

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-239
PROPOSED DEVELOPMENT:	Change of use to Grocery Shop and Butcher Shop (General Retail and Hire)
LOCATION:	2 Pierce Street Moonah
APPLICANT:	R Villapana
ADVERTISING START DATE:	13/10/2026
ADVERTISING EXPIRY DATE:	28/10/2026

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 **28/10/2026**

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 **28/10/2026**, or for postal and hand delivered representations, by 5.00 pm on **28/10/2026**.

NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED. DO NOT SCALE. USE WRITTEN DIMENSIONS ONLY.
2. ALL BUILDING WORKS SHALL COMPLY WITH AUSTRALIAN STANDARDS THE CURRENT 2022 NCC & LOCAL COUNCIL REQUIREMENTS.
3. THE CONTRACTOR SHALL CONFIRM ON SITE EXISTING CONDITIONS, LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS.
4. PEDESTRIAN ACCESS: PEDESTRIAN WALKWAY TO BE RETAINED, WALKWAY TO REMAIN CLEAR OF PARKED VEHICLES, GOODS, WASTE BINS, & OTHER OBSTRUCTIONS AT ALL TIMES.
5. FORECOURT: EXISTING FOUR PARKING SPACES (BAY 1-4) TO BE RETAINED.
6. EXTERNAL LIGHTING: ALL EXTERNAL LIGHTING SHALL BE BAFFLED & DIRECTED DOWNWARD AND INWARD TO MINIMISE LIGHT SPILL TO ADJOINING PROPERTIES & THE PUBLIC REALM. NO EXTERNAL LIGHTING SHALL OPERATE BETWEEN 11:00PM AND 6:00 AM EXCEPT FOR SECURITY LIGHTING WHICH SHALL BE BAFFLED AND MOTION-CONTROLLED.

PROJECT DETAILS:

LAND TITLE REFERENCE : FOLIO: 3
VOLUME: 26147
LOT AREA : 701 square meters
AREA OF EXISTING BUILDING : 280 square meters
BUILDING CLASSIFICATION : CLASS 6

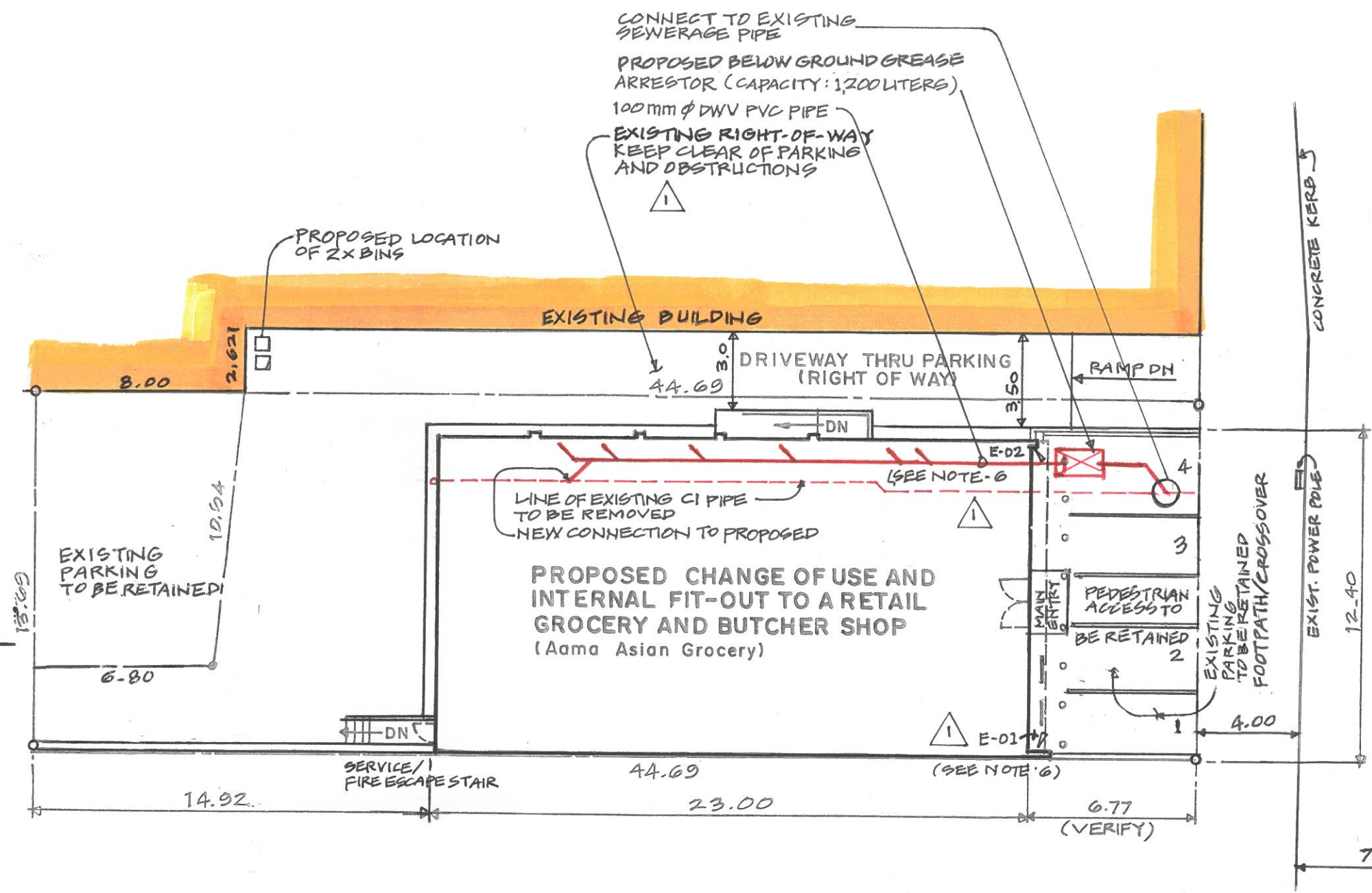
HOURS OF OPERATIONS:

