery to be quoted separately upon final design and layout.

Also be advised that pricing is valid for 30 days.

# PRELIMINARY OFFER

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## Operations Essentials

EQUIPMENT DESCRIPTION	QTY	UNIT PRICE AUD	TOTAL AUD PRICE
Boiler	1	\$100,000	\$100,000
Steam Piping	1	\$80,000	\$80,000
Steam Insulation	1	\$30,000	\$30,000
Water Chiller	1	\$100,000	\$100,000
Glycol Chiller	1	\$150,000	\$150,000
Glycol Piping	1	\$80,000	\$80,000
Glycol Insulation	1	\$30,000	\$30,000
Product Piping	1	\$80,000	\$80,000
Water Filtration	1	\$20,000	\$20,000
Low Wines Tank	1	\$10,000	\$10,000
Spirit Tanks	1	\$50,000	\$50,000
Air Compressor	1	\$15,000	\$15,000
Installation and Commissioning (excluding flights & accom)	1	\$50,000	\$50,000
		<b>TOTAL</b>	<b>AUD\$795,000</b>

Please be advised that all pricing is ex-works and does not include the cost of freight, duty or GST.

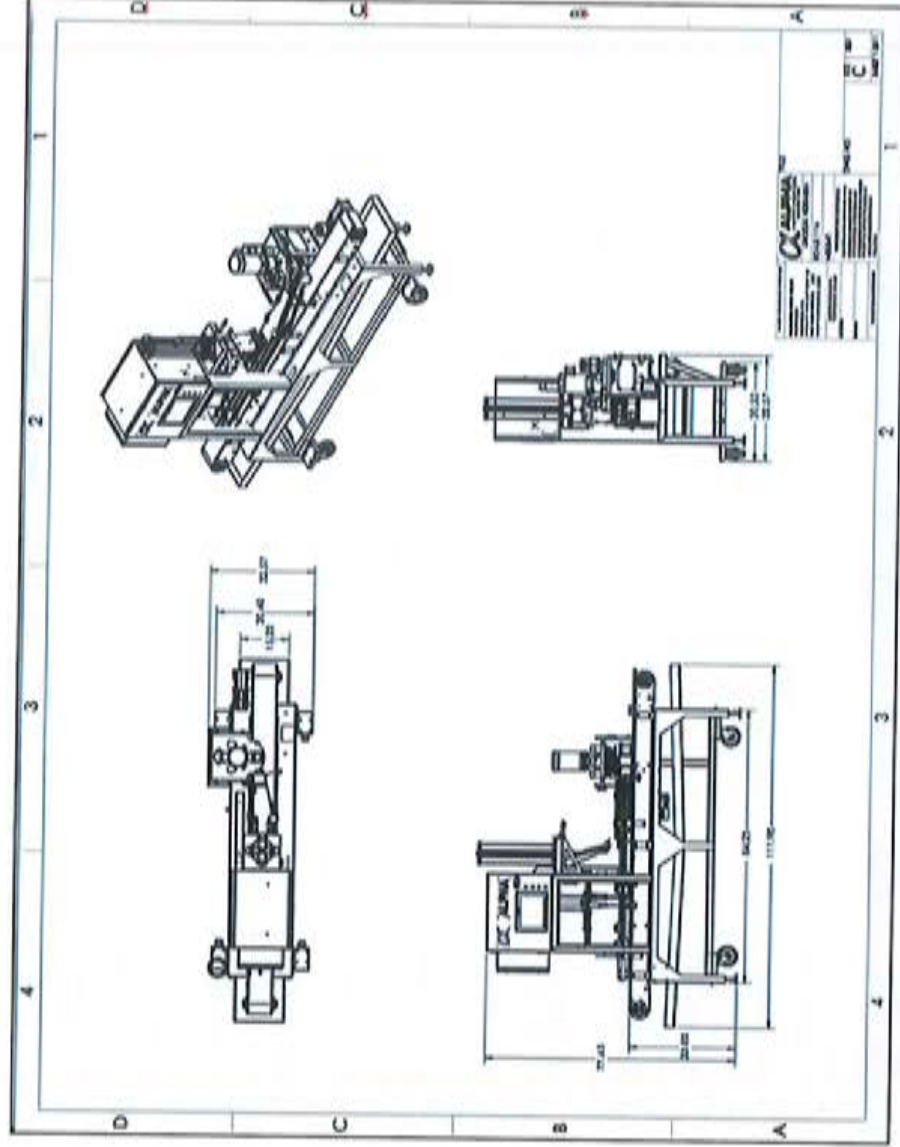
Delivery to be quoted separately upon final design and layout.

Also be advised that pricing is valid for 30 days.

# PRELIMINARY OFFER

## Auxiliary Items

EQUIPMENT DESCRIPTION	QTY	UNIT PRICE USD	TOTAL USD PRICE
24 Can per minute Alpha Can Line Including Load Cell	1	US\$85,000	US\$85,000
		<b>TOTAL</b>	<b>US\$85,000</b>



Please be advised that all pricing is ex-works and does not include the cost of freight, duty or GST. Delivery, installation and commissioning to be quoted separately upon final design and layout. Also be advised that pricing is valid for 30 days.

# REFERENCES

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# REFERENCES

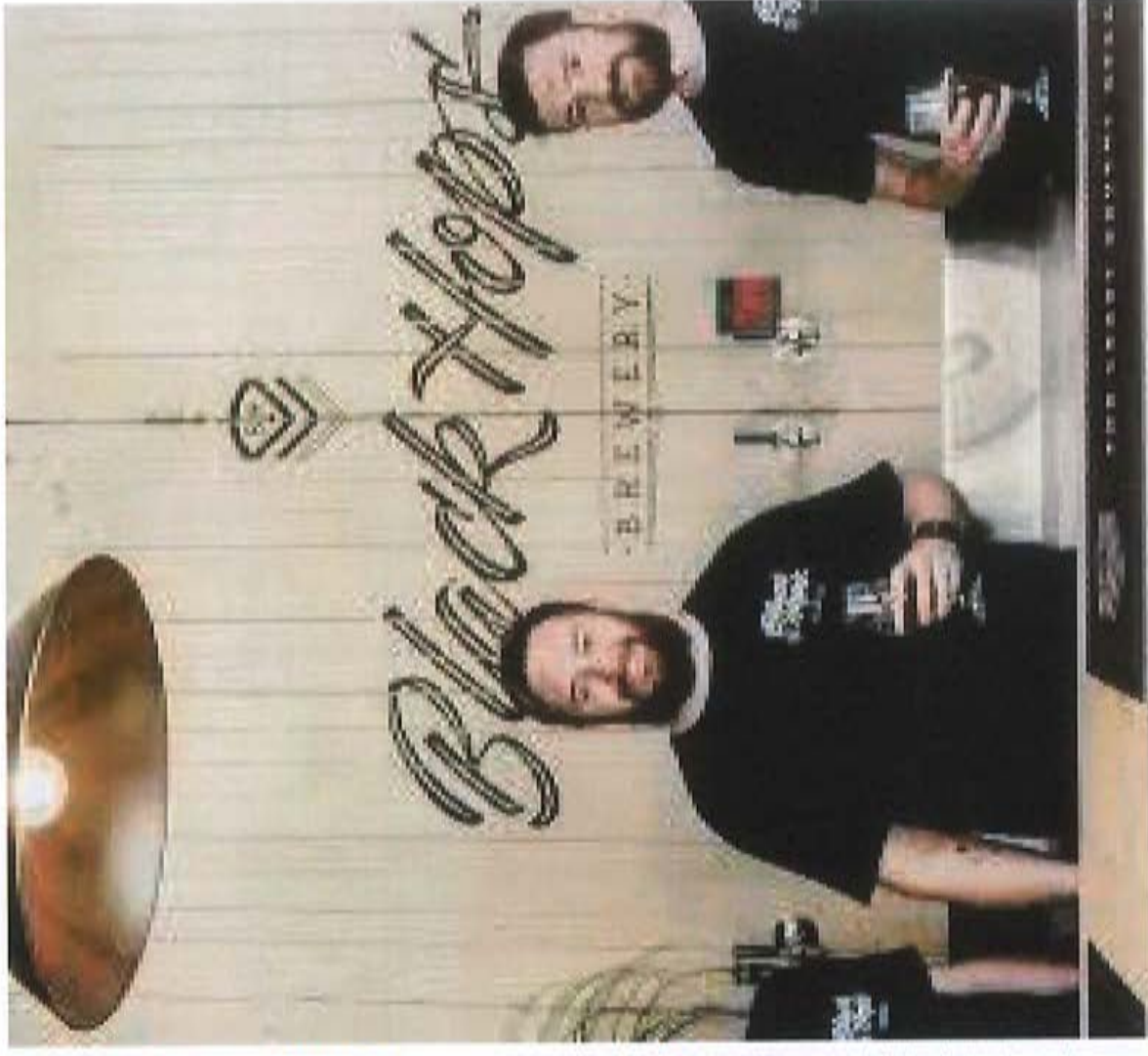
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# REFERENCES

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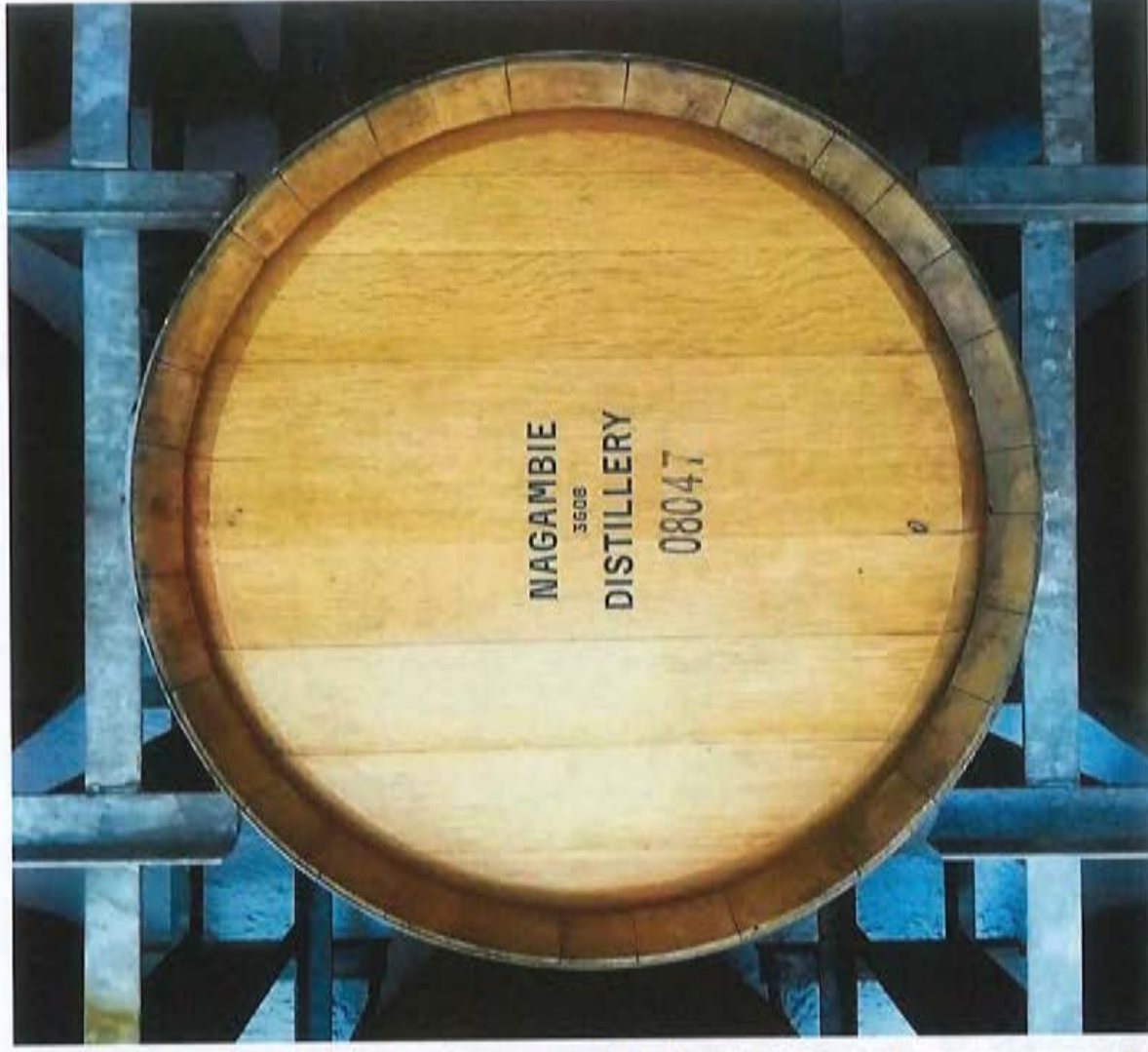
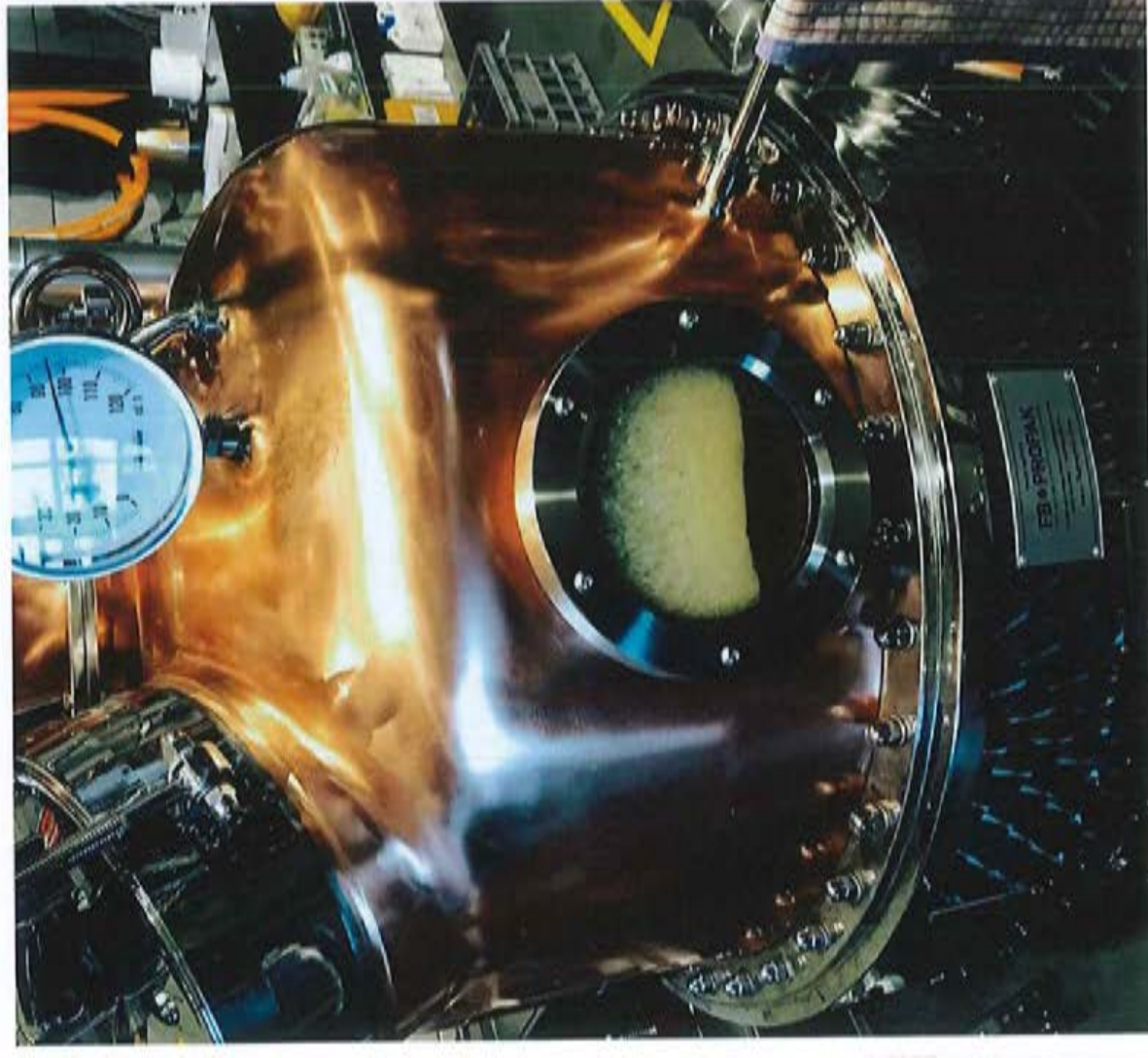
# REFERENCES

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# REFERENCES

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# FB\*PROPAK

FB\*PROPAK provides tailored processing and packaging engineered solutions to the food and beverage industries.

