

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-115
PROPOSED DEVELOPMENT:	Partial Change of use to Food Services
LOCATION:	441-445 Main Road Glenorchy
APPLICANT:	G Hills & Partners Architects
ADVERTISING START DATE:	17/07/2026
ADVERTISING EXPIRY DATE:	31/07/2026

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (www.gcc.tas.gov.au) until **31/07/2026**.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on **31/07/2026**, or for postal and hand delivered representations, by 5.00 pm on **31/07/2026**.

PROPOSED RETAIL NO.9 FITOUT

for: L. Usoalii
at: 441-445 Main Rd, GLENORCHY

Project No. **22595**
Date: Feb. 2026

DESIGN DEVELOPMENT DRAWINGS

Drawing Schedule

DD01	Site Plan
DD02	Rear Parking Layout
DD03	Proposed Floor Plan
DD04	Cross Section A-A
DD05	Parking Diagrams A & B
DD06	Parking Diagrams C & D
DD07	Signage & Site Image

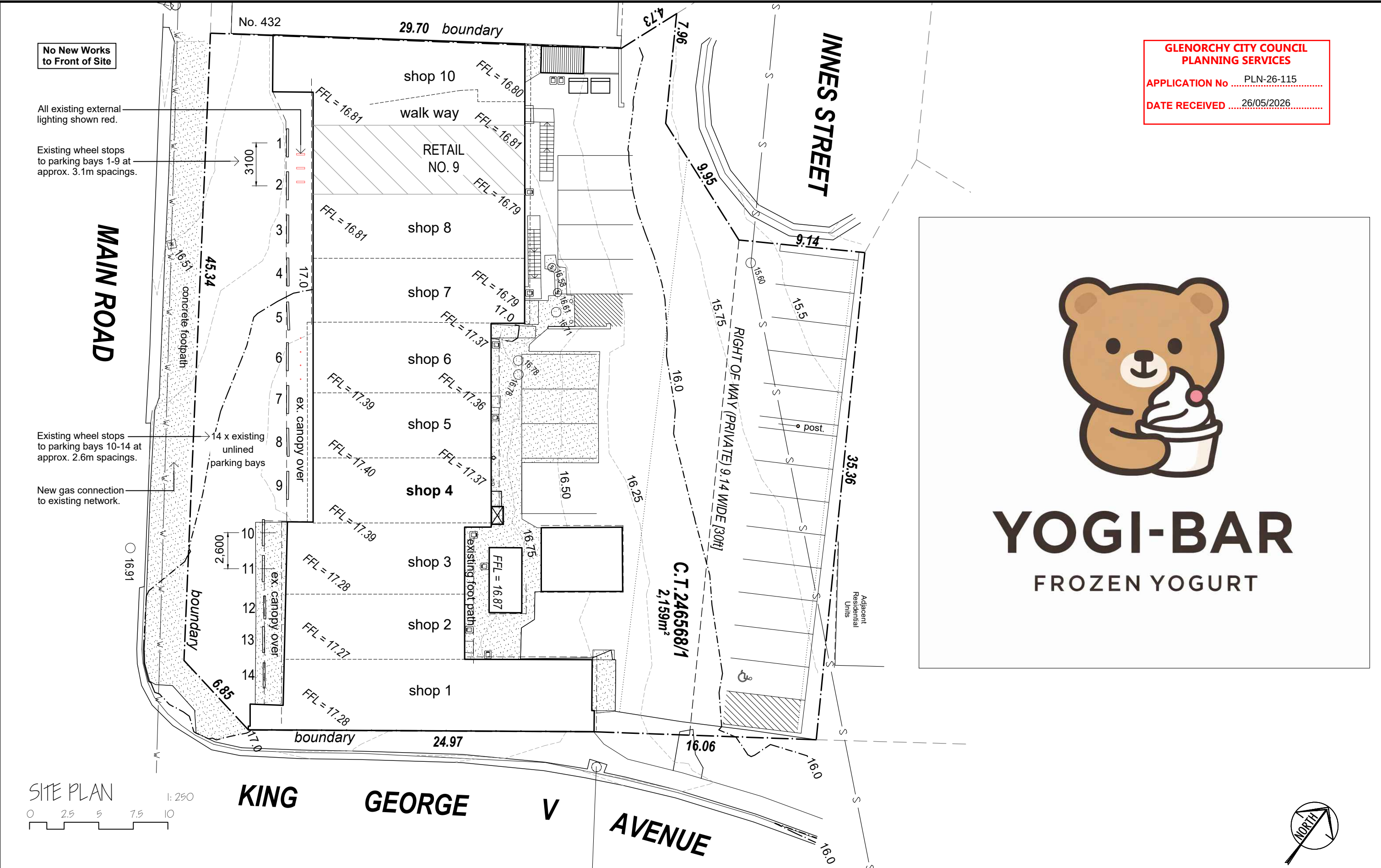
GLENORCHY CITY COUNCIL PLANNING SERVICES	
APPLICATION No	PLN-26-115
DATE RECEIVED	26/05/2026