- WEEK DAYS : 9:00 AM - 9:00 PM
- SATURDAY AND SUNDAY : 9:00 AM - 9:00 PM
- PUBLIC HOLIDAY : 9:00 AM - 9:00 PM

LEGEND:

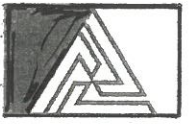
E-01/E-02
EXTERNAL WALL LIGHT,
BAFFLED DOWNWARD
DIRECTED

SITE PLAN
SCALE 1:200 M.



Rev. No.	Date	Description
1	03-26	AS SHOWN

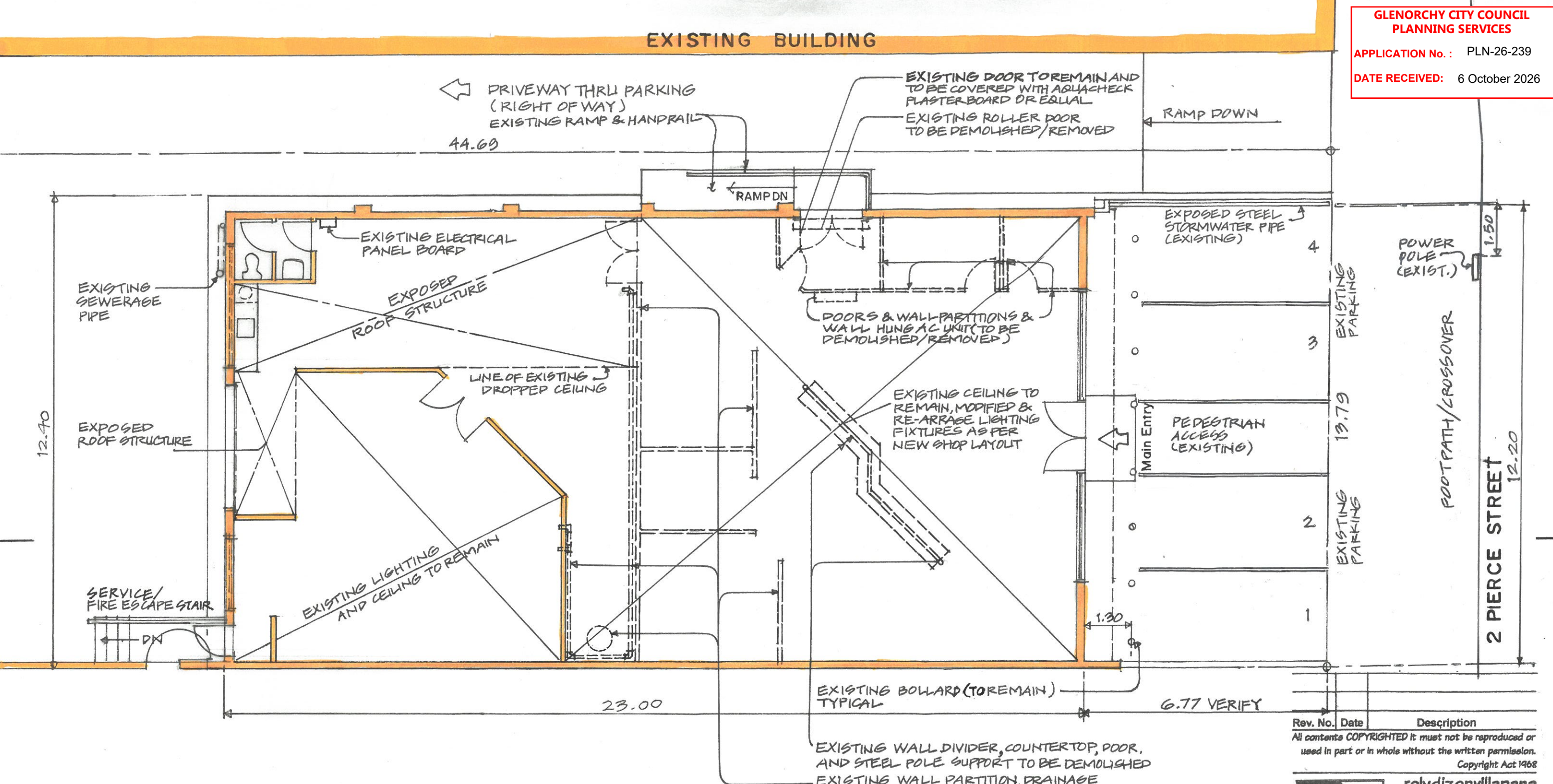
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**rolydizonvillapana**
design + architectural
GPO Box 1053 Hobart
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Accreditation CC6927