Formed in early 2007 through the merger of three companies – FB\*PAK P/L, AEB – Australian Engineered Brewing Services and AOOS – Australian Olive Oil Supplies, the FB\*PROPAK team is highly skilled with proven industry experience.

Our highly efficient solutions ensure seamless project delivery with expert back-up and ongoing support. FB\*PROPAK's process engineering knowledge and strategic partnerships with world leading equipment manufacturers and suppliers, enable us to provide unique and optimum outcomes.

We provide innovative solutions for Australasian and international businesses operating in the food and beverage sectors, including beer, spirits, alcoholic mixes, soft drinks, kombucha, sports drinks, water, fruit juices, olive oil, dairy and food.

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**Head Office:** 96 Chifley Drive, Preston, VIC, 3072, Australia  
(03) 9487-1150 | fbpropak.com

**BURNIE CITY COUNCIL**  
PO Box 973, BURNIE, TASMANIA 7320.  
Ph: (03) 6430 5700 Fax: (03) 6431 6840  
Email: [permitauthority@burnie.net](mailto:permitauthority@burnie.net)

**PLUMBING PERMIT DOCUMENT**  
This document is one of the documents relevant to the permit issued for plumbing work as identified by Permit No 2019/41  
Date permit issued: 9 August, 2019  
Permit Authority: Kim Hayes



**CERTIFICATE OF LIKELY COMPLIANCE PLUMBING WORK & PLUMBING PERMIT**

Section 169  
Section 109

To: Mr S Kons  
7 William Street  
BURNIE TAS 7320

Owner /Agent

Form **19**

**Owner/ Agent:**

Owner:

Lisbon House Properties Pty Ltd & Burnie Wine & Spirits Pty Ltd  
PO Box 3  
BURNIE TAS 7320

Contact person:

Steven Kons  
PH: 0407 361 303

Email address:

[steven.kons@live.com.au](mailto:steven.kons@live.com.au)

Agent:

Mr S Kons  
7 William Street  
BURNIE TAS 7320

Contact person:

Steven Kons  
PH: 0407 361 303

Email address:

[steven.kons@live.com.au](mailto:steven.kons@live.com.au)

**Permit Authority details:**

Permit Authority:

Phillip Mayne

Address:

PO Box 973

Phone No:

(03) 6430 5768

BURNIE TAS

7320

Licence No:

940605348

Email address:

[permitauthority@burnie.net](mailto:permitauthority@burnie.net)

**Details of plumbing work:**

Type of work:

Permit work

Notifiable work

(X one applicable)

Address:

1 Reeves Street SOUTH BURNIE

Lot No:

10

Certificate of title No:

169752

The work:

Sewer and Reticulated Water alterations

(water or sewerage reticulation / stormwater / roof plumbing / on-site waste water management system / backflow prevention device / other)

**Plumbing Designer details:**

Name:

Peter Gaggin

Category:

Architect - Unrestricted

Address:

Philp Lighton Architects Pty Ltd  
49 Sandy Bay Road  
HOBART TAS 7000

Phone No:

6223 2333

Fax No:

Licence No.

CC997A

Email address:

[pgaggin@philplighton.com.au](mailto:pgaggin@philplighton.com.au)

Name:

David Devenish

Category:

Engineer - Building Services

Address:

Engineering Solutions Tasmania Pty Ltd  
199 Macquarie Street  
HOBART TAS 7000

Phone No:

6220 6300

Fax No:

Licence No.

CC5311T

Email address:

[david.devenish@estas.com.au](mailto:david.devenish@estas.com.au)

Delete sections if not applicable

**Certificate details:**

In considering the application the following documents and matters were taken into account (s109, s100) -

<i>Details</i>	<i>Prepared by</i>
Certificate of Responsible Designer - Plumbing (Form 35) dated 08/08/2019	Peter Gaggin
Drawing numbers 049, 181 & A01 and A03 dated 18/02/2019 and 1001 dated 22/01/2019	Philp Lighton Architects
Certificate of Responsible Designer - Plumbing (Form 35) dated 15/01/2019	David Devenish
Drawing numbers 19099 & 1001, 1002 and 1003 dated 06/08/2019	Engineering Solutions Tasmania

This certificate is granted subject to the following conditions:

<i>Conditions</i>	<i>Origin</i>
1. That the work to which this permit applies must be carried out in accordance with the description, commitments, recommendations and conditions contained in the following documents, copies of which are attached and endorsed to form part of this Permit:  a) The hot water Temperature Relief Drain and Safe Tray discharges shall be in accordance with Clause 5.4.4.3 of AS/NZS 3500:4 (2018) Heated Water Services.  b) Hot water temperature at the outlets of fixtures used for personal hygiene shall not exceed 45°C using a Thermo Mixing Valve in accordance with clause 4.11.2 (a) of AS/NZS 3500:4 (2018) Heated Water Services.  c) Floor Connection Caps shall be fitted with HCM in accordance with Figure 14 (a) and (b) Back Flow Prevention of AS/NZS 3500:1 (2018) Water Services.  d) Isolating Valves shall be installed on each appliance water supply in accordance with Clause 5.3.2 (Location) of AS/NZS 3500:1 (2018) Water Services.  e) Provision shall be made to ensure that the maximum operating pressure at any outlet, other than a Fire Service outlet, within the building does not exceed 500kpa in accordance with Clause 3.3.4 of AS/NZS 3500:1 (2018) Water Services.  f) Inspection Openings are to be installed on the sewer in accordance with Clause 4.7.1 of AS/NZS 3500:2 (2018) Sanitary Plumbing and Drainage.  g) An Inspection Shaft is to be installed on the sewer drain at the property boundary connection point in accordance with Clause 4.4.3.1 of AS/NZS 3500:2 (2018) Sanitary Plumbing and Drainage.  h) Testing of the sewer drain is to be in accordance with Clause 15.2 of AS/NZS 3500 (2018) Sanitary Plumbing and Drainage.  i) Bedding of the sewer and stormwater drainage shall be in accordance with Clause 5.4.2 of AS/NZS 3500:5 (2018) Sanitary Plumbing and Drainage.	Permit Authority

*Notes:*

- 1) A licensed plumber must complete and submit an Start Work Notice on the approved form (Form 60) and receive Authorisation from the Permit Authority to start work prior to commencing plumbing work.
- 2) The responsible plumber must notify the Permit Authority that a mandatory inspection stage has been reached not less than 2 working days before completing the stage of plumbing work. The Permit Authority will advise whether, or not, they will inspect the stage of plumbing work.
- 3) The mandatory inspection stages under the Building Regulations 2016 are:
  - a) The installation of plumbing work that is to be covered; and
  - b) The completion of the plumbing work
  - c) Any other stage of work listed as a notification stage in a condition on the certificate of likely compliance for the work
- 4) A licensed plumber must provide the Permit Authority with their Standard of Work Certificate and as constructed plans within 5 business days of completing the plumbing work.

The following plumbing features or installations are Essential Building Services and are required to be maintained in accordance with an approved Schedule of Maintenance:

*Details of each maintainable plumbing feature or installation*

Plumbing work referred to in this certificate has been assessed as a performance solution under the National Construction Code (NCC) (if applicable)

*Details of performance solution:*

I certify that after assessment of the application submitted to me, I am satisfied that the plumbing work to which this certificate applies is likely to comply with the *Building Act 2016*, the *Building Regulations 2016* and the National Construction Code.

Permit Authority:		Date:	9 August, 2019	Certificate No:	2019/41
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**Permit details:**

All plumbing work is to be carried out in accordance with the *Building Act 2016* and the *National Construction Code*. This Permit is granted subject to the following conditions:

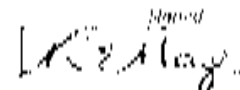
Conditions	Origin
<p>1. That the work to which this permit applies must be carried out in accordance with the description, commitments, recommendations and conditions contained in the following document, copies of which are attached and endorsed to form part of this Permit:</p> <ul style="list-style-type: none"> <li>a. Certificate of Likely Compliance (Plumbing) no. 2019/41 issued by Phillip Mayne on 09/08/2019;</li> <li>b. Certificate of Responsible Designer - Plumbing (Form 34) from Peter Gaggin dated 08/08/2019;</li> <li>c. Plans drawn by Philip Architects, drawing numbers A00, A01, A02, A03 and A04 dated 19/02/2019 and A01 dated 22/01/2019;</li> <li>d. Certificate of Responsible Designer - Plumbing (Form 35) from David Devenish dated 15/07/2019;</li> <li>e. Plans drawn by Engineering Solutions Tasmania Pty Ltd, drawing numbers 19099 51 - 101, 102 and 103 dated 06/08/2019;</li> </ul>	Permit Authority

Notes
<p>1. It is the responsibility of the permit holder to:</p> <ul style="list-style-type: none"> <li>a) Identify the correct boundaries of the land and to ensure the buildings will be located where approved;</li> <li>b) Cover all costs associated with the provision and construction of access to the site and with the connection of utilities;</li> <li>c) Take all reasonable measures to locate and protect any public utility installation within the land or in the vicinity of works, and to make good any damage which may occur. In this regard no work is to be made on a public road for the loading, unloading, storage or handling of goods and materials without the prior approval of the Burnie City Council. The permit holder must ensure reasonable measures are in place to avoid the tracking of mud and stones from the site onto a public road; and to immediately remove and clean up any mud or debris which may inadvertently be carried onto a road;</li> <li>d) Identify the need for and obtain all other permits or approvals which may be required by the law of Tasmania in relation to the conduct of the use and the carrying out of development on the land.</li> </ul>

The following mandatory notification stages apply to this plumbing work.  
(Where applicable)

Installation of plumbing work	<input checked="" type="checkbox"/>	Completing the plumbing work	<input checked="" type="checkbox"/>
Commissioning plumbing work	<input checked="" type="checkbox"/>	Others (specify)	<input type="checkbox"/>

A permit for the plumbing work included in the application, is granted subject to the above, and in accordance with the *Building Act 2016* and the *Building Regulations 2016*. With the granting of this plumbing permit, notice is given, that an Authorised Person may enter the above land to perform its functions, and exercise its powers, under Sections 17, 26 and 31 of the *Building Act 2016* and the *Building Regulations 2016*.

Name (Print)	Signed	Date
Permit Authority: Kim Hayes		9 August, 2019
Title: Permit Authority Officer Licence No: 925583758	Permit No:	2019/41



09 AUG 2019

**CERTIFICATE OF THE RESPONSIBLE DESIGNER**

Section 94  
Section 106  
Section 129  
Section 155

To:  Owner name  
 Address  
  Suburb/postcode

Form **35**

**Designer details:**

Name:  Category:   
 Business name:  Phone No:   
 Business address:   
  Fax No:   
 Licence No:  Email address:

**Details of the proposed work:**

Owner/Applicant:  Designer's project reference No.   
 Address:  Lot No:

Type of work: Building work  Plumbing work  (X all applicable)

**Description of work:**

Alterations & additions / repair and refurbishment of existing building

*(new building / alteration / addition / repair / removal / re-erection / water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)*

**Description of the Design Work (Scope, limitations or exclusions):** (X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
	<input type="checkbox"/> Building design	Architect or Building Designer
	<input type="checkbox"/> Structural design	Engineer or Civil Designer
	<input type="checkbox"/> Fire Safety design	Fire Engineer
	<input type="checkbox"/> Civil design	Civil Engineer or Civil Designer
	<input checked="" type="checkbox"/> Hydraulic design	Building Services Designer
	<input type="checkbox"/> Fire service design	Building Services Designer
	<input type="checkbox"/> Electrical design	Building Services Designer
	<input type="checkbox"/> Mechanical design	Building Service Designer
	<input checked="" type="checkbox"/> Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	<input type="checkbox"/> Other (specify)	

**PLUMBING PERMIT DOCUMENT**  
 This document is one of the documents relevant to the permit issued for plumbing work as identified by Permit No 2019/41  
 Date permit issued: 9 August, 2019  
 Permit Authority: Kim Hayes

Deemed-to-Satisfy:  Performance Solution:  (X the appropriate box)

Other details:

**Design documents provided:**

The following documents are provided with this Certificate:

*(Document description)*

Drawing numbers:	Prepared by:	Date:
D49 18137	PLA (Peter Gaggin) CC997A	As shown
A01 10/02/2019		
A03 dated 10/02/2019		
I01 dated 22/01/2019		
Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
Calculations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

**Standards, codes or guidelines relied on in design process:**

Plumbing Code of Australia (PLA) (Volume 3 of the *National Construction Code*),  
Building Code of Australia (BCA) (Volume 1 of the *National Construction Code*).

**Any other relevant documentation:**

**Attribution as designer:**

I Peter Gaggin, of Philip Lighton Architects (Pty Ltd), am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act.

This certificate contains statements and is evidence of suitability of this design with the requirements of the *National Construction Code*.

	Name (print)	Signature	Date
Designer:	Peter Gaggin		08/08/19
Business No:	CC997A		

**Assessment of Certifiable Works; (asWater)**

**Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.**

**If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.**

**TasWater must then be contacted to determine if the proposed works are Certifiable Works.**

**I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:**

- The works will not increase the demand for water supplied by TasWater
- The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- The works will not damage or interfere with TasWater's works
- The works will not adversely affect TasWater's operations
- The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- I have checked the LISTMap to confirm the location of TasWater infrastructure
- If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

**Certification:**

I ..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: [www.taswater.com.au](http://www.taswater.com.au)

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	<input type="text"/>	<input type="text"/>	<input type="text"/>

19 JUL 2019

**CERTIFICATE OF THE RESPONSIBLE DESIGNER**

Section 94  
Section 106  
Section 129  
Section 155

Form **35**

To:  Owner name  
 Address  
  Suburb/postcode

**Designer details:**

Name:  Category:   
 Business name:  Phone No:   
 Business address:   
  Fax No:   
 Licence No:  Email address:

**Details of the proposed work:**

Owner/Applicant:  Designer's project reference No.   
 Address:   
  Lot No:   
 Type of work: Building work  Plumbing work  (X all applicable)

**Description of work:**

Plumbing and drainage, hot & cold water to sanitary fixtures

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

**Description of the Design Work (Scope, limitations or exclusions):** (X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
	<input type="checkbox"/> Building design	Architect or Building Designer
	<input type="checkbox"/> Structural design	Engineer or Civil Designer
	<input type="checkbox"/> Fire Safety design	Fire Engineer
	<input type="checkbox"/> Civil design	Civil Engineer or Civil Designer
	<input checked="" type="checkbox"/> Hydraulic design	Building Services Designer
	<input type="checkbox"/> Fire service design	Building Services Designer
	<input type="checkbox"/> Electrical design	Building Services Designer
	<input type="checkbox"/> Mechanical design	Building Service Designer
	<input type="checkbox"/> Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	<input type="checkbox"/> Other (specify)	

Deemed-to-Satisfy:  Performance Solution:  (X the appropriate box)

Other details:

**PLUMBING PERMIT DOCUMENT**

This document is one of the documents relevant to the permit issued for plumbing work as identified by Permit No 2019/41  
 Date permit issued: 9 August, 2019  
 Permit Authority: Kim Hayes

<b>Assessment of Certifiable Works: (TasWater)</b>	
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Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

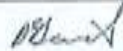
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- The works will not increase the demand for water supplied by TasWater
- The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- The works will not damage or interfere with TasWater's works
- The works will not adversely affect TasWater's operations
- The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- I have checked the LISTMap to confirm the location of TasWater infrastructure
- If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

<b>Certification:</b>	
-----------------------	--

I, David Devenish, being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: [www.taswater.com.au](http://www.taswater.com.au)

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	David Devenish		15 July 2019

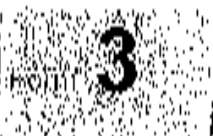
# PLUMBING WORK

Use this form for:

- Notice of Work
- Application for a Certificate of Likely Compliance
- Application for a Plumbing Permit



To: Buckley Property Services Permit Authority  
12000 57th Address  
Burnsville [771] Subdivision



Application for: Permit   **C.L.C.**  **Notice of Work**   *(X over applicable)*  
 Certificate of Completion   *(X to grant approval for certificate to be issued following the final inspection)*

**Note:** **Notice of Work** Certificate and applicable fee must be submitted prior to Certificate of Completion being issued, in accordance with section 17B or section 11C of the Building Act 2018

## Applicant / Owner details:

*Note: Only an owner or agent of the owner may submit an application*

Owner: LYNN HOUSE PROPERTIES, BARNWICK WAY (SPRUE) Contact person: STEVEN HUNT  
 Address: 7 CANTON ST Phone No: 0947361722  
Burnsville [771] Fax No:   
 Email address: STEVEN.HUNT@LYNNHOUSE.CO.NZ  
 Agent: STEVEN HUNT Contact person: 0947361722  
 Address: 7 CANTON ST Phone No: 0947361722  
BURNVILLE [771] Fax No:   
 Email address:

*Note: Agents to be authorised in writing by the owner*

## Details of plumbing work:

Type of work: Permit work   **Notifiable work**   **Plumbing approved granted**   *(if applicable)*

Address: 1-57 REEVES ST Lot No:   
SOUTH BURNVILLE [771] Certificate of title No: 164772

The work:   
*(Specify by describing, including, attaching drawings / road plumbing / air side waste water management system / trenching / protection devices / other)*

Type of plumbing installation:   
 (bath, shower, toilet, sink, etc.)  
 Use of building: PHARMACY (from shop, building, food business, factory) [19]

## Plumber details:

Name: TONY LLOYD Company: Permit  
 Address: 526 BASS HOLLOWAY Phone No: 0917011029  
 District of Building Control: date approved: 1 July 2018

Licence No. | 409301968 | | 17316 | | Fax No. | |  
 | 1015965 | | Email address | |

**Plumbing designer details:**

Name: | PETER GAGGIN | | Category | |  
 Address: | 15 SANDY BAY ROAD | | Phone No | 0723 1703 |  
 | SANDY BAY | | | Fax No. | |  
 Licence No. | CV 997A | | Email address | peter.gaggin@philipsgroup.co.nz

**Documents provided:**

The following documents are provided with this application -

Document description	Prepared by:
Documents as specified in Schedule 2 of the Director's Specified List	

The plumbing work will be carried out in accordance with the *Building Act 2016*, the *Building Regulations 2016* and the *National Construction Code*.