Prepared by:

G.Hills&Partners ARCHITECTS



P.O. Box 910, Kingston, Tas 7051
Ph: (03) 6229 1799 Mob: 0419 883 370
Email: graham.hills@bigpond.com
Tas Building Practitioner No. CC2367B



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-26-115
DATE RECEIVED 26/05/2026

NOTES: * Do not scale the drawings. * Verify levels / dimensions on site prior to commencement, report any discrepancies / variations to designer. * Materials / workmanship to comply with AS codes, BCA & relevant regulations. Copyright © 2026 This document is, and shall remain, the property of G HILLS & PARTNERS ARCHITECTS. the document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. unauthorised use of the document in any way is prohibited.	REVISION NOTES			G.Hills&Partners ARCHITECTS PO Box 910, KINGSTON, TAS 7051 P 03 6229 1799 E graham.hills@bigpond.com Building Designer Accreditation No. CC2367B	Project Name and Address PROPOSED RETAIL NO.9 FITOUT 441-445 Main Rd, GLENORCHY	Drawing Title SITE PLAN Client L. Usoalii	DRAWING TYPE Design Dev' Drawings		PROJECT No. 22595	
	No.	Revision/Issue	Date				Date	13-Feb-26	SHEET DD01	CHECKED G. HILLS
							Scale	1:250	Size	A3
										DRAWN M. Kamankesh

APPLICATION No PLN-26-115

DATE RECEIVED 26/05/2026

No new surfacing works. All new works relate to parking area layout and line markings only. All new line markings, parking bay layout & signage to rear carpark shall be in accordance with AS 2890.1:2004 & AS2890.6:2022

INNES STREET

Existing concrete & asphalt rear parking area drains to kerb, and disperses into existing council stormwater infrastructure.

- Provide new line work to parking bays 9 - 21, as shown.

- Remove redundant parking lines to existing fence.

Adjacent
Residential
Units

- Provide new accessible parking bay, in accordance with AS 2890.6:2022.

RIGHT OF WAY (PRIVATE) 9.14 WIDE [30ft]

C.T.246568/1
2,159m²

EXISTING

Existing concrete pavement & steps shown hatched.

NO
PARKING
(new)

EXISTING

EXISTING
 $FFL = 16.87$

 existing foot path

REAR PARKING LAYOUT

150

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REVISION NOTES

No.	Revision/Issue	Date

G.Hills&Partners ARCHITECTS

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Building Designer Accreditation No. CC2367B

Project Name and Address

PROPOSED RETAIL NO.9
FITOUT

441-445 Main Rd, GLENORCHY

	Drawing Title
--	---------------

REAR PARKING LAYOUT

Client
L. Usoalii

DRAWING TYPE
Design Dev' Drawings

Date
13-Feb-26

Scale	Size
1:150	A3

PROJECT No.
22595

HEET	DD02
ECKED	G. HILLS
ESIGN	G. HILLS
RAWN	M. Kamankesh

NOTE:
ALL DIMENSIONS TBC ON SITE

BASIN LOCATIONS TO HAVE HAND WASH &
TOWEL DISPENSED IN ACCORDANCE WITH
NCC REQUIREMENTS & HEALTH STANDARDS.