Project: PROPOSED CHANGE OF USE AND INTERNAL FIT-OUT TO A RETAIL GROCERY AND BUTCHER SHOP (Aama Asian Grocery)
Client: 2 PIERCE STREET, MOONAH 7009 C.R. REAL ESTATE PTY LTD
Drawing: SITE PLAN, NOTES, PROJECT DETAILS AND HOURS OF OPERATION

	Designed ARVI	Drawn & Date ROLY OCT- 2026
	Checked ARVI	Scale AS SHOWN

Project No. Glen-246	Drawing No. DA-001	Rev. No. 1
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EXISTING/DEMOLITION PLAN
SCALE 1:100 M.
TOTAL BUILDING AREA = 280.6 SQUARE METERS

LEGEND AND SYMBOLS:
— EXISTING TO REMAIN
--- EXISTING TO BE DEMOLISHED

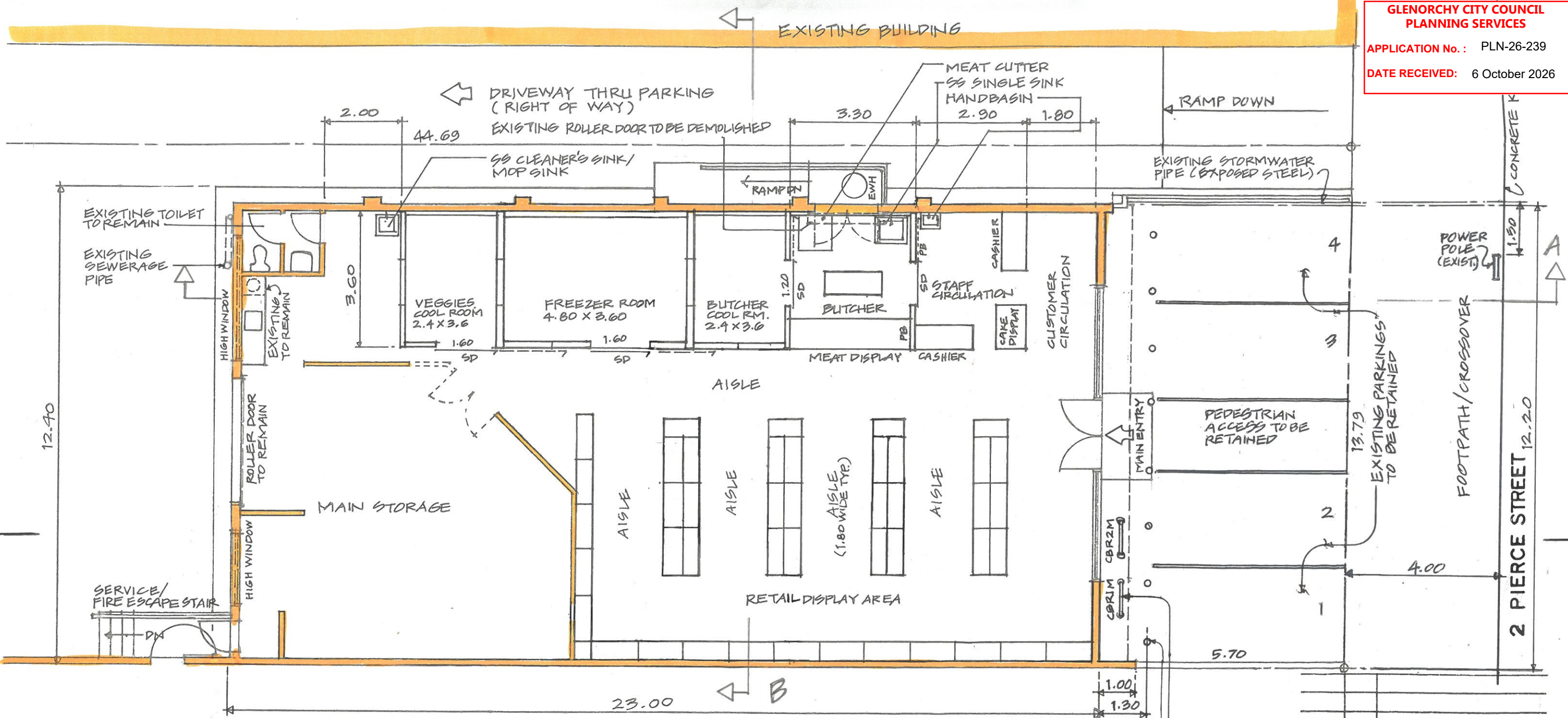
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Client: 2 PIERCE STREET, MOONAH 7009
C.R. REAL ESTATE PTY LTD
Drawing: EXISTING/DEMOLITION PLAN

	Designed ARVI	Drawn & Date ROLY OCT. 2026
	Checked ARVI	Scale AS SHOWN

Project No. Glen-246	Drawing No. DA-002	Rev. No. 0
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PROPOSED FLOOR PLAN

SCALE 1:100 M.
TOTAL BUILDING AREA= 280.6 SQ.METERS

- LEGEND AND SYMBOLS