Owner / Applicant: | STEVE PERRY | | Name: (Print) | | | |  
 (Signature must not appear above) |  | | | |  
 | | | | | | | Date: | 25/1/17 |

# CERTIFICATE OF TITLE

LAND TITLE ACT 1980



TASMANIA TITLE

VOLUME

PAGE

169782 10.

08-Jan-2016

SCHEDULE 1 OF 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth) in that Schedule in the land which is described subject to such easements, mortgages, interests and other matters specified in Schedule 2 and to any additional entries in the Folio of the Register.

*Steve Kline*

Registrar of Titles



**DESCRIPTION OF LAND**

City of BURNIE  
 Lot 10 on Sealed Plan 169782  
 Derivation: Part of 50,000 acres, sold to The Van Diemen's  
 Land Company  
 Price of 165349/4

**SCHEDULE 1**

MB32328 TRANSFER TO JERONIMO HOUSE PROPERTIES PTY LTD and  
 HARRIE WINE AND SPIRITS PTY LTD registered  
 08-Jan-2016 at 12:02 PM

**SCHEDULE 2**

Reservations and conditions in the Crown Grant of my  
 5169782 EASEMENTS in Schedule of Easements  
 5165349 FENCING PROVISION in Schedule of Easements  
 19/7690 CONVEYANCE made subject to Reservations and  
 Reservations in favour of The V.D.L. Co.  
 23/2191 CONVEYANCE made subject to Reservations and  
 Reservations in favour of The V.D.L. Co.  
 1532472 Mortgage to Tasmanian Perpetual Trustees Limited  
 registered 08-Jan-2016 at 12:03 PM

PLUMBING PERMIT DOCUMENT	
This document is one of the documents relevant to the permit issued for plumbing work as identified by permit No. 2016/166	
Date permit issued: 1 Dec 2016	
Permit Authority: Jenny Crawford	





PLANNING REF: N/A  
EXEMPTION NO: 22402  
REGISTERED PLACE NO: 011646  
FILE NO: 15-12-33114C  
APPLICANT: Steven Kony  
DATE: 26 February 2019

## CERTIFICATE OF EXEMPTION

*(Historic Cultural Heritage Act 1995)*

**The Place: APPM Administration Buildings, 1 Reeves Street, Burnie.**

Thank you for your application for a Certificate of Exemption for works to the above place. Your application has been approved by the Heritage Council under section 42(3)(i) of the *Historic Cultural Heritage Act 1995* for the following works:

**Works:** Install a new passenger lift within the APPM Services Building.

**Documents:** Final request to Heritage Tasmania, dated 25/02/2019 from Steven Kony, with attached documentation: (i) Architectural plans, Form 35 & Title, and; (ii) Lift Plan.

**Comments:** The Certificate of Exemption is issued to permit the installation of a new passenger lift within the northern internal stairway of the former services building.

The lift is located within the core of the circulation area and retains the majority of the northern stairwell in situ.

A new opening has been cut into the first floor balustrade to enable the installation of the new lift shaft. Surrounding joinery and finishes are retained in situ.

The works have a minor impact on heritage fabric, though provide compliant access to the upper floor canteen, a space of primary heritage significance.

The Certificate of Exemption does not apply to the further alterations being documented for the alterations to the building for use as a distillery or restaurant.

A copy of this certificate will be forwarded to the local planning authority for their information. Please note, this Certificate of Exemption is an approval under the *Historic Cultural Heritage Act 1995* only. This certificate is not an approval under any other Act. Further approvals such as planning, building or plumbing may be required. For information regarding these or any other approval, contact your local Council.

Information on the types of work that may be eligible for a Certificate of Exemption is available in the Tasmanian Heritage Council's *Works Guidelines for Historic Heritage Places* (Nov. 2015). The Works Guidelines can be downloaded from [www.heritage.tas.gov.au](http://www.heritage.tas.gov.au)

Please contact the undersigned on 1300 850 332 if you require further information.



Chris Bennett

**Regional Heritage Advisor – Heritage Tasmania**

*Under delegation of the Tasmanian Heritage Council*

PLUMBING PERMIT DOCUMENT  
THIS DOCUMENT IS ONE OF THE  
DOCUMENTS RELEVANT TO THE PERMIT  
ISSUED FOR PLUMBING WORK AS IDENTIFIED  
BY PERMIT NO. 2023/41

Please check Certificate of Liability Compliance  
CONDITIONS APPLY



CLC No: 58-19  
Date: 27/03/2019

Steve Bramich  
Building Surveyor  
Accreditation number: 002897

*Steve Bramich*

RECEIVED  
06 AUG 2019

NO.	DESCRIPTION	DATE



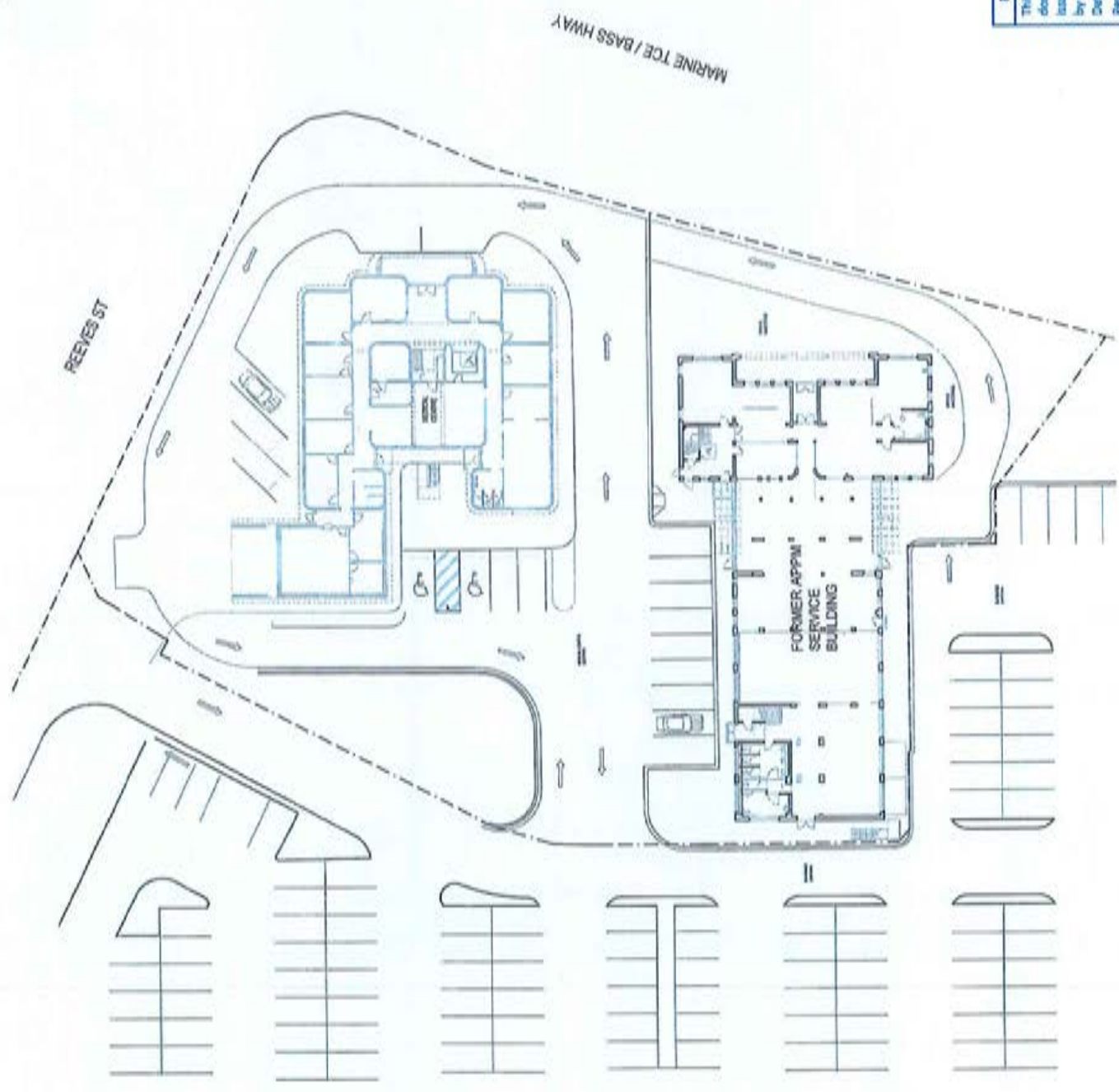
**Prologica Architects**

140 WYNDHAM STREET, SUITE 101  
MELBOURNE VIC 3000  
T: 03 9422 2222 F: 03 9422 2223  
www.prologica.com.au  
RUBEN VANCELOVIC, ARCHITECT

140 WYNDHAM STREET, SUITE 101  
MELBOURNE VIC 3000  
T: 03 9422 2222 F: 03 9422 2223  
www.prologica.com.au  
RUBEN VANCELOVIC, ARCHITECT

NO.	DATE	BY	REVISION

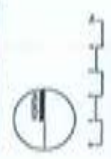
**PLUMBING PERMIT DOCUMENT**  
This document is one of the  
documents relevant to the permit  
issued for plumbing work as identified  
by Permit No. 2023/41  
Date permit issued: 9 August, 2019  
Permit Authority: Kim Hayes



PROPRIETARY AND CONFIDENTIAL. THIS DOCUMENT IS INTENDED FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

RECEIVED  
06 AUG 2019

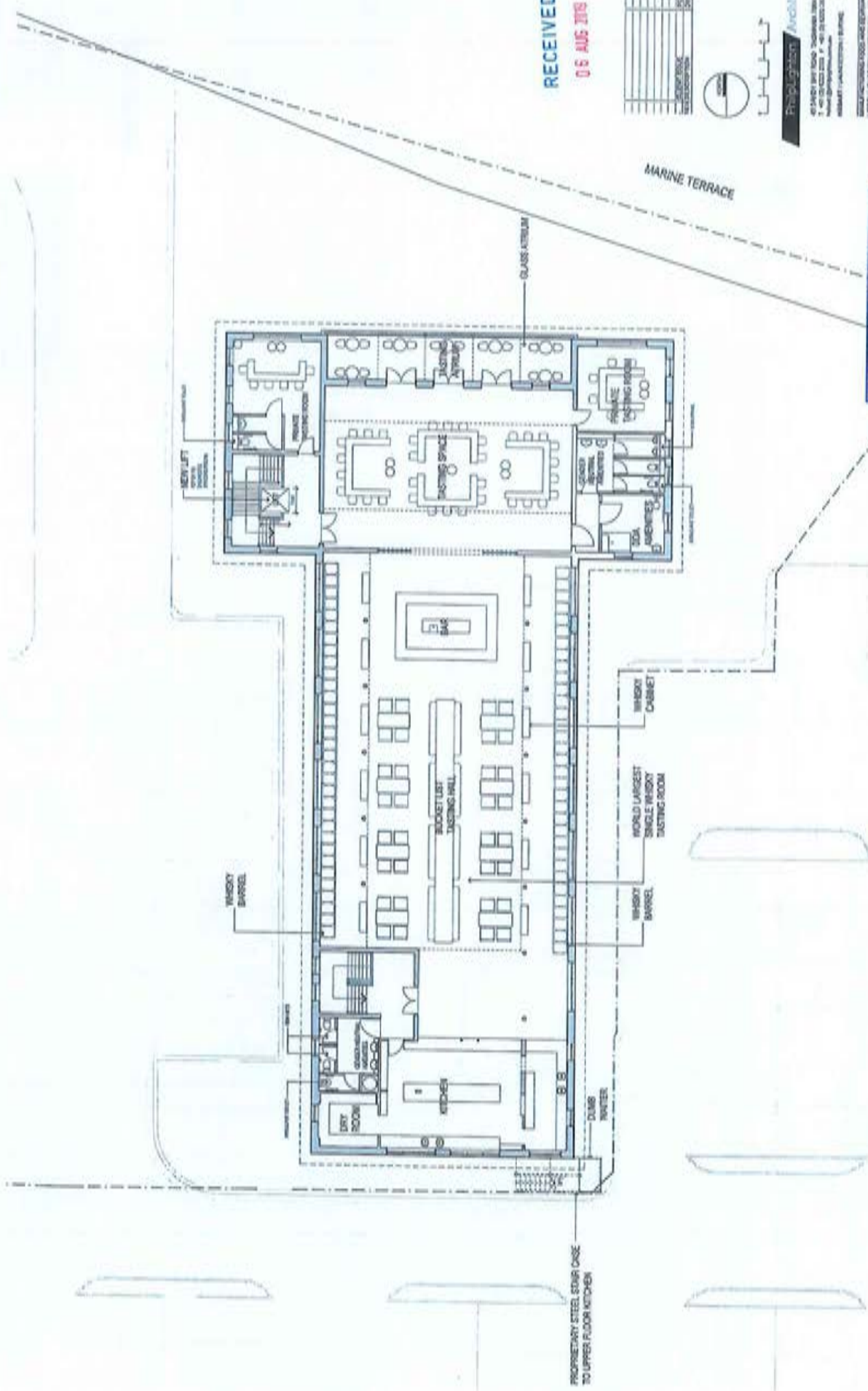
DATE	NO.	DESCRIPTION



**Pringleman Architects**  
 2100 WEST 10TH AVENUE, SUITE 200  
 DENVER, COLORADO 80202  
 TEL: 303.733.8800  
 WWW.PRINGLEMANARCHITECTS.COM

PROJECT NAME	
CLIENT	
DATE	
SCALE	
PROJECT NUMBER	
DATE PERMITTED	
PERMIT NUMBER	
DATE PERMITTED	
PERMIT AUTHORITY	

**PLUMBING PERMIT DOCUMENT**  
 This document is one of the documents relevant to the permit issued for plumbing work as identified by Permit No. 2019/021  
 Date permitted: 9 August, 2019  
 Permit Authority: Kim Hagen



PROPRIETARY STEEL STAIR CASE TO UPPER FLOOR KITCHEN

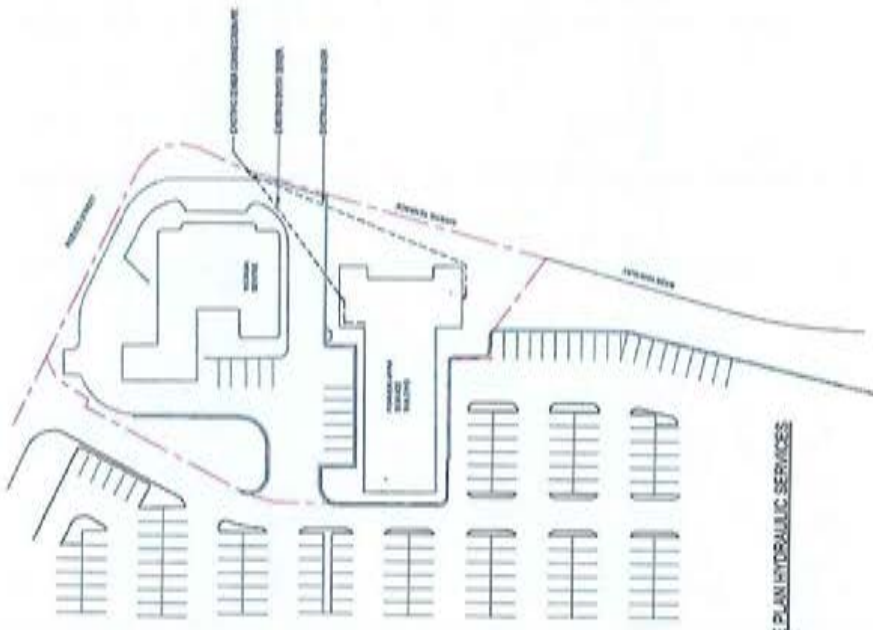


**VALVE SCHEDULE**

REF	DESCRIPTION	SIZE	MARKER	COMMENTS
1	STOP VALVE	25mm	100mm	
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**HOT WATER UNIT SCHEDULE**

REF	DESCRIPTION	SIZE	MARKER
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20	STOP VALVE	25mm	100mm



**SITE PLAN HYDRAULIC SERVICES**

- NOTES:**
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
  2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
  3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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  20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

1. CONTRACTOR SHALL VERIFY ALL NETWORK TECHNICAL SPECIFICATIONS.
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19. CONTRACTOR SHALL VERIFY ALL NETWORK TECHNICAL SPECIFICATIONS.
20. CONTRACTOR SHALL VERIFY ALL NETWORK TECHNICAL SPECIFICATIONS.