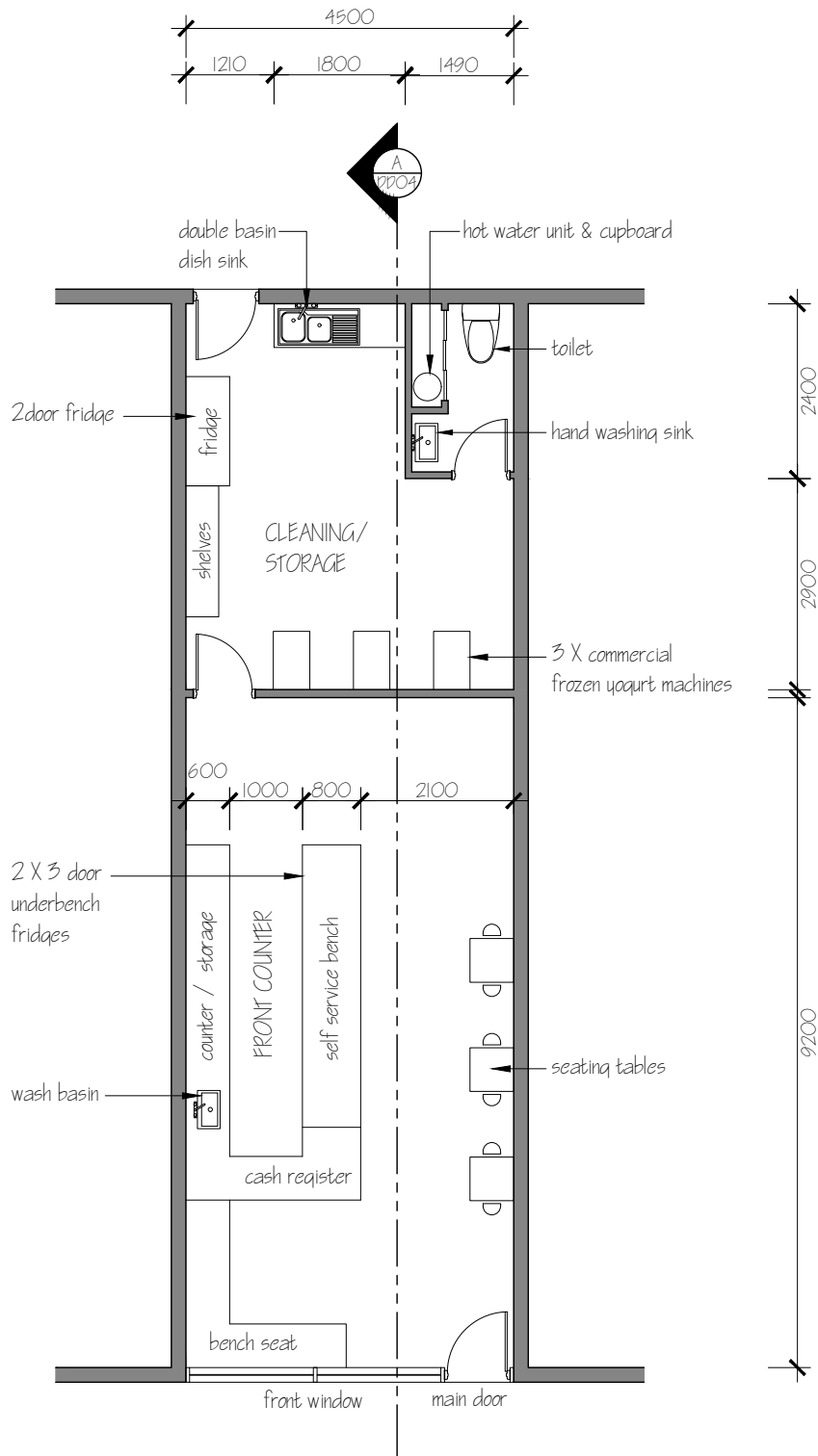
ALL SURFACES SHALL BE FREE FROM
CRACKS & BE FULLY SEALED FOR CLEANING

PROPOSED FLOOR PLAN

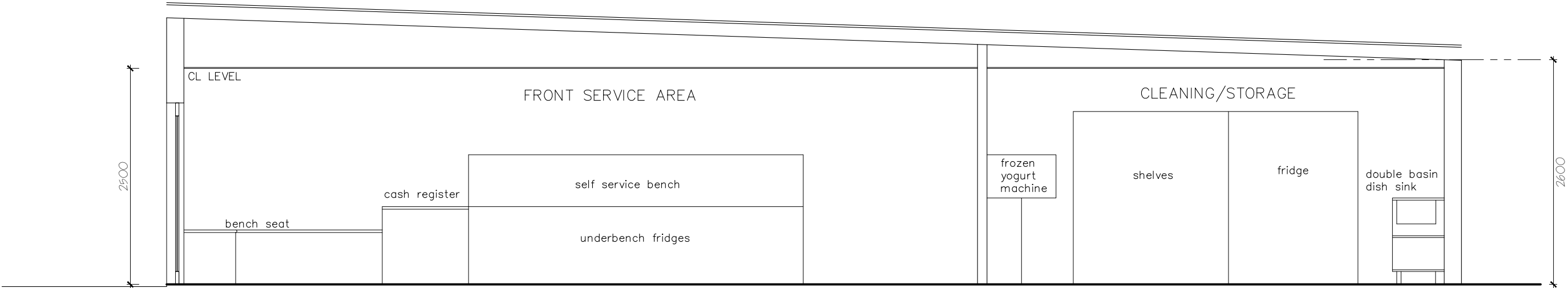
0 1 2 3 4

AREA: 65.65m2

1:100



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	No.	Revision/Issue	Date				Date 13-Feb-26	SHEET DD03	CHECKED G. HILLS	
							Scale 1:100	Size A3	DESIGN G. HILLS	
									DRAWN M. Kamankesh	