- EXISTING
 - EXISTING TO BE DEMOLISHED
 - PROPOSED

EXISTING BOLLARD (TYP.)
PROPOSED BICYCLE PARKING
(3-SPACES REQUIRED - C2.5.2)
2X LEDA CBRIM (OR CBR2M) INVERTED "U"
BIKE RAILS. SURFACE MOUNTED TO CONCRETE
HARDSTAND IN ACCORDANCE WITH AS2890.3
MINIMUM 600MM WALL CLEARANCE

Rev. No.	Date	Description
1		PROPOSED CHANGE OF USE AND INTERNAL FIT-OUT TO A RETAIL GROCERY AND BUTCHER SHOP (Aama Asian Grocery)
2		2 PIERCE STREET, MOONAH 7009
3		C.R. REAL ESTATE PTY LTD
4		Client:
5		Drawing: PROPOSED FLOOR PLAN/DEMOLITION PLAN, LEGEND AND SYMBOLS
6		Designed ARVI
7		Drawn & Date ROLY OCT. 2026
8		Checked ARVI
9		Scale AS SHOWN
10		Project No. Glen-246
11		Drawing No. DA-003
12		Rev. No. 0

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Client: 2 PIERCE STREET, MOONAH 7009
C.R. REAL ESTATE PTY LTD

Drawing: PROPOSED FLOOR PLAN/DEMOLITION PLAN, LEGEND AND SYMBOLS

Designed ARVI
Drawn & Date ROLY OCT. 2026
Checked ARVI
Scale AS SHOWN

Project No. Glen-246
Drawing No. DA-003
Rev. No. 0



PROPOSED FASCIA SIGN NTS.