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/10/2019	ISSUED FOR PERMIT
2	10/10/2019	ISSUED FOR PERMIT
3	10/10/2019	ISSUED FOR PERMIT
4	10/10/2019	ISSUED FOR PERMIT
5	10/10/2019	ISSUED FOR PERMIT
6	10/10/2019	ISSUED FOR PERMIT
7	10/10/2019	ISSUED FOR PERMIT
8	10/10/2019	ISSUED FOR PERMIT
9	10/10/2019	ISSUED FOR PERMIT
10	10/10/2019	ISSUED FOR PERMIT

**PROJECT INFORMATION**

CLIENT	APPM BUILDING HYDRAULICS
PROJECT NO.	19010000000000000000
PROJECT NAME	APPM BUILDING HYDRAULICS
PROJECT ADDRESS	10000000000000000000
PROJECT CITY	10000000000000000000
PROJECT STATE	10000000000000000000
PROJECT POSTAL CODE	10000000000000000000
PROJECT DATE	10/10/2019

**ENGINEERING SOLUTIONS TASMANIA**

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**Architects**

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**APPM BUILDING HYDRAULICS RECEIVED**

**06 AUG 2019**

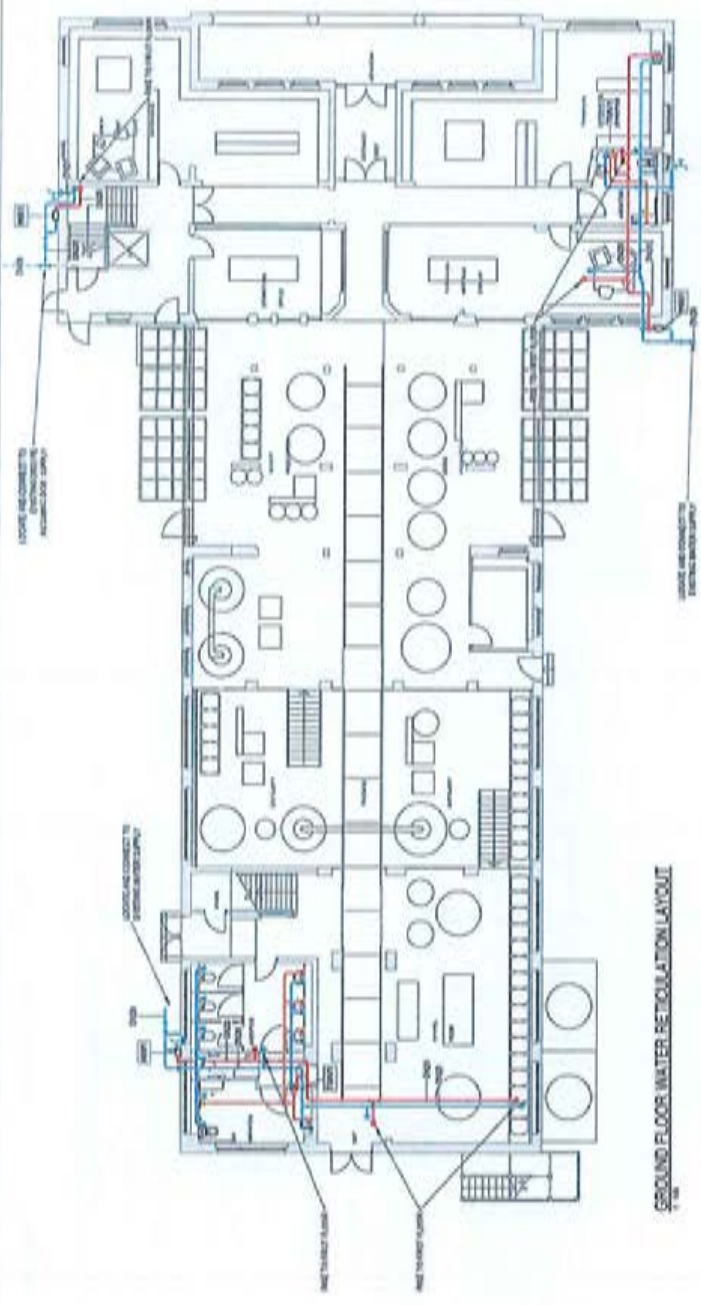
**LEGEND & SCHEDULES**

**HYDRAULIC SERVICES**

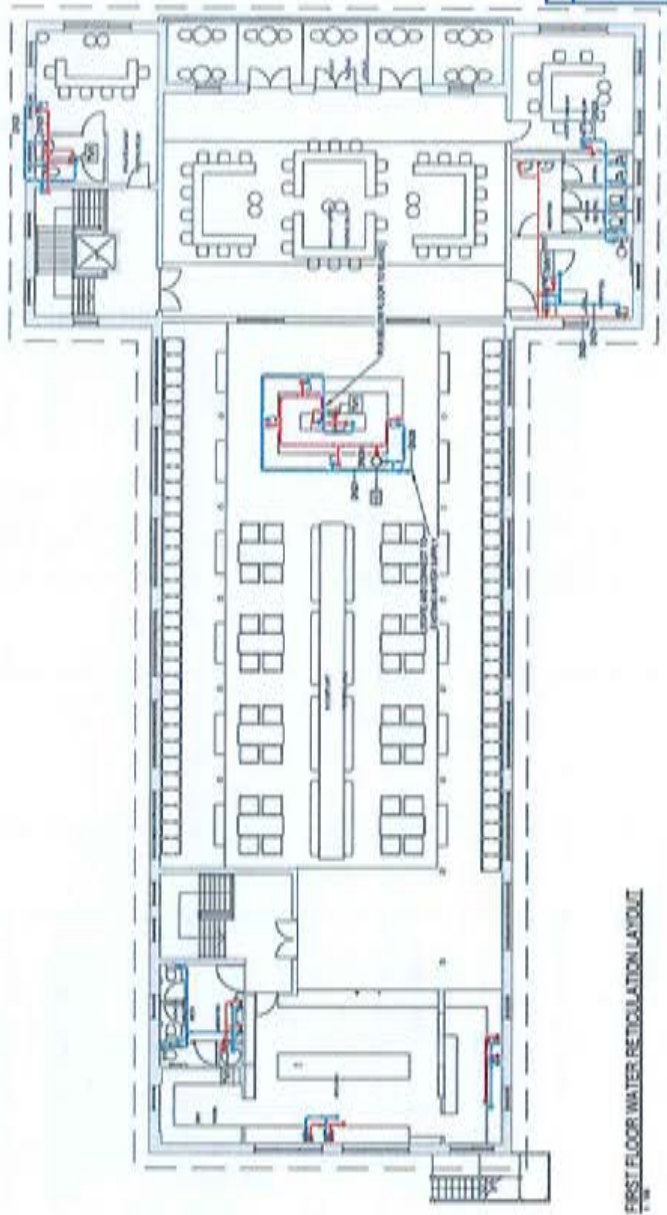
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**PLUMBING PERMIT DOCUMENT**

This document is one of the documents relevant to the permit issued for plumbing work as identified by Permit No. 2019/141. Date permit issued: 9 August, 2019. Permit Authority: Kim Hayes.



GROUND FLOOR WATER RETICULATION LAYOUT



FIRST FLOOR WATER RETICULATION LAYOUT

RECEIVED  
06 AUG 2018

PLUMBING  
ENGINEERING OF TRADE & RESIDENTIAL  
PLUMBING CONTRACTORS  
REGISTERED WITH THE PLUMBING  
INDUSTRY REGULATORY AUTHORITY  
PLUMBING & SANITARY CONTRACTORS  
REGISTERED WITH THE PLUMBING  
INDUSTRY REGULATORY AUTHORITY

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	15/08/2018
2	ISSUE FOR PERMIT	15/08/2018
3	ISSUE FOR PERMIT	15/08/2018
4	ISSUE FOR PERMIT	15/08/2018
5	ISSUE FOR PERMIT	15/08/2018
6	ISSUE FOR PERMIT	15/08/2018
7	ISSUE FOR PERMIT	15/08/2018
8	ISSUE FOR PERMIT	15/08/2018
9	ISSUE FOR PERMIT	15/08/2018
10	ISSUE FOR PERMIT	15/08/2018

ENGINEERING SOLUTIONS TASMANIA

Architects  
100/102 BRIDGE STREET  
HOBART TASMANIA 7000  
PH: 03 6233 1111  
WWW.ESOLUTIONS.COM.AU

APPRI BUILDING HYDRAULICS

WATER RETICULATION LAYOUTS

HYDRAULIC SERVICES	
DATE	15/08/2018
BY	A.E.
CHECKED BY	K.H.
SCALE	AS SHOWN
PROJECT NO.	18001

PLUMBING PERMIT DOCUMENT  
This document is one of the documents relevant to the permit issued for plumbing work as identified by Permit No. 2018/141. Date permit issued: 9 August, 2018. Permit Authority: Kim Hayler














**8475-200609-LRB1 RE: APPM BUILDING Form 35**

Leigh Bryan <leigh@tascon.com.au>

Tue 9/06/2020 4:38 PM

To: Steven Kons <steven.kons@live.com.au>

 1 attachments (129 KB)

Form 35 Certificate of Responsible Designer Rev 2.pdf;

Hi Steve,

Attached updated form 35 with the additional/revised drawings referenced.

Regards,

**Leigh Bryan**  
**Tasmanian Consulting Service**  
P.O. Box 1047  
Devonport TAS 7310

Mobile: 0419-358-098

Phone: 03)6424-9085

Fax: 03)6424-5709

**(TCS Ref: )**

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---

**From:** Steven Kons <steven.kons@live.com.au>

**Sent:** Saturday, 6 June 2020 1:13 PM

**To:** Leigh Bryan <leigh@tascon.com.au>

**Subject:** APPM BUILDING

Can you send the form 35 please

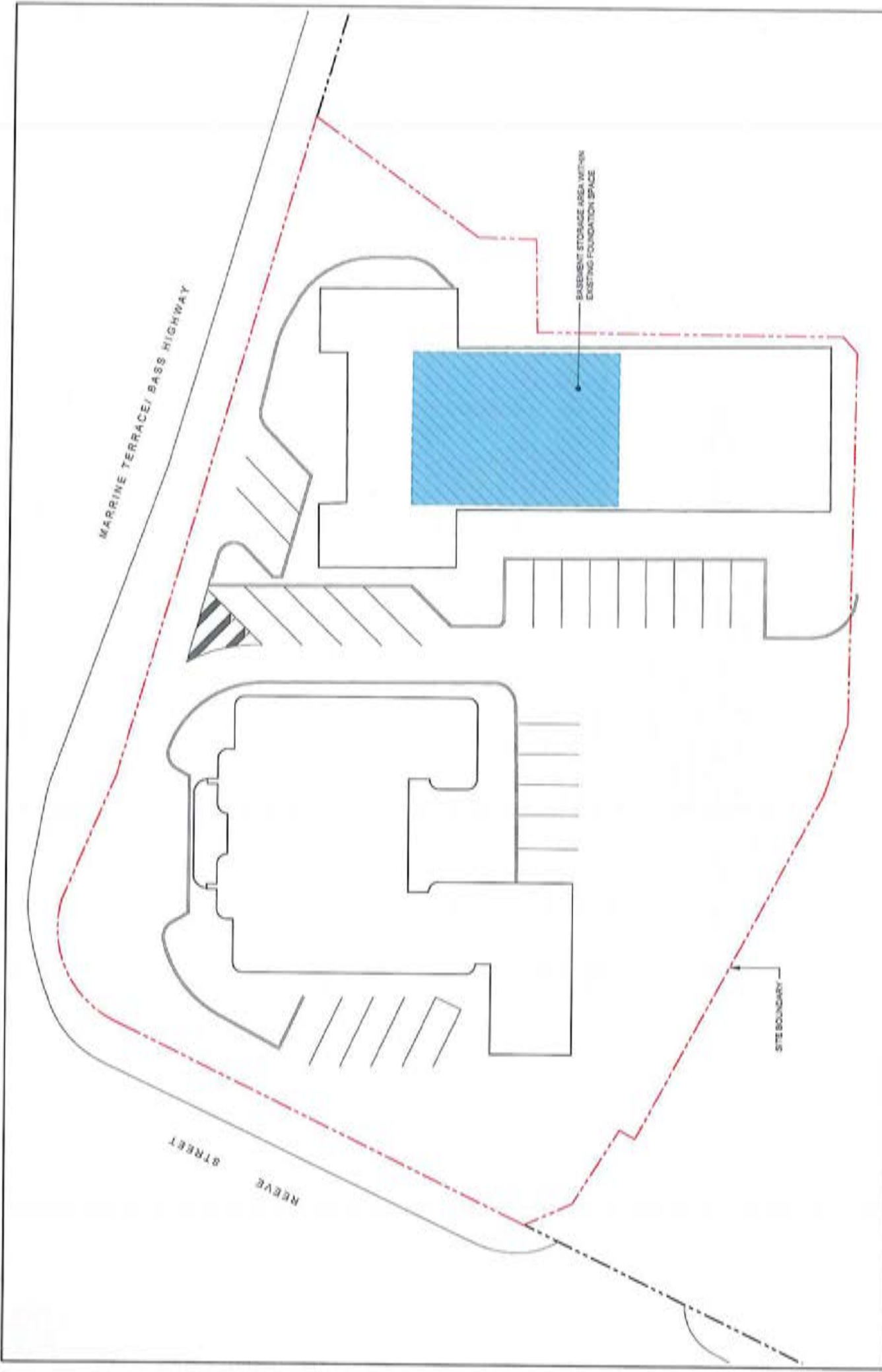
steven Kons



# STEVE KONS SUPER FUND APPM SERVICES BUILDING REFURBISHMENT BASEMENT STORAGE AREA BURNIE

DRAWING NUMBER	DRAWING DESCRIPTION	ISSUE C1	ISSUE C2	ISSUE C3	ISSUE C4	ISSUE C5
BATS-050	COVER PAGE & DRAWING SCHEDULE	05-12-19	15-07-20	20-03-20	03-05-20	05-06-20
BATS-050A	SITE PLAN	-	15-07-20			
BATS-051	BASEMENT STORAGE AREA PLAN	05-12-19	15-07-20	20-03-20	03-05-20	05-06-20
BATS-051A	GROUND FLOOR PLAN	20-03-20	03-05-20			
BATS-051B	BASEMENT STORAGE AREA DRAINAGE PLAN	03-05-20	05-06-20			
BATS-052	SECTIONS	05-12-19	15-07-20			
BATS-053	DETAILS: SHEET 1	05-12-19	15-07-20			
BATS-054	DETAILS: SHEET 2	05-12-19	15-07-20	20-03-20		
BATS-054A	DETAILS: SHEET 3	20-03-20	03-05-20			
BATS-054B	DETAILS: SHEET 4	20-03-20	03-05-20			
BATS-054C	DETAILS: SHEET 5	03-05-20	05-06-20			
BATS-055	CONCRETE NOTES	05-12-19	15-07-20	20-03-20	03-05-20	05-06-20
BATS-056	BRIDGE SECTIONS	20-03-20				
BATS-057	ACCESS STAIR: DETAILS	20-03-20				

 <p><b>TASMANIAN CONSULTING SERVICE</b>          ENGINEERING • PLANNING • ENVIRONMENT • CONSTRUCTION          15 Buxton Street, Burnie TAS 7320 (VIC)          Tel: 08 9338 2200          Fax: 08 9338 2201          Email: info@tasmanianconsulting.com.au</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Issue</th> <th>Date</th> <th>Description</th> <th>Checked</th> <th>Approved</th> </tr> <tr> <td>C1</td> <td>20-03-20</td> <td>DRAWING SET APPROVED</td> <td>R.L.B.</td> <td>R.L.B.</td> </tr> <tr> <td>C2</td> <td>03-05-20</td> <td>COVER PAGE UPDATED</td> <td>R.L.B.</td> <td>R.L.B.</td> </tr> <tr> <td>C3</td> <td>05-06-20</td> <td>COVER PAGE UPDATED</td> <td>R.L.B.</td> <td>R.L.B.</td> </tr> </table>	Issue	Date	Description	Checked	Approved	C1	20-03-20	DRAWING SET APPROVED	R.L.B.	R.L.B.	C2	03-05-20	COVER PAGE UPDATED	R.L.B.	R.L.B.	C3	05-06-20	COVER PAGE UPDATED	R.L.B.	R.L.B.	 <p style="font-size: 8px; text-align: center;">This drawing is to be used for the purpose of providing a preliminary indication of the proposed works only. It is not to be used for construction purposes. It is subject to change without notice. For further information, please contact the project manager.</p>	<p><b>STEVE KONS SUPER FUND APPM SERVICES BUILDING REFURBISHMENT BURNIE</b></p> <p><b>COVER PAGE AND DRAWING SCHEDULE FOR CONSTRUCTION</b></p>	<p style="font-size: 8px;">Drawing No: <b>8475-050</b>          Issue: <b>C5</b></p>
Issue	Date	Description	Checked	Approved																				
C1	20-03-20	DRAWING SET APPROVED	R.L.B.	R.L.B.																				
C2	03-05-20	COVER PAGE UPDATED	R.L.B.	R.L.B.																				
C3	05-06-20	COVER PAGE UPDATED	R.L.B.	R.L.B.																				