CROSS SECTION A-A 1:50

0 0.5 1.0 1.5 2.0

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	No.	Revision/Issue	Date

G.Hills&Partners

ARCHITECTS

PO Box 910, KINGSTON, TAS 7051

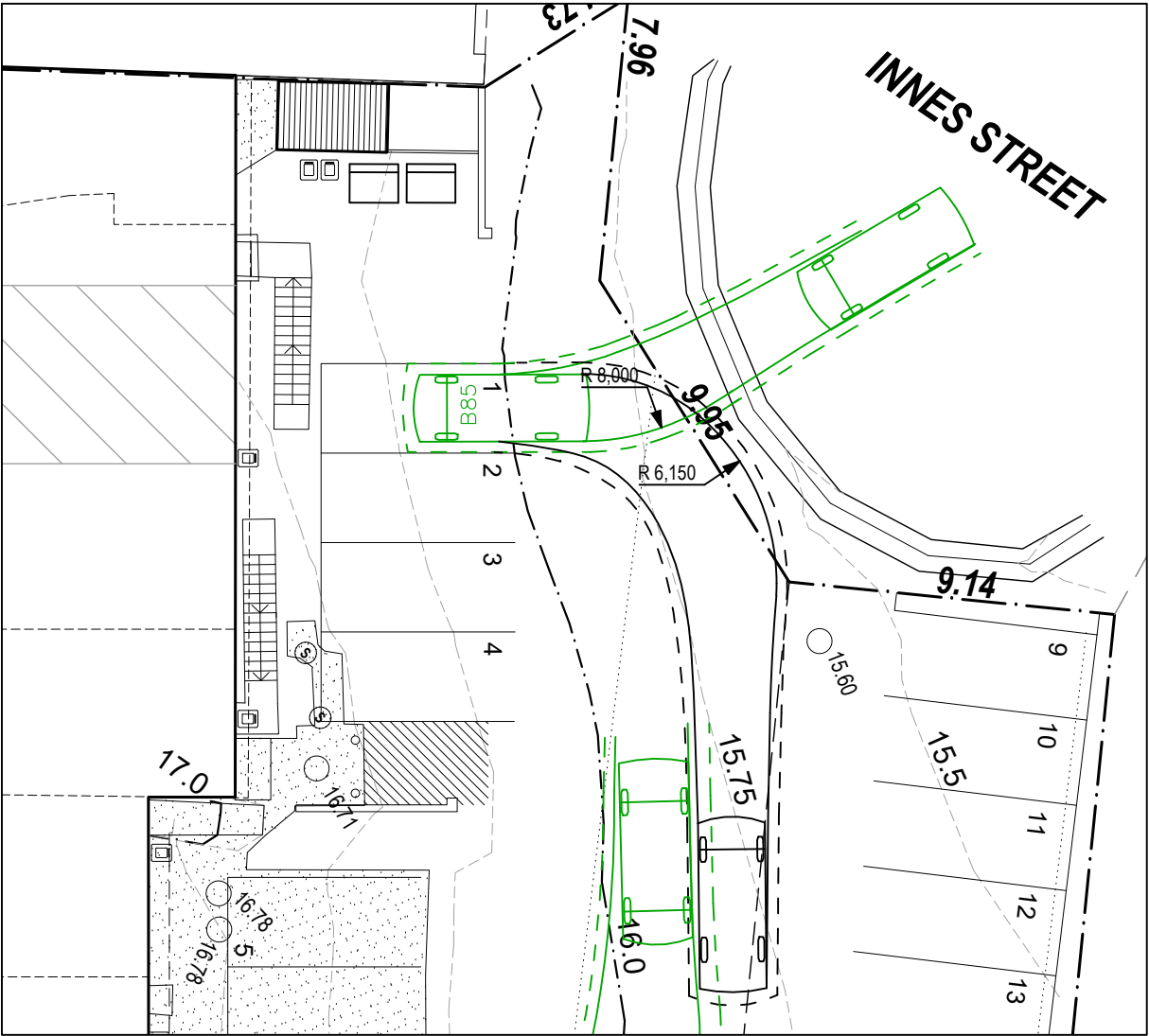
P 03 6229 1799 E graham.hills@bigpond.com