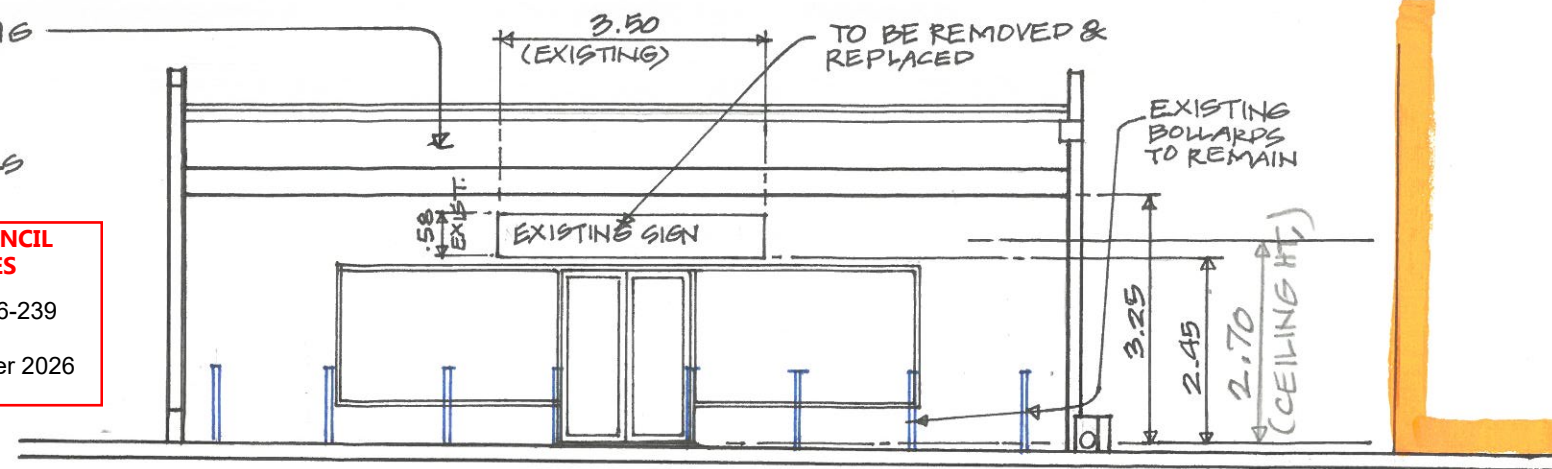
EXISTING BUILDING

SEE SIGN DETAILS

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-26-239

DATE RECEIVED: 6 October 2026



North East Elevation

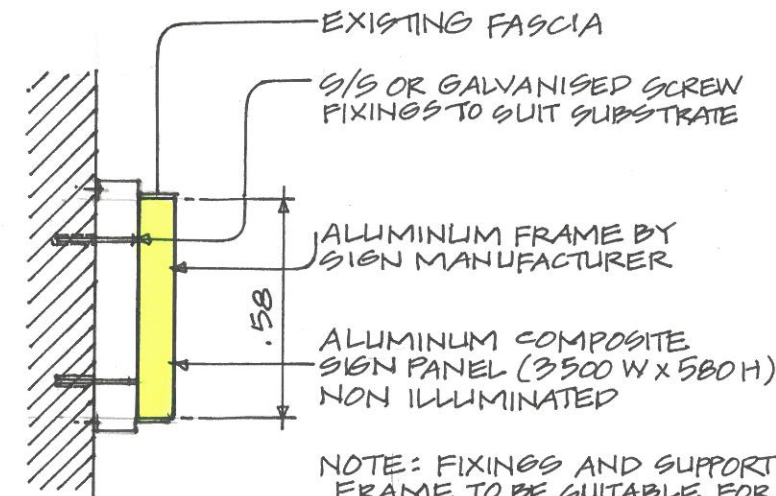
SCALE 1:100 M.

NOTES:

- ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE.
- CONTRACTOR TO VERIFY ALL DIMENSIONS @ THE JOB SITE.

SIGN DETAILS:

- REPLACED EXISTING FASCIA SIGN WITH "AAMA ASIAN GROCERY" WITH HALF NEPALESE AND OTHER HALF ENGLISH.
- SAME SIZE AS EXISTING SIGN
- SIZE: 3500 (W) X 580mm (H)
- UNDERSIDE OF SIGN: 2.45M. FFL (0.07 APPROX. TO ALLOW MARGIN ABOVE DOOR FRAME)
- TOP OF DOOR FRAME 2.25 FFL
- NON ILLUMINATED



FASCIA SIGN MOUNTING DETAIL

SCALE 1:20 M.