**TASMANIAN CONSULTING SERVICE**  
 ENGINEERING DESIGN PUBLIC WORKS/ CONSTRUCTION  
 40-42 Ross Street Burnie TAS 7320  
 Tel: 08 3333 2222 Fax: 08 3333 2223  
 www.tasmanianconsulting.com.au

Item	Date	Description	Checked	Drawn
01	18-10-18	Issued for construction	MLK	LAL
02	18-10-18	STP to be used	MLK	LAL

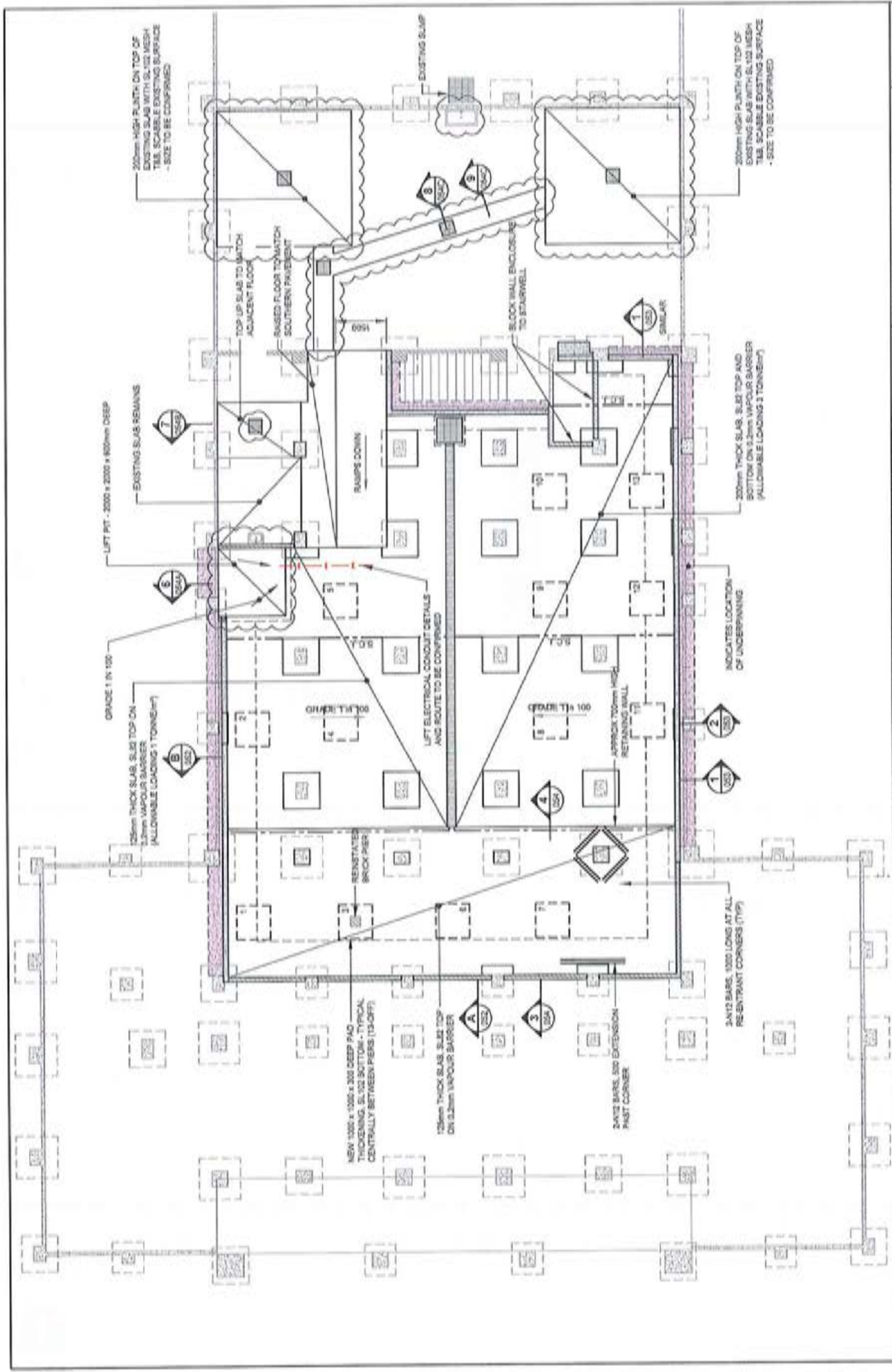
DATE: 18/10/18  
 DRAWN: LAL  
 CHECKED: MLK  
 SCALE: 1:100

**STEVE KONGS SUPER FUND  
 APM SERVICES BUILDING  
 REFURBISHMENT  
 BURNIE**

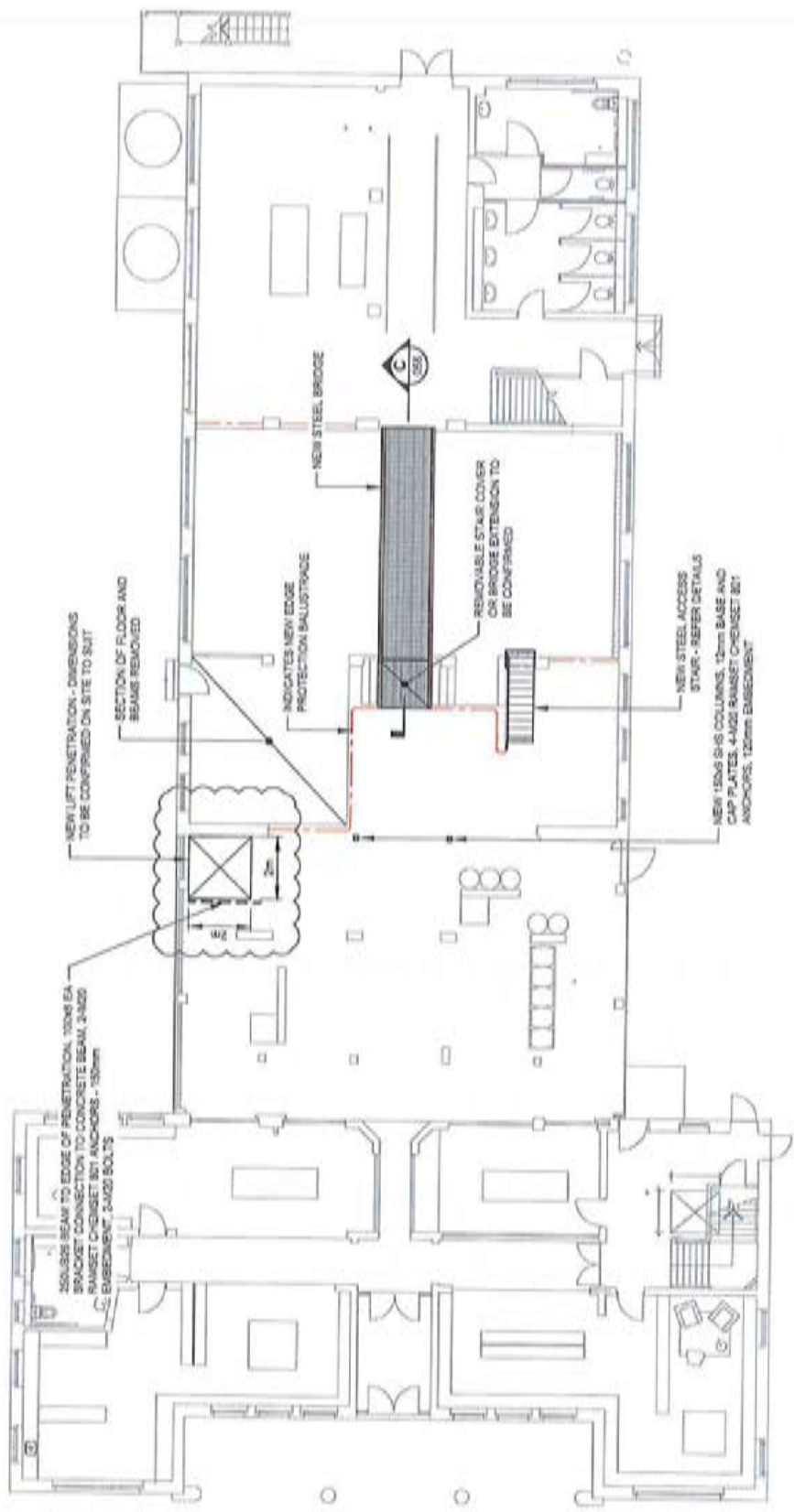
**SITE PLAN**  
 FOR CONSTRUCTION

Drawn: **8475-050A**  
 Issue: **C2**





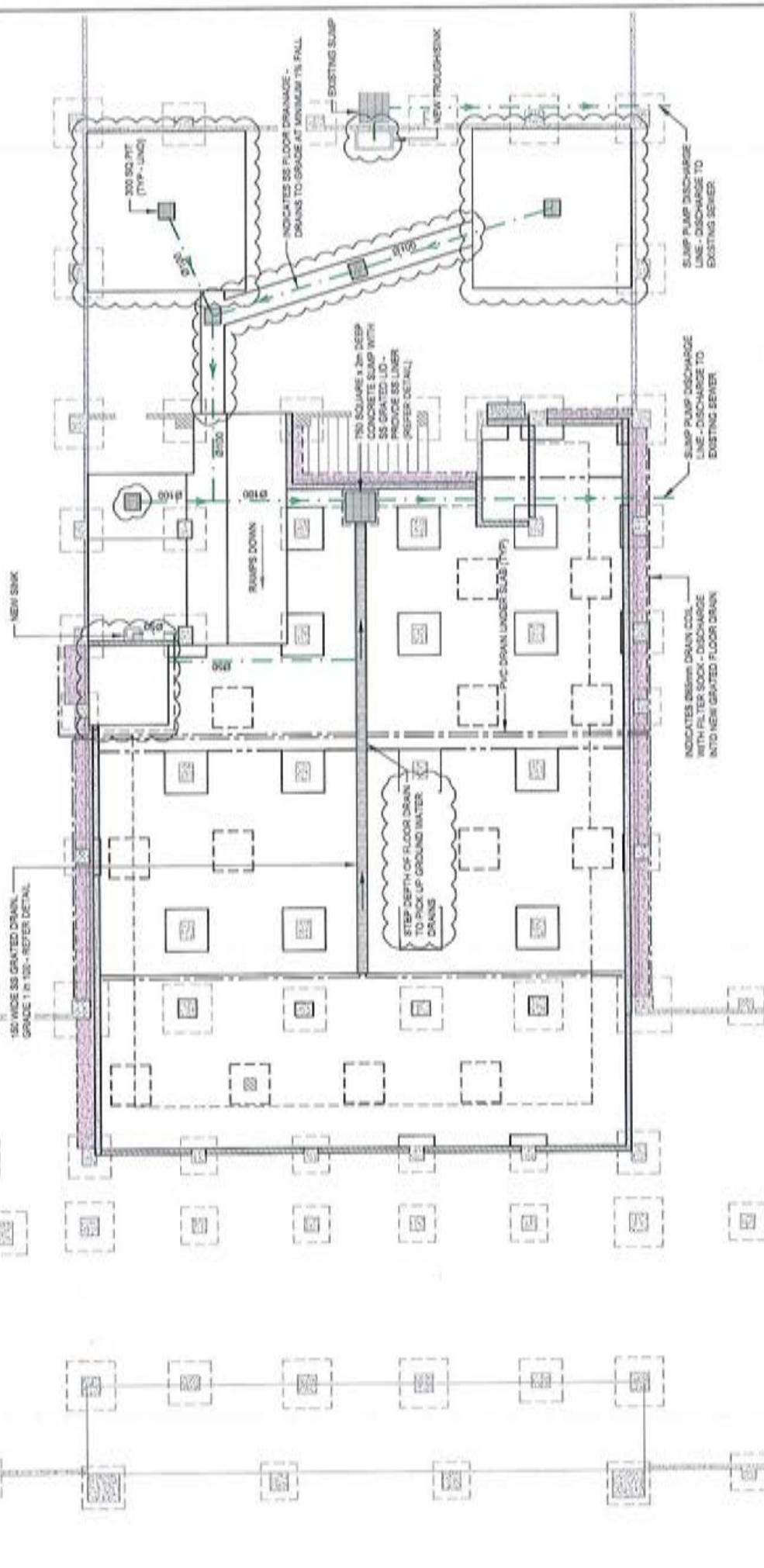
<b>TASMANIAN CONSULTING SERVICE</b> DOMESTIC DESIGN PUBLIC WORKS/CONSTRUCTION 10 Green Park Avenue Burnie, Tasmania 7320 Tel: 03 6330 2882 Fax: 03 6330 2883 Email: info@tasmanian-consulting.com.au		<b>STEVE KONS SUPER FUND</b> <b>APPM SERVICES BUILDING</b> <b>REFURBISHMENT</b> <b>BURNIE</b>		<b>BASEMENT STORAGE AREA</b> <b>PLAN</b>		Drawing No: <b>8475-051</b> Date: <b>CS</b>
Title: <b>BASEMENT STORAGE AREA PLAN</b> Description: <b>BASEMENT STORAGE AREA REFURBISHMENT</b> Date: <b>10/10/2018</b> Scale: <b>AS SHOWN</b>	Author: <b>MLK</b> Designer: <b>MLK</b> Checker: <b>MLK</b> Approver: <b>MLK</b>	Date: <b>10/10/2018</b> Scale: <b>AS SHOWN</b>	Date: <b>10/10/2018</b> Scale: <b>AS SHOWN</b>	Date: <b>10/10/2018</b> Scale: <b>AS SHOWN</b>	Date: <b>10/10/2018</b> Scale: <b>AS SHOWN</b>	Date: <b>10/10/2018</b> Scale: <b>AS SHOWN</b>



 <b>TASMANIAN CONSULTING SERVICE</b> ENGINEERING DESIGN PLANNING MANAGEMENT CONSTRUCTION		<b>STEVE KONS SUPER FUND</b> <b>APPM SERVICES BUILDING</b> <b>REFURBISHMENT</b> <b>BURNIE</b>		<b>GROUND FLOOR</b> <b>PLAN</b>		Drawing No: <b>8475-051A</b> Rev: <b>C2</b>	
Issue No: <b>01</b> Date: <b>18/04/2018</b>	Description: <b>ISSUE FOR CONSTRUCTION</b>	Checked: <b>MLK</b> Date: <b>18/04/2018</b>	Approved: <b>MLK</b> Date: <b>18/04/2018</b>	This document is the property of Tasmanian Consulting Service. It is to be used only for the project and site for which it is prepared. It is not to be distributed, copied, or used for any other purpose without the written consent of Tasmanian Consulting Service.			
Issue No: <b>02</b> Date: <b>18/04/2018</b>	Description: <b>ISSUE FOR CONSTRUCTION USE - REVISED</b>	Checked: <b>MLK</b> Date: <b>18/04/2018</b>	Approved: <b>MLK</b> Date: <b>18/04/2018</b>	<b>AS SCALE: 1:50</b>			

**NOTE:**

1. DRAINAGE PT LOCATIONS TO BE CONFIRMED ON SITE.
2. FLOOR DRAINS TO BE GRADE 504 STAINLESS STEEL.



**TASMANIAN CONSULTING SERVICE**  
 CONSULTING ENGINEERS ARCHITECTS INTERIORS CONSTRUCTION

150 Glenelg Drive, Glenelg TAS 7015  
 PO Box 100, Burnie TAS 7320  
 T: 03 6330 2888 F: 03 6330 2888  
 www.tasmanianconsulting.com.au