Building Designer Accreditation No. CC2367B

Project Name and Address
PROPOSED RETAIL NO.9 FITOUT
441-445 Main Rd, GLENORCHY

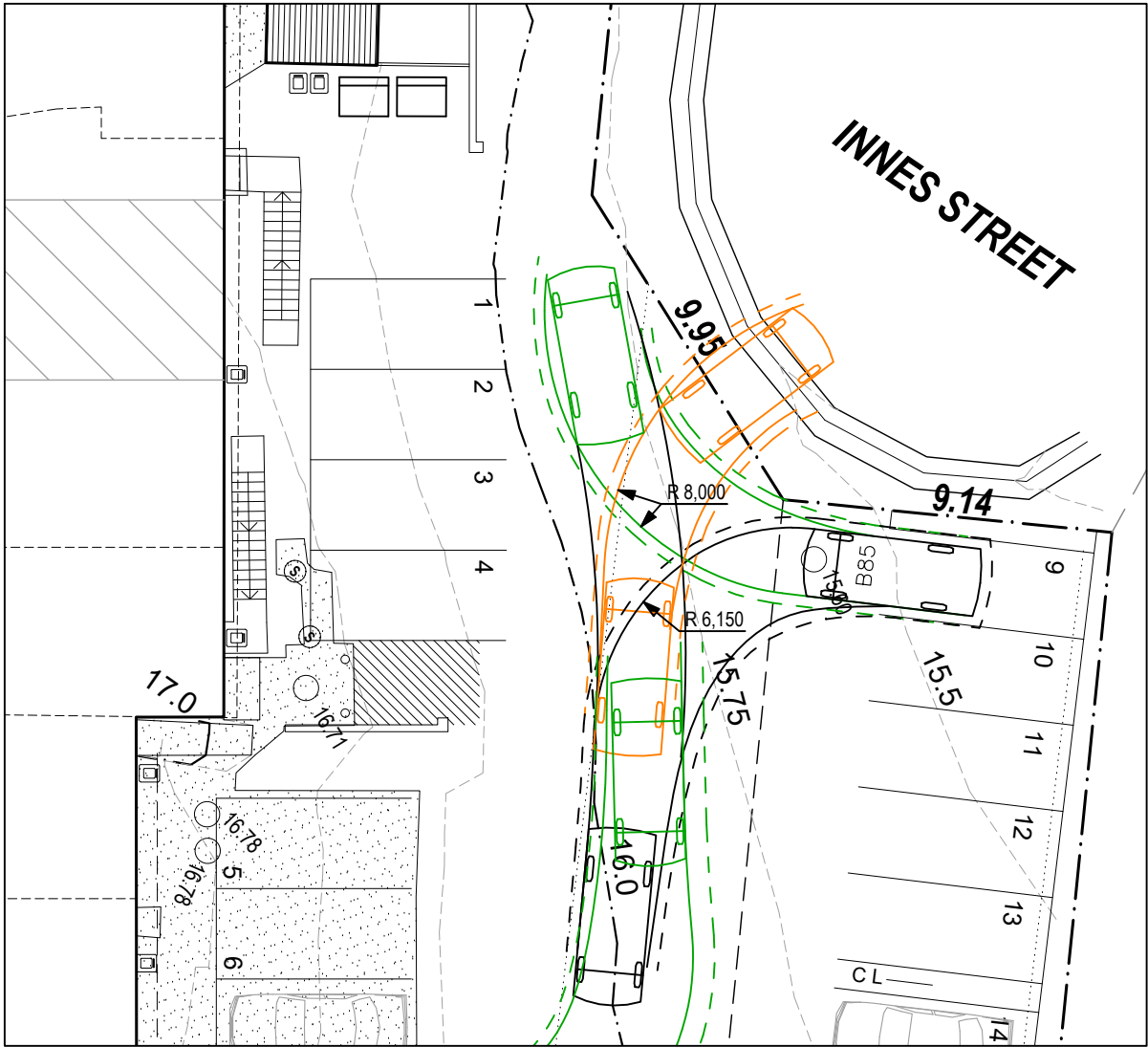
Drawing Title
CROSS SECTION A-A
Client
L. Usoalii

DRAWING TYPE Design Dev' Drawings		PROJECT No. 22595	
Date	13-Feb-26	SHEET	DD04
Scale	1:50	CHECKED	G. HILLS
Size	A3	DESIGN	G. HILLS
		DRAWN	M. Kamankesh



