DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-376
PROPOSED DEVELOPMENT:	Two sheds (Residential) - Re-advertised
LOCATION:	10 Townsville Place Glenorchy
APPLICANT:	Ck Drafting & Design
ADVERTISING START DATE:	24/11/2026
ADVERTISING EXPIRY DATE:	8/12/2026

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 **8/12/2026.**

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 **8/12/2026**, or for postal and hand delivered representations, by 5.00 pm on **8/12/2026**.

374 Main Road, Glenorchy
PO Box 103, Glenorchy TAS 7010
(03) 6216 6800 | gccmail@gcc.tas.gov.au
www.gcc.tas.gov.au
ABN 19 753 252 493

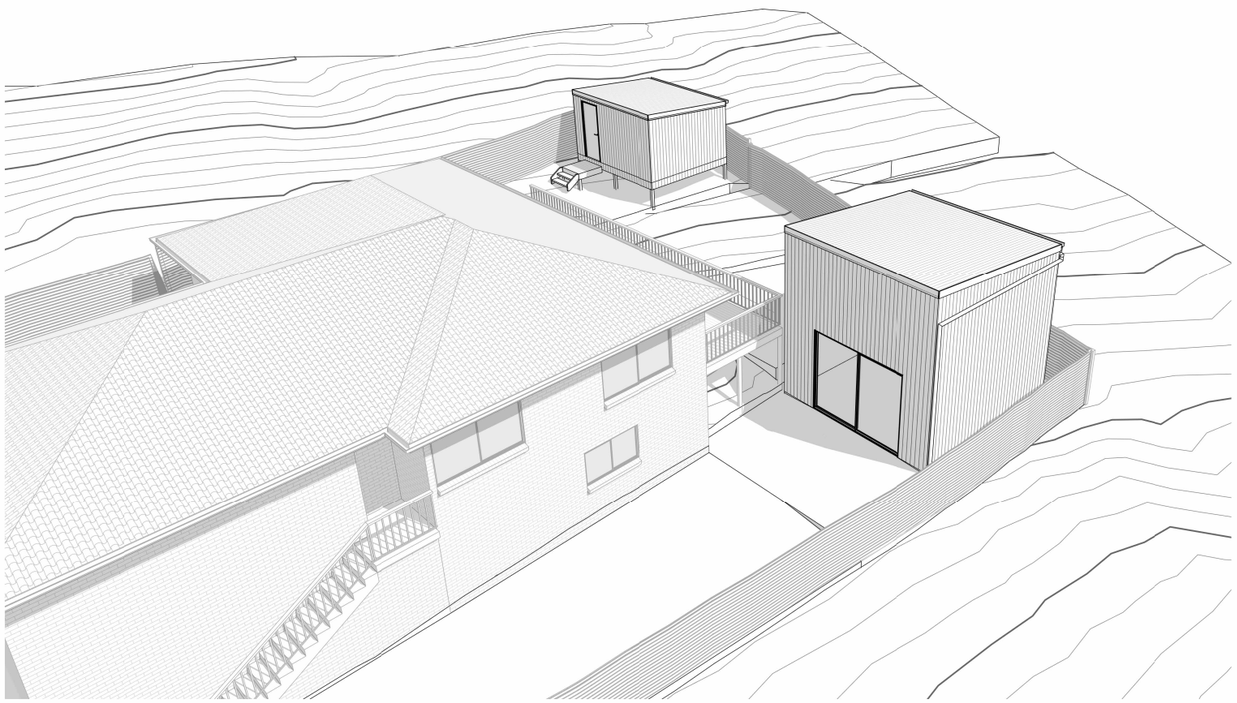
Document Set ID: 3690712
Version: 1, Version Date: 19/11/2026

CK25-16 - PROPOSED SHEDS (x2) FOR ALEX & ANGELA PARADISIS AT 10 TOWNSVILLE PLACE, GLENORCHY

CK Drafting & Design
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APPLICATION No ..... PLN-25-376 ..
DATE RECEIVED ..... 02/11/2026 ..