Project: STEVE KONS SUPER FUND APPM SERVICES BUILDING REFURBISHMENT BURNIE

Client: STEVE KONS SUPER FUND

Project No: 8475-051B

Scale: AS SCALE: 1:100

Drawn: [ ] Date: [ ]

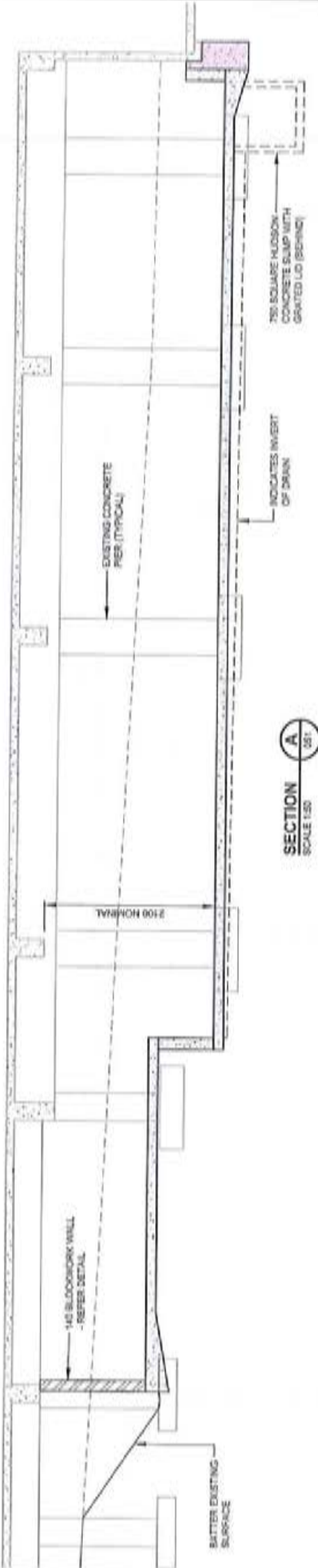
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Approved: [ ] Date: [ ]

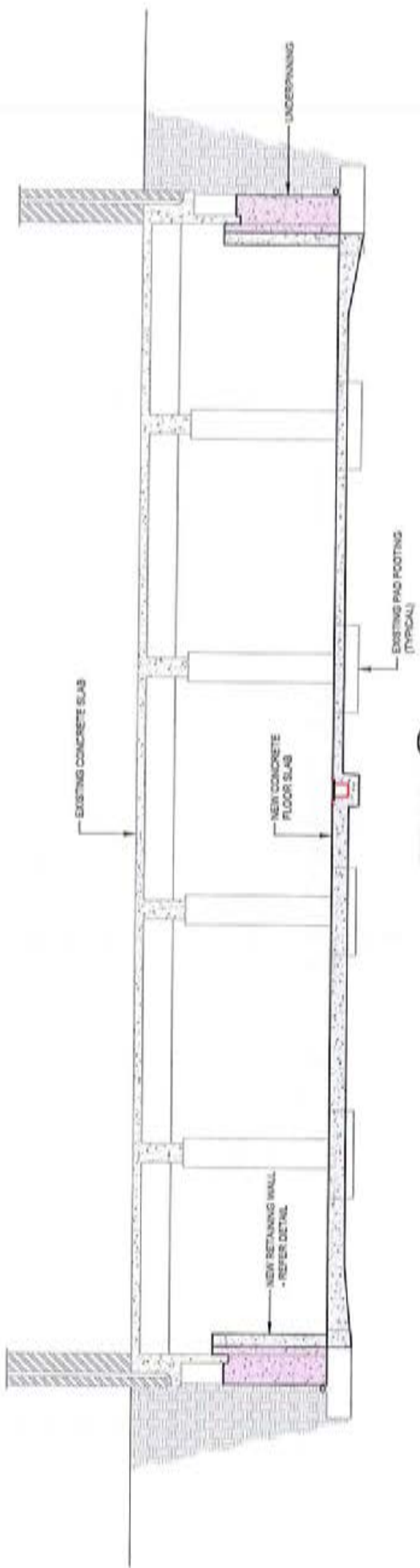
Revision:

No.	Description	Date
01	DRAWN FOR CONSTRUCTION	
02	DRINKS DRAIN LAYOUT METHOD	

FOR CONSTRUCTION



SECTION A  
SCALE 1:50



SECTION B  
SCALE 1:50



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 100-1000 Queenstown  
 100-1000 Smithton  
 100-1000 Wynyard  
 100-1000 Strahan  
 100-1000 Deloraine  
 100-1000 Rosebery  
 100-1000 Currie  
 100-1000 Wynyard  
 100-1000 Strahan  
 100-1000 Deloraine  
 100-1000 Rosebery  
 100-1000 Currie

Issue	Date	Description
01	14-01-18	ISSUED FOR CONSTRUCTION
02	14-01-18	ISSUED FOR CONSTRUCTION

Checked	Approved
DATE	DATE
NAME	NAME

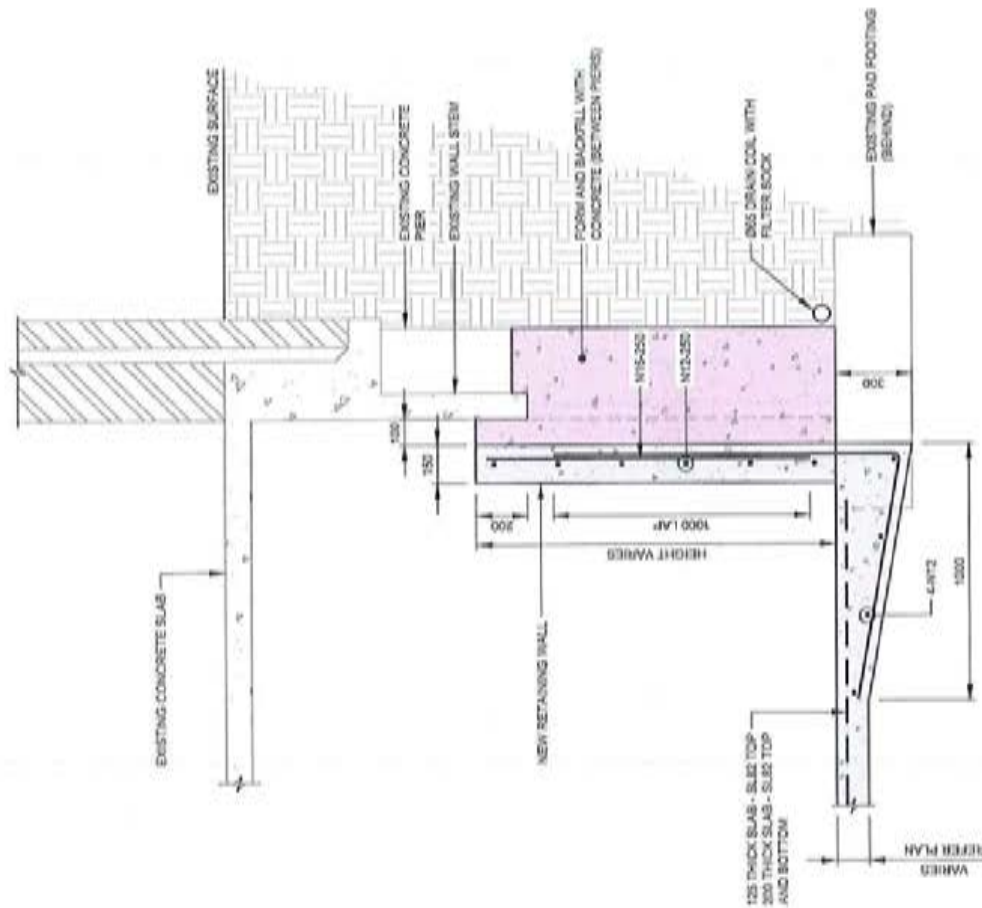
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**STEVE KONS SUPER FUND  
 APPM SERVICES BUILDING  
 REFURBISHMENT  
 BURNIE**

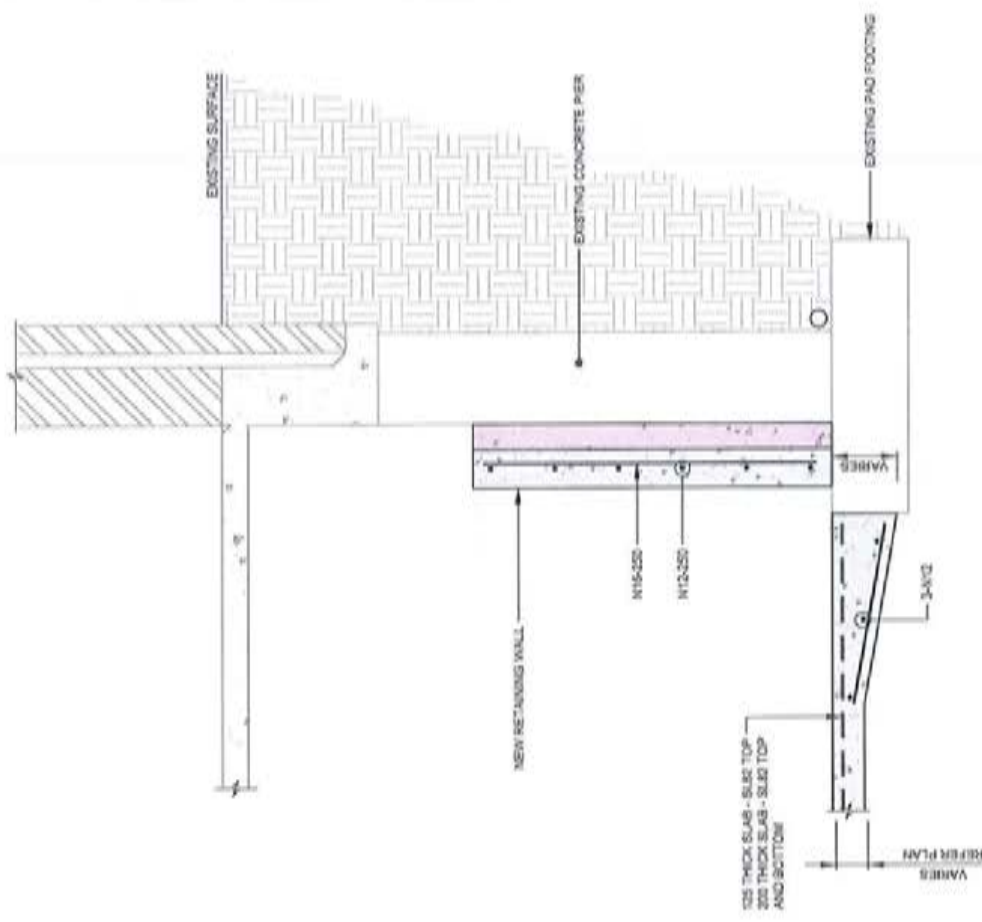
SECTIONS  
 FOR CONSTRUCTION

**NOTE:**

1. FOR RETAINING WALL HEIGHTS LESS THAN 800mm HIGH, REDUCE THICKENING WIDTH TO 800mm.

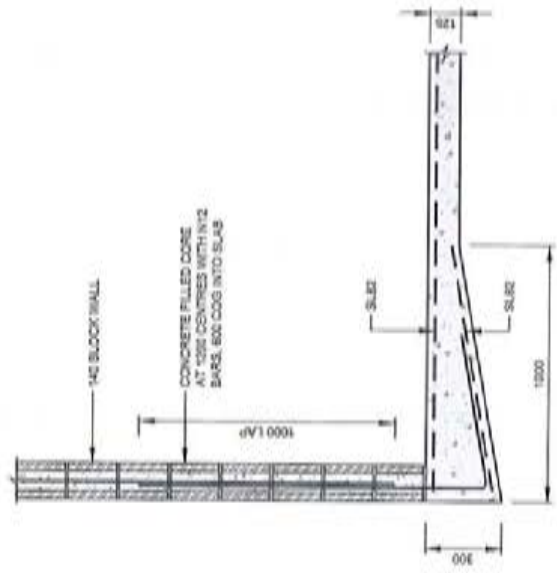


DETAIL SCALE 1:20  
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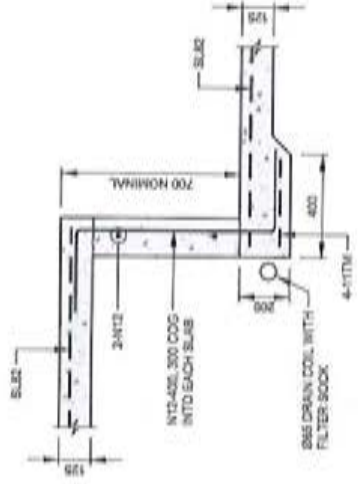


DETAIL SCALE 1:20  
2

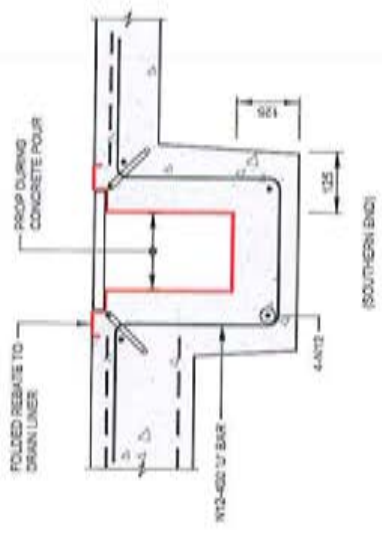
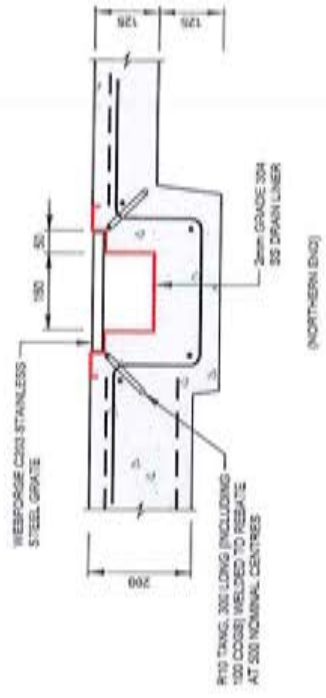
 <p><b>TASMANIAN CONSULTING SERVICE</b> ENGINEERING DESIGN SURVEYING INFRASTRUCTURE CONSTRUCTION</p> <p>10-12th Floor, 25th Street Hobart, Tasmania T 03 6230 9888 F 03 6230 9878 E info@tcs.com.au www.tasmanianconsulting.com.au</p>	<p>Client: <b>STEVE KONS SUPER FUND</b> <b>APPM SERVICES BUILDING</b> <b>REFURBISHMENT</b> <b>BURNIE</b></p>	<p>Drawn: <b>8475-053</b> Sheet: <b>C2</b></p>
	<p>AS SCALE 1:20</p>	<p>FOR CONSTRUCTION</p>



**DETAIL 3**  
SCALE 1:20



**DETAIL 4**  
SCALE 1:20



**TYPICAL DRAIN SECTION**  
SCALE 1:10  
LOOKING NORTH



**TASMANIAN CONSULTING SERVICE**  
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15/1600 Bldg  
15, New Quay Road  
Burnie, Tasmania  
T: 03 6332 2000  
F: 03 6332 2002  
E: info@tasc.com.au  
W: www.tasc.com.au

Item	Rev	Description
01	B-10-18	ISSUED FOR CONSTRUCTION
02	B-10-18	ISSUED FOR CONSTRUCTION
03	B-10-18	ISSUED FOR CONSTRUCTION
04	B-10-18	ISSUED FOR CONSTRUCTION