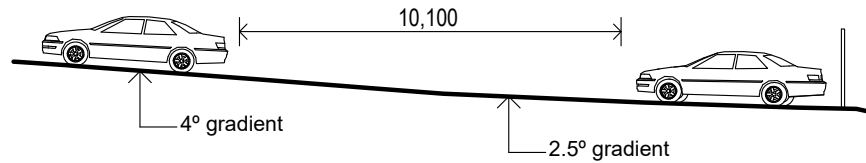
ON-SITE TURNING - DIAGRAM A

Scale 1:200



ON-SITE TURNING - DIAGRAM B

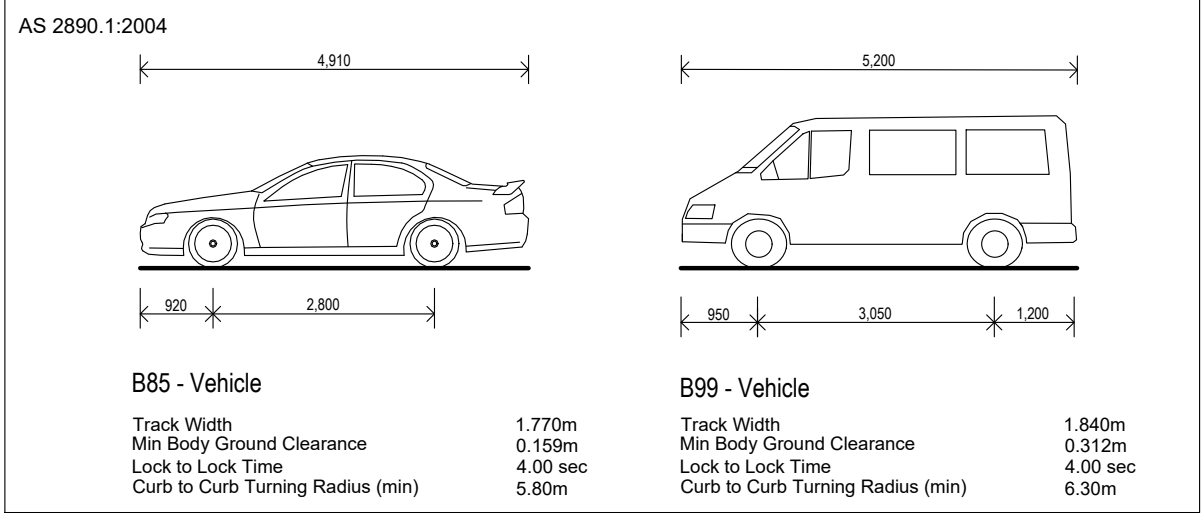
Scale 1:200



Site Section A - A

Scale 1:200

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not to scale

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Project Name and Address
**PROPOSED RETAIL NO.9
FITOUT**