Architectural Drawing No.		*Description*
01	A	SITE PLAN
02	A	DRAINAGE PLAN
03	A	SHED 1 FLOOR PLAN
04	A	SHED 1 ELEVATIONS
05	A	SHED 2 PLANS
05a	A	PERSPECTIVES



PROTECTIVE COATINGS FOR STEELWORK

ENVIRONMENT	LOCATION	MINIMUM PROTECTION COATING	
		General structural steel members	Lintels in masonry
LOW mild steel corrosion rate 1.3 to 25 µm/year Typically remote inland areas or more than 1 km from sheltered bays	INTERNAL	No protection required	
	EXTERNAL	Option 1 Hot dip galvanising - HDG75 Option 2 Duplex system. See N.C.C. Table 6.3.9c Option 3 Paint. See N.C.C. Table 6.3.9b - ALC2, ACC2, IZS1, PUR2A	

NOTES:
1. Heavy industrial areas means industrial environments around major industrial complexes. There are only a few such regions in Australia, examples of which occur around Port Pirie and Newcastle.
2. The outer leaf and cavity of an external masonry wall of a building, including walls under open carports are considered to be external environments. A part of an internal leaf of an external masonry wall which is located in the roof space is considered to be in an internal environment.
3. Where a paint finish is applied the surface of the steel work must be hand or power tool cleaned to remove any rust immediately prior to painting.
4. All zinc coatings (including inorganic zinc) require a barrier coat to stop conventional domestic enamels from peeling.
5. Refer to the paint manufacturer where decorative finishes are required on top of the minimum coating specified in the table for protection of the steel against corrosion.
6. Internal locations subject to moisture, such as in close proximity to kitchen or bathroom exhaust fans are not considered to be in a permanently dry location and protection as specified for external locations is required.
7. For applications outside the scope of this table, seek specialist advice.

REVISION	DATE	SHEETS	DESCRIPTION
A	19 October 2026	01 - 05a	Council RFI (14 January 2026): Add note regarding association of sheds to ex. house and use, Add a detailed description of ex. catio structure. Client changes: Remove proposed carport, sliding door in lieu of roller door to shed 1, remove side door to shed 1, increase height of shed 1, Add a secondary shed (shed 2) to site. Update all affected sheets / drawings.

Climate Zone - 7
C.T. No. 8911/25
Wind Speed - TBC
Soil Classification - TBC
Corrosion Environment - LOW

Refer to sheets 03 & 05 for shed areas.

BAL - Not Bushfire Prone
As shown in the Tasmanian Planning Scheme Overlay

17 DECEMBER 2025 ● Preliminary drawings
17 DECEMBER 2025 ● Development application drawings (DA)

○ Preliminary construction drawings Engineer not to sign this copy, only provide notes, additions & amendments
○ Final construction drawings (BA)

○ Approved by Engineer
○ Approved by Building Surveyor

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DRAWING: COVER SHEET
DATE: 17 December 2025
FILE NAME: CK25 - 16 - DA - 171225
DRAWN BY: CK
DWG No:

COVER SHEET

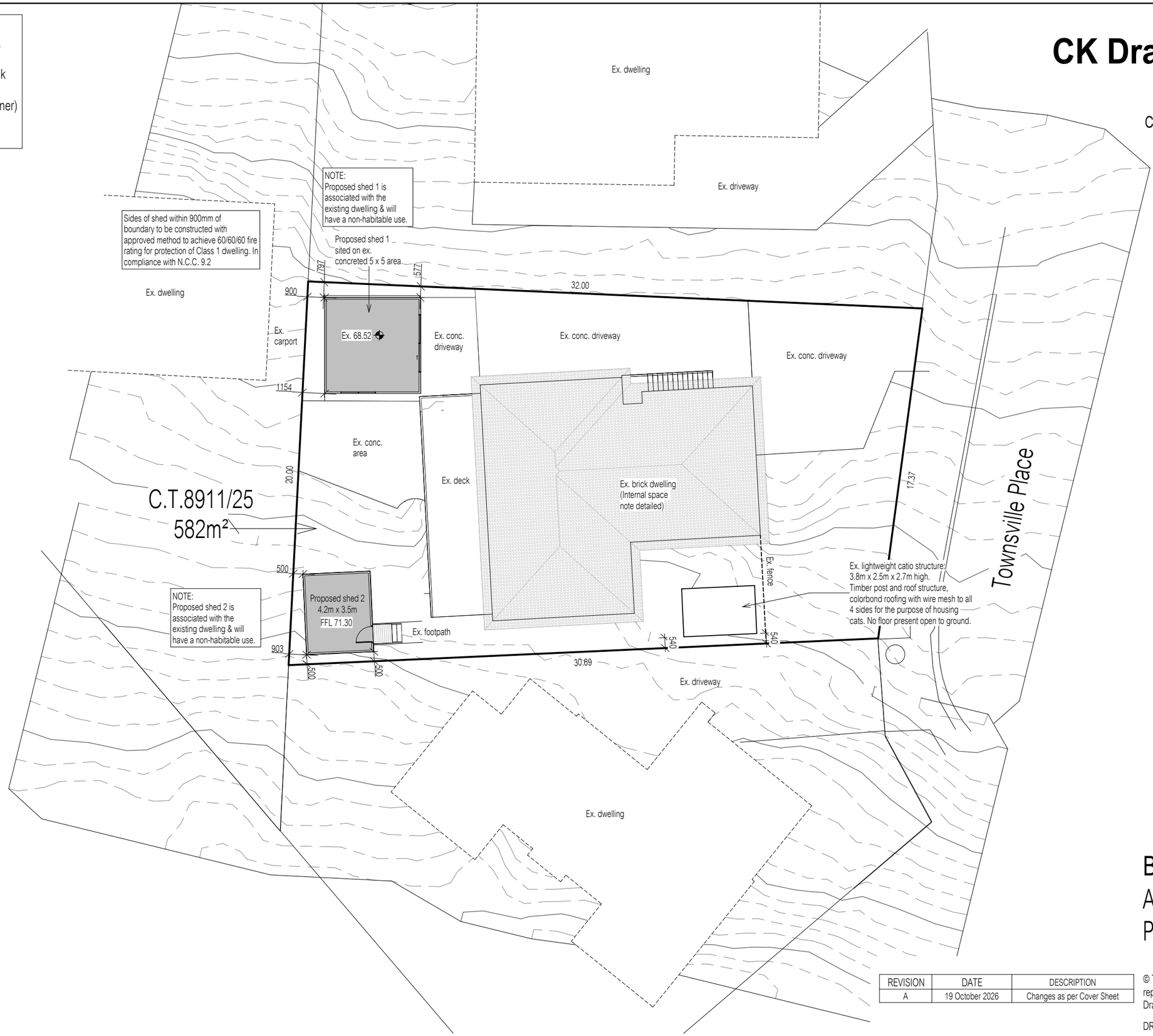
Document Set ID: 3684302
Version: 2, Version Date: 02/11/2026

SITE INFORMATION:
- Title boundary plotted from title plan.
- Existing levels & structures are from onsite measurements (Builder to check and confirm levels prior to building, if discrepancies arise contact the designer)
- Contours obtained from Geoscience Australia LIDAR data.

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SITE COVERAGE
Max. 50% of site = 291m²
Proposed site coverage:
192.7m² (33.1%)

N E S W

Shed 1 FFL 68.52
Shed 2 FFL 71.30

Scale 1 : 200

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REVISION	DATE	DESCRIPTION
A	19 October 2026	Changes as per Cover Sheet