Checked/Approved	Scale
SCALE	SCALE
SCALE	SCALE
SCALE	SCALE
SCALE	SCALE

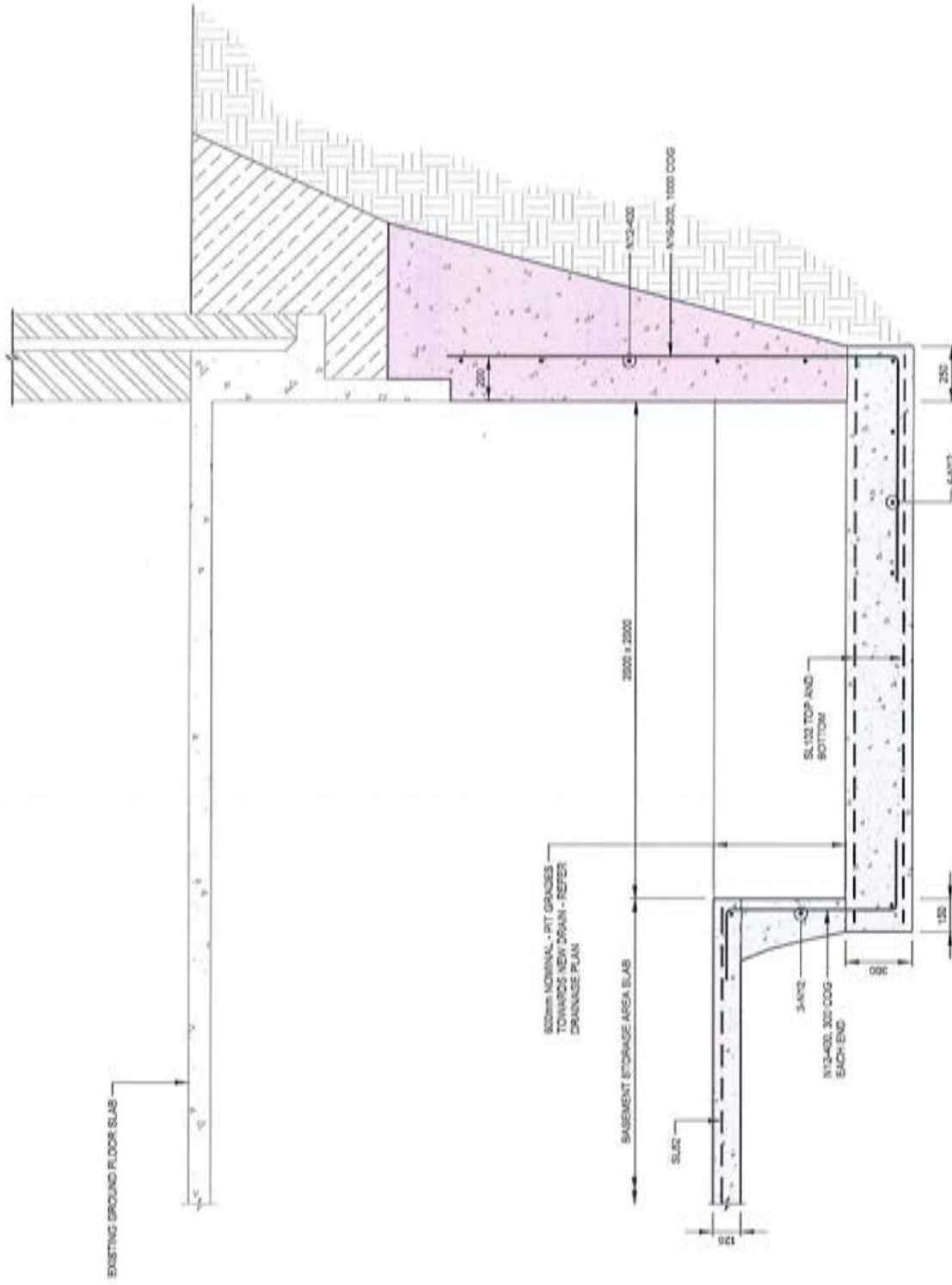
Notes:  
1. Refer to the relevant drawings for the location of the drains.  
2. The drains are to be installed in accordance with the relevant standards.  
3. The drains are to be installed in accordance with the relevant standards.  
4. The drains are to be installed in accordance with the relevant standards.  
5. The drains are to be installed in accordance with the relevant standards.

**STEVE KONS SUPER FUND**  
**APPM SERVICES BUILDING**  
**REFURBISHMENT**  
**BURNIE**

**DETAILS**  
**SHEET 2**

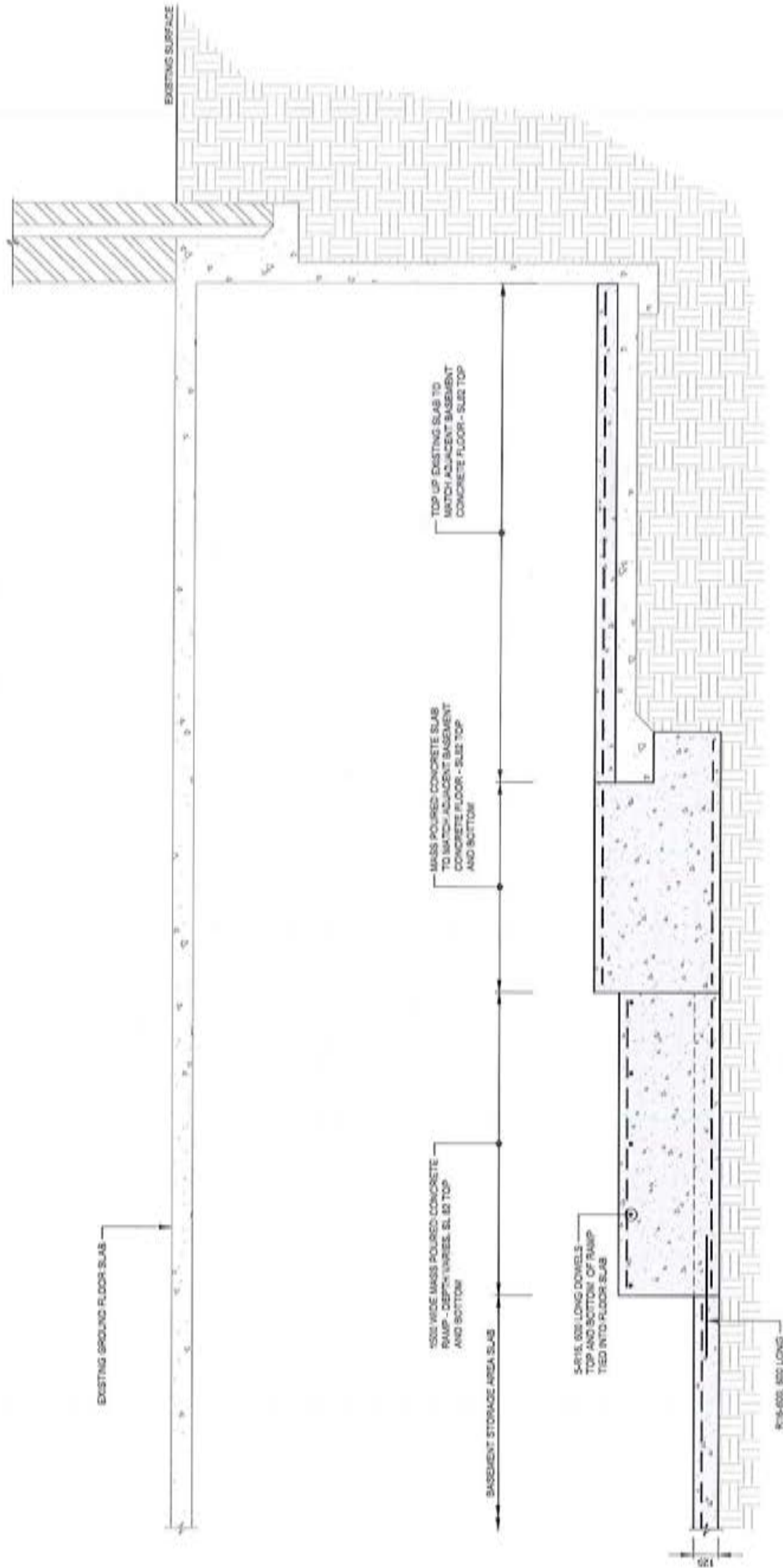
**FOR CONSTRUCTION**

Project: **8475-054**  
Rev: **C3**



DETAIL  
SCALE 1:20

 <b>TASMANIAN CONSULTING SERVICE</b> ENGINEERING DESIGN SURVEYING INTERIOR CONSTRUCTION 45-47 Macquarie Street, Hobart, Tasmania 7000 Tel: +61 8 003 000 000 Fax: +61 8 003 000 001 www.tasmanianconsulting.com.au	Item No: 21 Description: 21. 2000 x 2000 BASED FOR CONSTRUCTION 22. 2000 x 2000 UPT REINFORCED AREA	Checked By: N.J.K. N.J.K.	Date: 15/04/2015 15/04/2015	Drawing No: 8475-054A Title: STEVE KONS SUPER FUND APPM SERVICES BUILDING REFURBISHMENT BURMIE Scale: C2 Status: FOR CONSTRUCTION
	Note: This drawing is for the purpose of providing a visual representation of the proposed construction. It is not to be used for construction without the approval of the relevant authorities. All dimensions are in millimeters unless otherwise stated.			

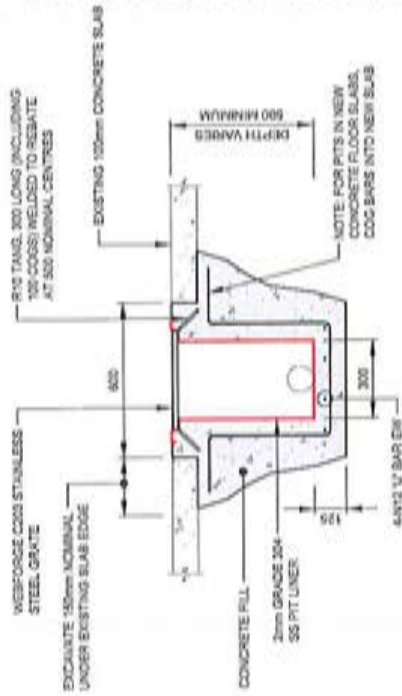


DETAIL  
SCALE 1:25

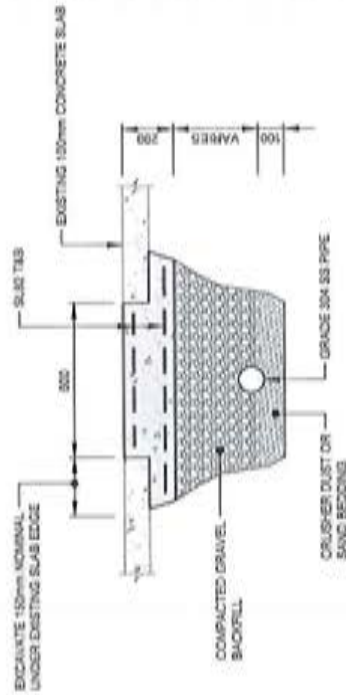
7  
80

 <b>TASMANIAN CONSULTING SERVICE</b> ENGINEERING, DESIGN, SURVEYING, ARCHITECTURE, CONSTRUCTION 15 Balfour Street, Devonport TAS 7310 PO Box 900 Devonport TAS 7310 Phone: +61 8 9322 4444 Email: info@tasmanianconsulting.com.au	Date: 26-03-20 Description: SLAB FOR CONSTRUCTION	Checked / Approved: M.A.S. / S.M.S.	Drawing No: 8475-054B Title: FOR CONSTRUCTION
	Client: STEVE KONS SUPER FUND Project: APPM SERVICES BUILDING REFURBISHMENT Location: BURNIE	Scale: AS SCALE 1:25	Project No: 8475-054B Issue: C1

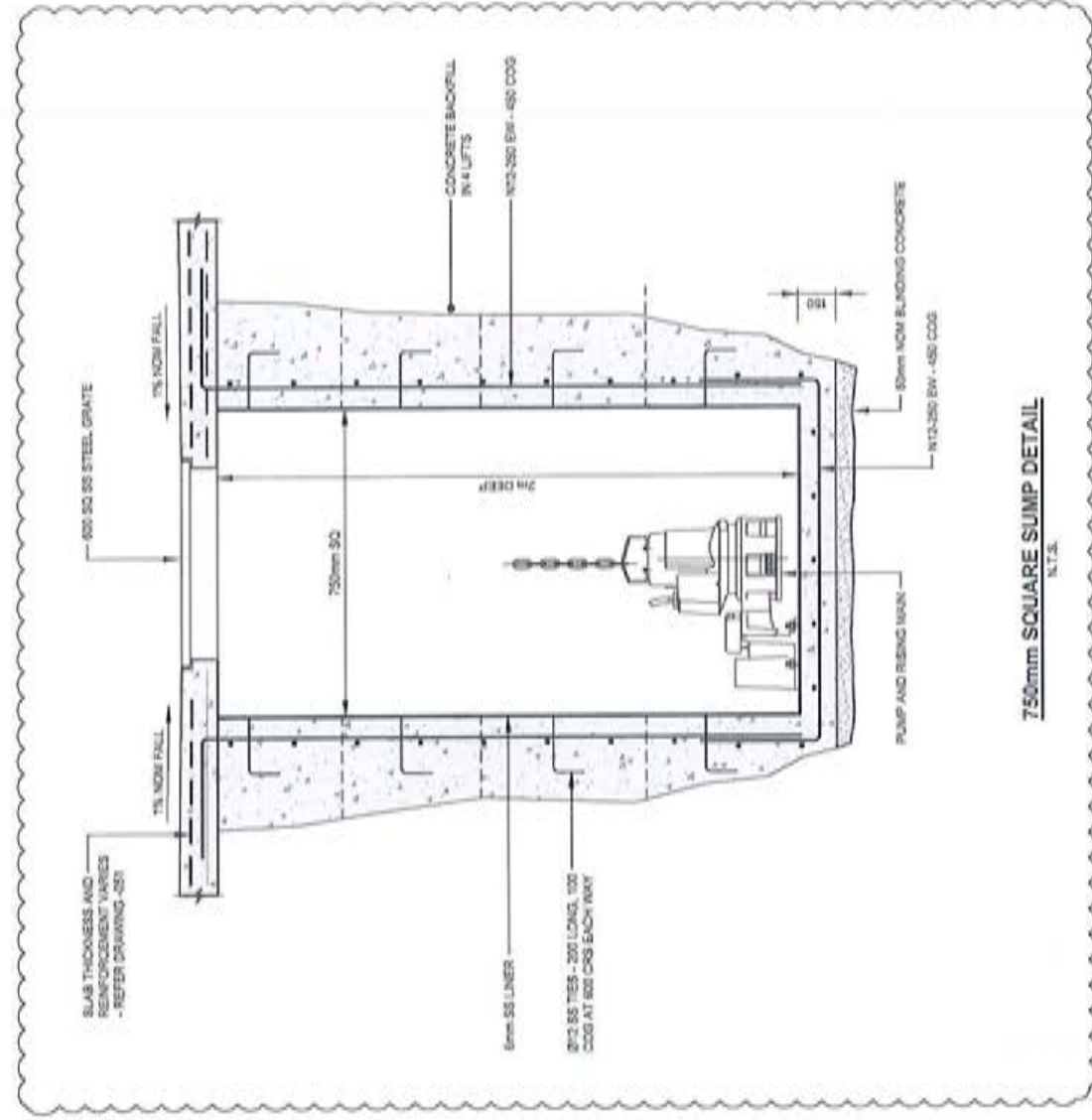




DETAIL  
SCALE 1:20



DETAIL  
SCALE 1:20



750mm SQUARE SUMP DETAIL  
N.T.S.

<p> <b>TASMANIAN CONSULTING SERVICE</b>          EXISTING DESIGN SERVICES FOR CONSTRUCTION          1/110-112/2008          4th Floor, 112/2008          Burnie, TAS 7320          T: 011 400 2288          F: 011 400 2278          E: info@tasmanianconsulting.com.au       </p>	Issue: 01 Date: 03/03/2023 Description: SUMP DETAIL FOR CONSTRUCTION	Drawn: L.A.B. Checked: L.A.B. Approved: L.A.B.	Project: 8475-054C Name: C2
	Title: SUMP DETAIL FOR CONSTRUCTION Scale: N.T.S. Drawing No: 01	Client: STEVE KONS SUPER FUND APPM SERVICES BUILDING REFURBISHMENT BURNIE	Status: FOR CONSTRUCTION

## CONCRETE:

### SITE

- GROUND FLOOR SLAB AREAS TO BE STRIPPED OF ALL VEGETATION, TOP SOIL AND SOFT MATERIAL.
- ALL FOOTINGS TO BE FOUNDED IN FIRM NATURAL GROUND. MINIMUM FOLDSING DEPTH TO BE 300mm BELOW THE NATURAL SURFACE UNLESS NOTED OTHERWISE.

### CONCRETE

- CONCRETE CONSTRUCTION TO BE IN ACCORDANCE WITH AS3601.
- UNLESS NOTED OTHERWISE CONCRETE TO BE GRADE 30/35 (28 DAY COMPRESSIVE STRENGTH) OF SUPPLY WITH 10mm SLUMP AND 20mm MAXIMUM AGGREGATE SIZE. CONCRETE TO BE PRE-MIXED IN ACCORDANCE WITH AS3601.
- CHLORINE BASED ADMIXTURES ARE NOT TO BE USED.
- MECHANICALLY VIBRATE CONCRETE IN THE FORM TO GIVE MAXIMUM COMPACTION, WITHOUT SEGREGATION OF THE CONCRETE.
- MOST CURE CONCRETE FOR A MINIMUM OF 7 DAYS.