441-445 Main Rd, GLENORCHY

Drawing Title
PARKING DIAGRAMS A & B

Client
L. Usoalii

DRAWING TYPE
Design Dev' Drawings

Date
13-Feb-26

Scale
SHOWN

Size
A3

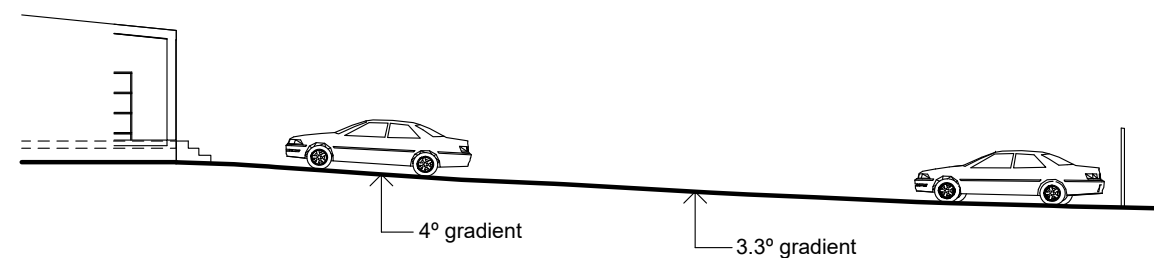
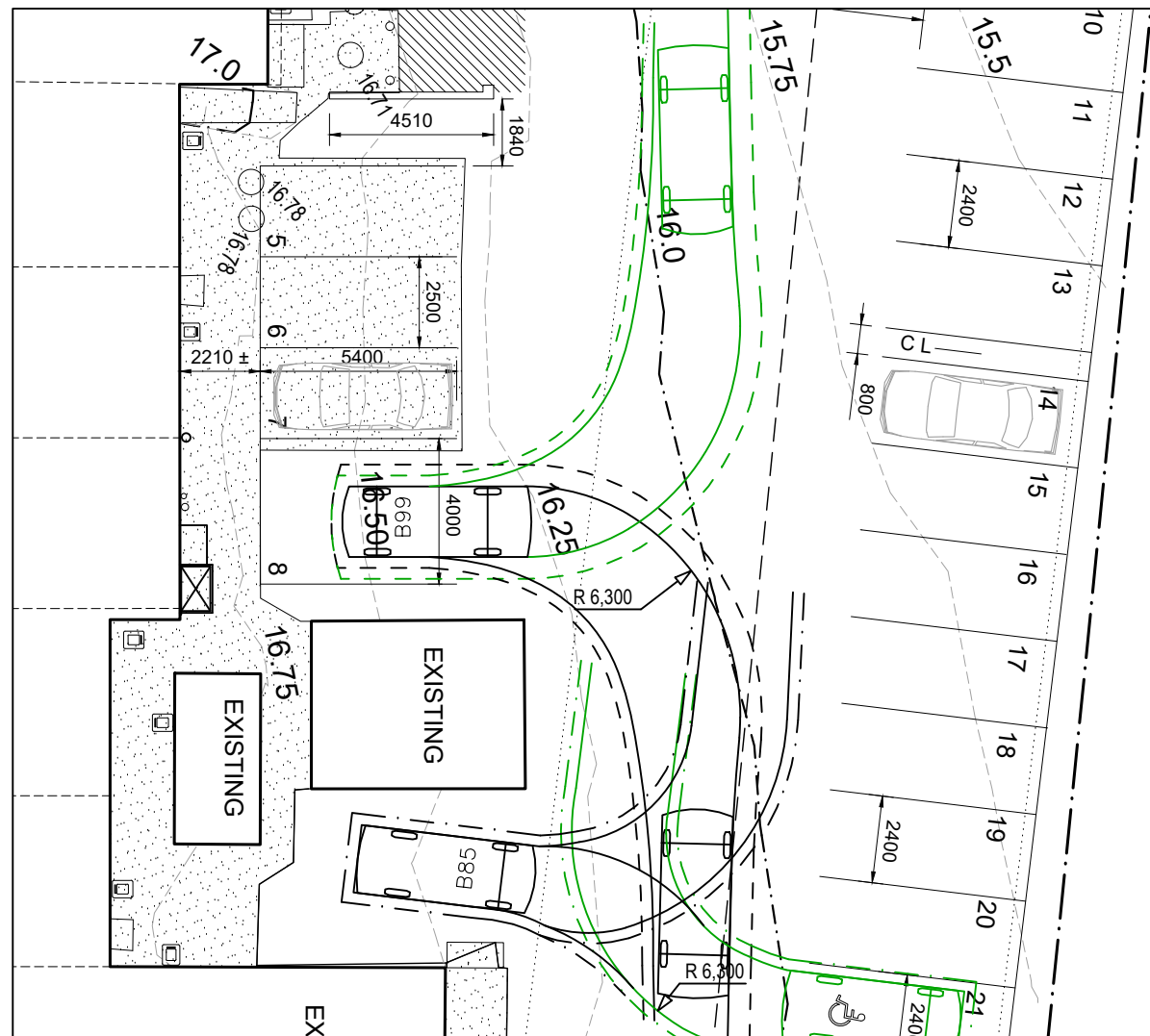
PROJECT No.
22595