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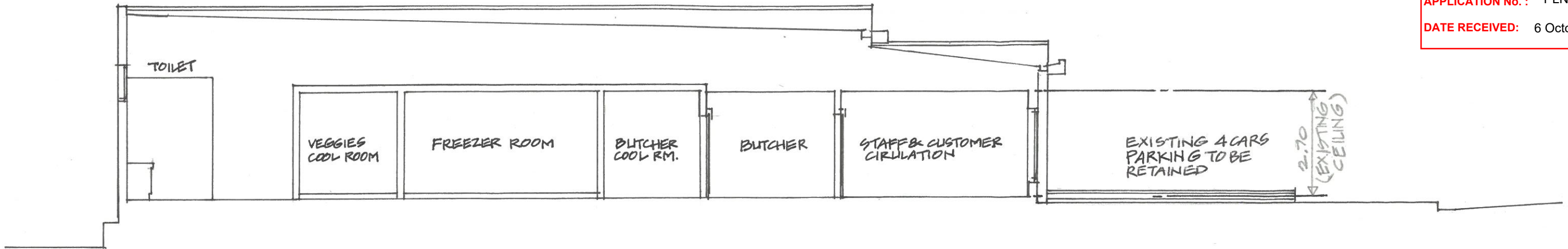
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Client: C.R. REAL ESTATE PTY LTD

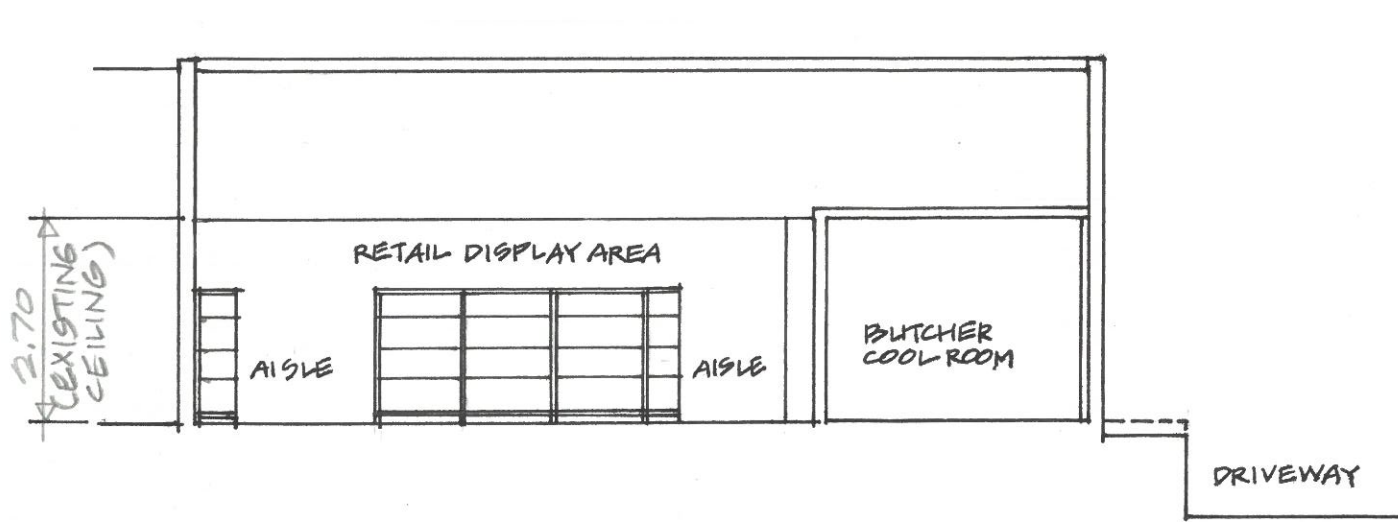
Drawing: N-E ELEVATION, SIGN DET. FASCIA MOUNTING DETAIL, PROP. FASCIA SIGN, NOTES

Designed ARVI	Drawn & Date ROLY 09/2026
Checked ARVI	Scale AS SHOWN

Project No. Glen-246	Drawing No. DA-004	Rev. No. 0
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SECTION-A
SCALE 1:100 M.



SECTION-B
SCALE 1:100 M.

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Project: PROPOSED CHANGE OF USE AND
INTERNAL FIT-OUT TO A RETAIL
GROCERY AND BUTCHER SHOP
(Adma Asian Grocery)
Client: C.R. REAL ESTATE PTY LTD.

Drawing: SECTIONS A & B

Designed ARVI	Drawn & Date ROLY AUG 2026
Checked ARVI	Scale AS SHOWN

Project No. Glen-246	Drawing No. DA-003	Rev. No. 0
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