### REINFORCEMENT

- LEGEND ON DRAWINGS FOR GRADATIONS OF REINFORCEMENT:  
K: TEMPORARY GRADE BOX FORMED BARS TO AS/NZS4571.  
R: GRADE 200N HOT-ROLLED PLAIN ROLL BAR TO AS/NZS4571.  
S1: WELDED SQUARE MESH REFORMED TO AS/NZS4571, DUCTILITY CLASS L.  
R1: WELDED RECTANGULAR MESH DEFORMED TO AS/NZS4571, DUCTILITY CLASS L.  
T1: TRENCH MESH TO AS/NZS4571.
- REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND IS NOT NECESSARILY IN TRUE PROJECTION.
- REINFORCEMENT TO BE FABRICATED TO WITHIN THE TOLERANCES SPECIFIED IN AS3601.
- CONCRETE COVER TO REINFORCEMENT TO BE 40mm UNLESS NOTED OTHERWISE.
- BARs ARE TO BE SUPPORTED AT 20mm MINIMUM CENTRES AND FABRIC SUPPORTED AT 50mm MINIMUM CENTRES EACH WAY.

### FORMWORK

- FORMWORK CONSTRUCTION TO BE IN ACCORDANCE WITH AS3601.
- CONDUITS AND OTHER ITEMS ARE NOT TO BE PLACED BETWEEN REINFORCEMENT AND THE CONCRETE SURFACE.
- DO NOT MAKE UNSPECIFIED CONSTRUCTION JOINTS, HOLES OR REBARS TO CONCRETE ELEMENTS WITHOUT ENGINEER'S WRITTEN APPROVAL.

## SERVICES/PLUMBING

- ALL PLUMBING WORKS TO COMPLY WITH AS3502 "PLUMBING AND DRAINAGE" AND THE TASMANIAN PLUMBING CODE.
- REFER TO COUNCIL PLUMBING PERMIT FOR ADDITIONAL REQUIREMENTS AND STAGES REQUIRING NOTIFICATION.
- ALL PLUMBING WORKS TO BE UNDERTAKEN BY A LICENSED PLUMBER.
- PLUMBING DETAILS SHOWN ON THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL REQUIREMENTS. NOT TO BE TAKEN AS DESIGN AND INCORPORATION OF REQUIRED PIPE SIZES, GRADING, MANHOLES, TRAPS, INSPECTION OPENINGS, VENTS, VALVES, TRINGS, SUPPORTS, ANCHORS AND OTHER ITEMS TO ACHIEVE COMPLIANCE WITH THE ABOVE STANDARDS AND CODES IS TO BE COMPLETED AND CERTIFIED BY THE PLUMBER.



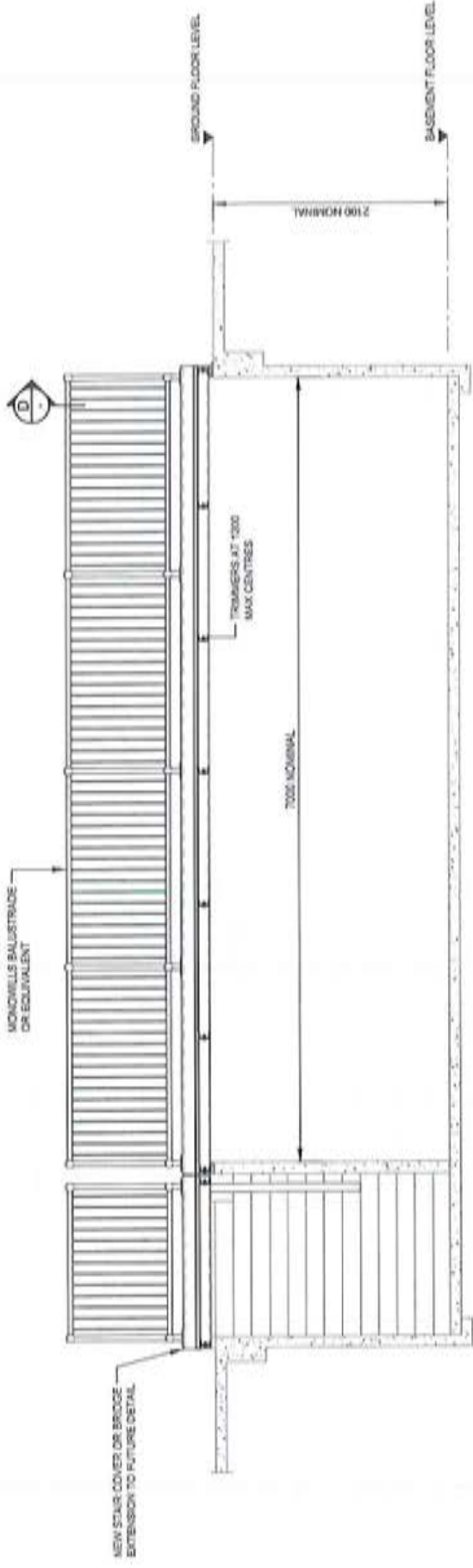
TASMANIAN CONSULTING SERVICE  
ENGINEERING DESIGN PLUMBING MINOR ELECTRICAL CONSTRUCTION  
15 BARKING GUM DRIVE  
TASMANIA 7246  
PH: 081 420 0000  
F: 081 420 0000  
WWW.TASCONSULTING.COM.AU

NO.	DATE	REVISIONS	DESIGNED BY	CHECKED BY
01	15/10/2018	ISSUE FOR TENDER	W. J. JONES	W. J. JONES
02	20/10/2018	REVISIONS	W. J. JONES	W. J. JONES
03	25/10/2018	ISSUE FOR CONSTRUCTION	W. J. JONES	W. J. JONES

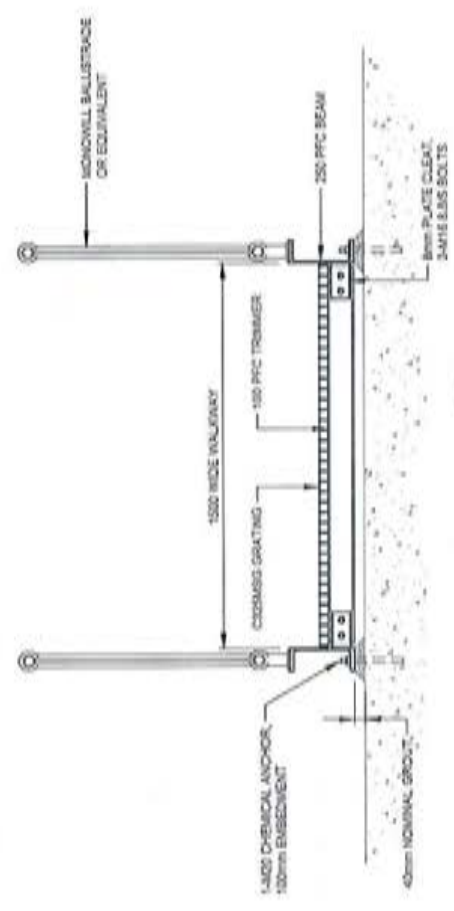
STEVE KONS SUPER FUND  
APPM SERVICES BUILDING  
REFURBISHMENT  
BURNIE

CONCRETE NOTES  
FOR CONSTRUCTION

Drawing No: 8475-055  
Rev: C4

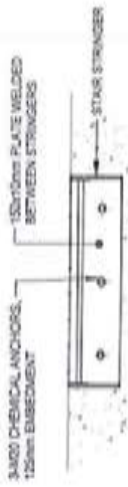


**SECTION C**  
SCALE 1:40

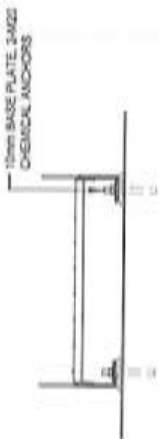


**SECTION D**  
SCALE 1:20

 <b>TASMANIAN CONSULTING SERVICE</b> ENGINEERING DESIGN PLANNING MANAGEMENT CONSTRUCTION 100-102 South Street, Hobart, Tasmania 7000 Tel: 03 6233 1234 Fax: 03 6233 1235 Email: info@tasmanianconsulting.com.au	Sheet: 01 Date: 2018-08-15 Description: BRIDGE FOR CONSTRUCTION	Checked: MJC Drawn: MJC	Title: STEEL BRIDGE SECTIONS Project: STEVE KONIS SUPER FUND APPM SERVICES BUILDING REFURBISHMENT Location: BURNIE	Drawing No: 8475-056 Scale: C1
	FOR CONSTRUCTION			

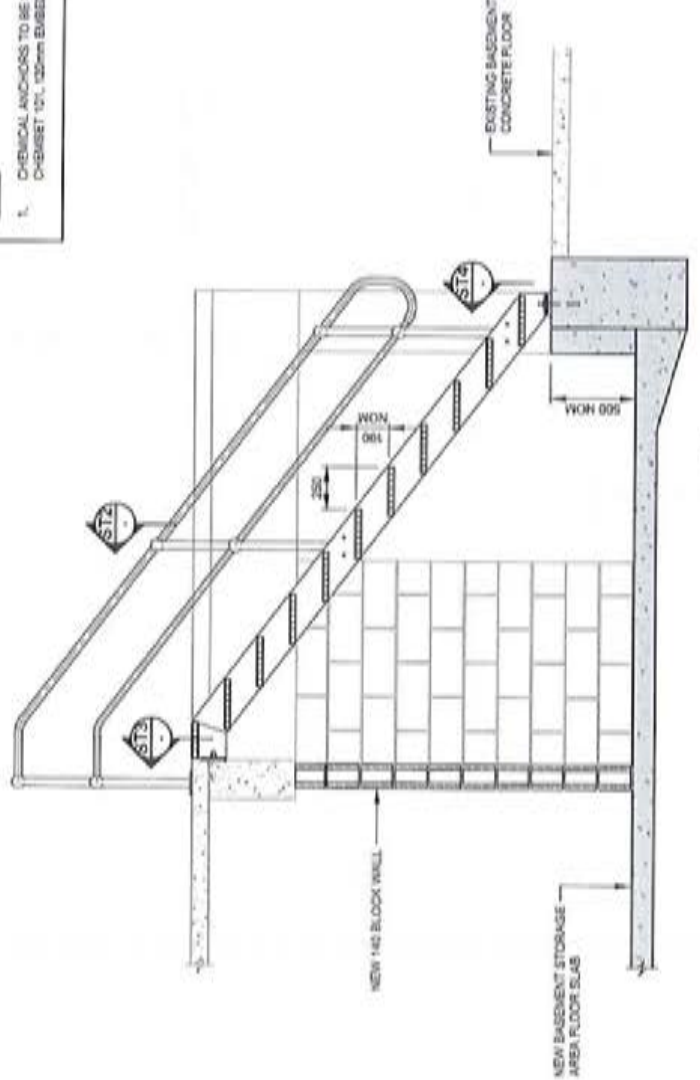
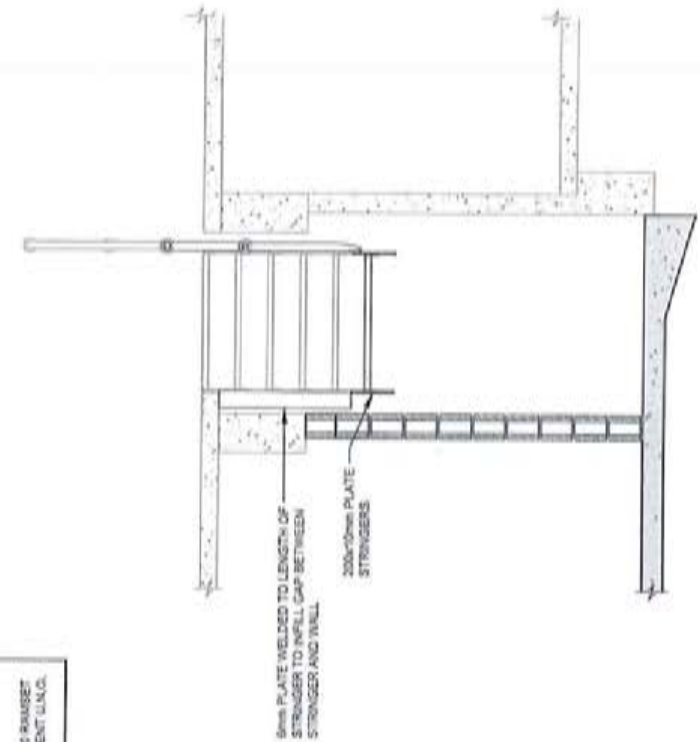
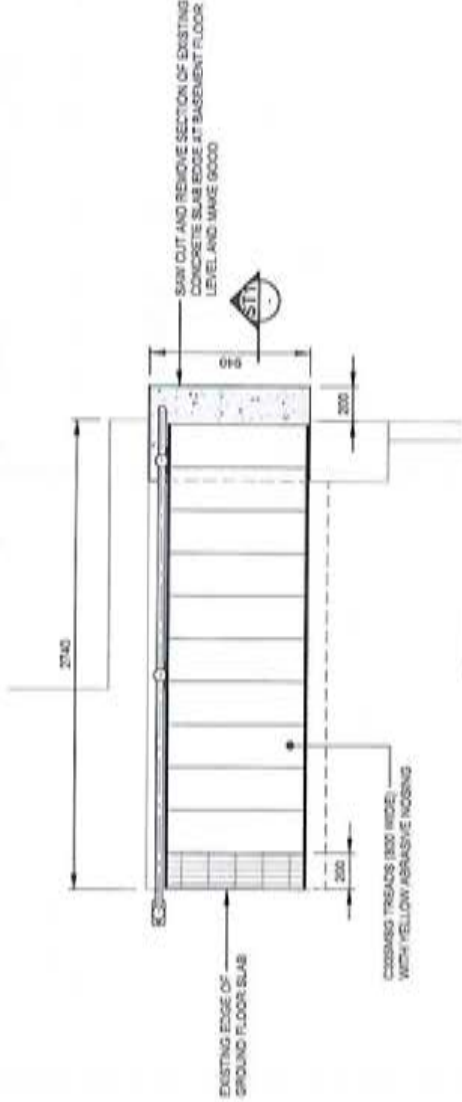


DETAIL ST3  
SCALE 1:20



DETAIL ST4  
SCALE 1:20

NOTE:  
1. CHEMICAL ANCHORS TO BE USED PERMIT CHEMSET 101, 125mm EMBEDMENT U.N.C.



<p>TASMANIAN CONSULTING SERVICE ENGINEERING DESIGN PROJECT MANAGEMENT CONSTRUCTION</p> <p>15 St Johns Street, Hobart TAS 7000 Ph: 03 6233 2288 Fax: 03 6233 2289 www.tasmanianconsulting.com.au</p>		<p>PROJECT: STEVE KONS SUPER FLIND APM SERVICES BUILDING REFURBISHMENT BURBIE</p> <p>DATE: 01/08/2018</p> <p>ISSUE: ISSUED FOR CONSTRUCTION</p> <p>SCALE: AS SHOWN</p> <p>PROJECT NO: 8475-057</p> <p>REV: C1</p>
<p>NO. 100</p> <p>NO. 101</p> <p>NO. 102</p> <p>NO. 103</p> <p>NO. 104</p> <p>NO. 105</p> <p>NO. 106</p> <p>NO. 107</p> <p>NO. 108</p> <p>NO. 109</p> <p>NO. 110</p> <p>NO. 111</p> <p>NO. 112</p> <p>NO. 113</p> <p>NO. 114</p> <p>NO. 115</p> <p>NO. 116</p> <p>NO. 117</p> <p>NO. 118</p> <p>NO. 119</p> <p>NO. 120</p>	<p>NO. 100</p> <p>NO. 101</p> <p>NO. 102</p> <p>NO. 103</p> <p>NO. 104</p> <p>NO. 105</p> <p>NO. 106</p> <p>NO. 107</p> <p>NO. 108</p> <p>NO. 109</p> <p>NO. 110</p> <p>NO. 111</p> <p>NO. 112</p> <p>NO. 113</p> <p>NO. 114</p> <p>NO. 115</p> <p>NO. 116</p> <p>NO. 117</p> <p>NO. 118</p> <p>NO. 119</p> <p>NO. 120</p>	<p>NO. 100</p> <p>NO. 101</p> <p>NO. 102</p> <p>NO. 103</p> <p>NO. 104</p> <p>NO. 105</p> <p>NO. 106</p> <p>NO. 107</p> <p>NO. 108</p> <p>NO. 109</p> <p>NO. 110</p> <p>NO. 111</p> <p>NO. 112</p> <p>NO. 113</p> <p>NO. 114</p> <p>NO. 115</p> <p>NO. 116</p> <p>NO. 117</p> <p>NO. 118</p> <p>NO. 119</p> <p>NO. 120</p>