SHEET
DD05

CHECKED
G. HILLS

DESIGN
G. HILLS

DRAWN
M. Kamankesh



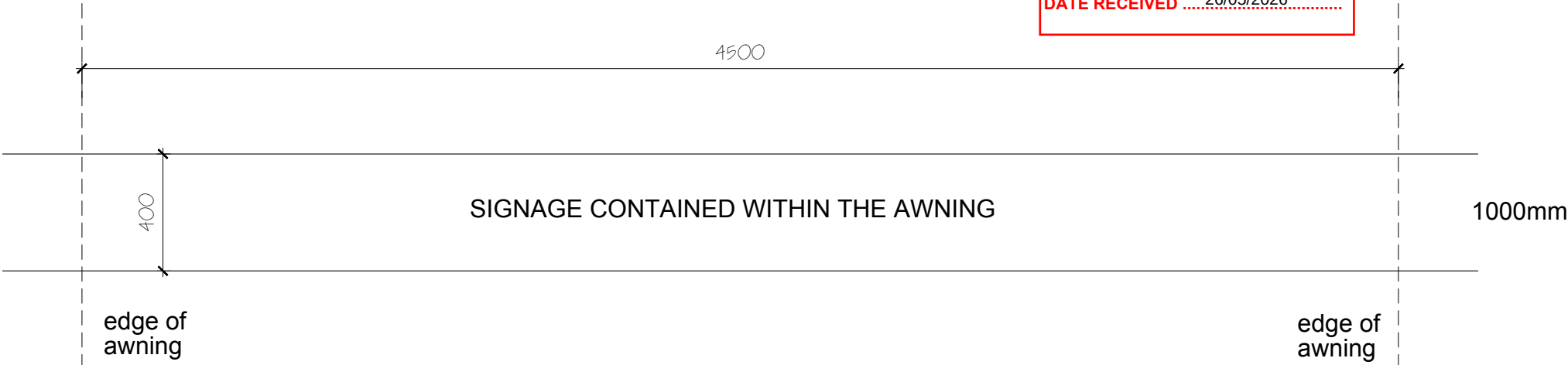
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	No.	Revision/Issue	Date		Date		13-Feb-26	SHEET	DD06			
								CHECKED	G. HILLS			
					Scale		SHOWN	Size	A3	DESIGN	G. HILLS	
										DRAWN	M. Kamankesh	

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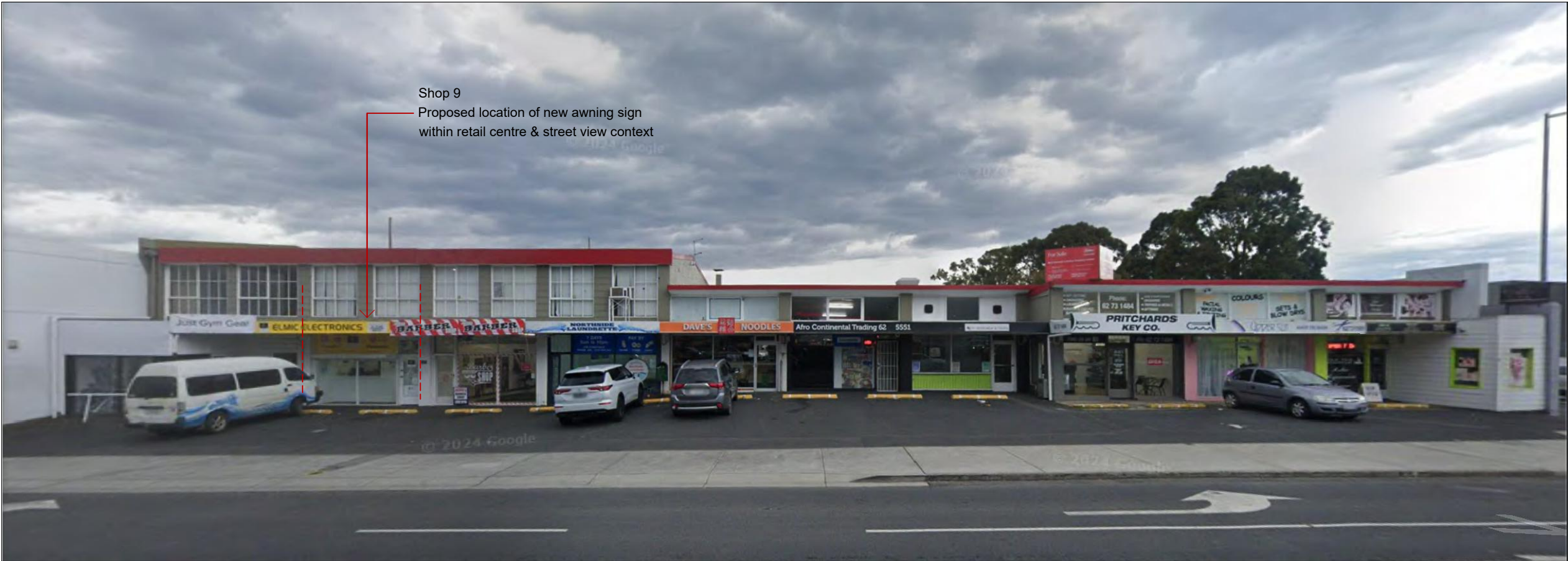
Proposed Awning Sign - Shop 9

Scale 1:20



Proposed Awning Sign In Context - Front Window

Sign graphics colour palette indicative only - to be confirmed



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	No.	Revision/Issue	Date				Date	13-Feb-26	SHEET	DD07
							Scale	SHOWN	Size	A3
									CHECKED	G. HILLS
									DESIGN	G. HILLS
									DRAWN	M. Kamankesh