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DRAWING: SITE PLAN

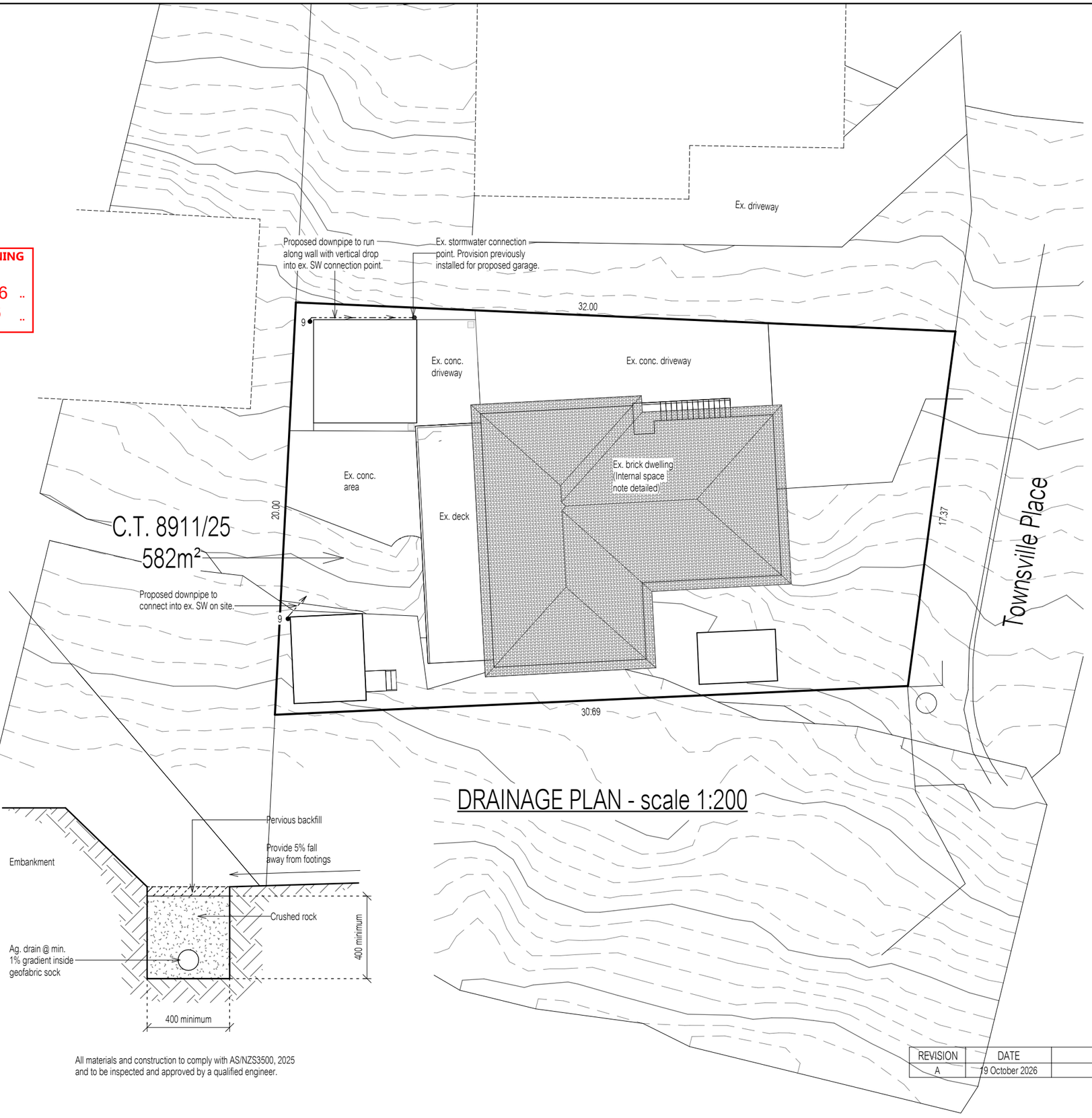
DATE: 17 December 2025
FILE NAME: CK25 - 16 - DA - 171225
DRAWN BY: CK
DWG No: 01

PROPOSED SHEDS (x2) FOR ALEX & ANGELA PARADISIS
AT 10 TOWNSVILLE PLACE, GLENORCHY

Document Set ID: 3684302
Version: 2, Version Date: 03/11/2026

SITE INFORMATION:
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DRAINAGE PLAN - scale 1:200

All materials and construction to comply with AS/NZS3500, 2025 and to be inspected and approved by a qualified engineer.

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DRAINAGE LEGEND

1	WC	100 dia
2	HANDBASIN	40 dia
3	SHOWER	50 dia
4	BATH	40 dia
5	LAUNDRY TROUGH	50 dia
6	KITCHEN SINK	50 dia
7	VENT	50 dia
8	TAP CHARGED O.R.G. MIN. 150mm BELOW FFL	
9	DOWNPIPE	90 dia
10	TAP	
11	INSPECTION OPENING TO GROUND LEVEL	
f/w	FLOOR WASTE	

NOTES:
- All drainage to be installed in accordance with AS/NZ3500 Part 2 & Part 3
- Water connection & metering work to be carried out in accordance with Water Services Association of Australia (WSAA) codes & TasWater supplementary codes, guides and technical specifications.
- Property sewer connections must be in accordance with the Sewerage Code of Australia Melbourne Retail Water Agencies Code section 6 of WSA 02—2014-3.1 MRWA Version 2.
- Sewer inspection openings (property sewer connection points) are to be in accordance with the Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02—2014-3.1 MRWA Version 2 standard drawings MRWA-S-301 to MRWA-S-304 and TasWater's supplement to the code.

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Scale As indicated

PROPOSED SHEDS (x2) FOR ALEX & ANGELA PARADISIS
AT 10 TOWNSVILLE PLACE, GLENORCHY

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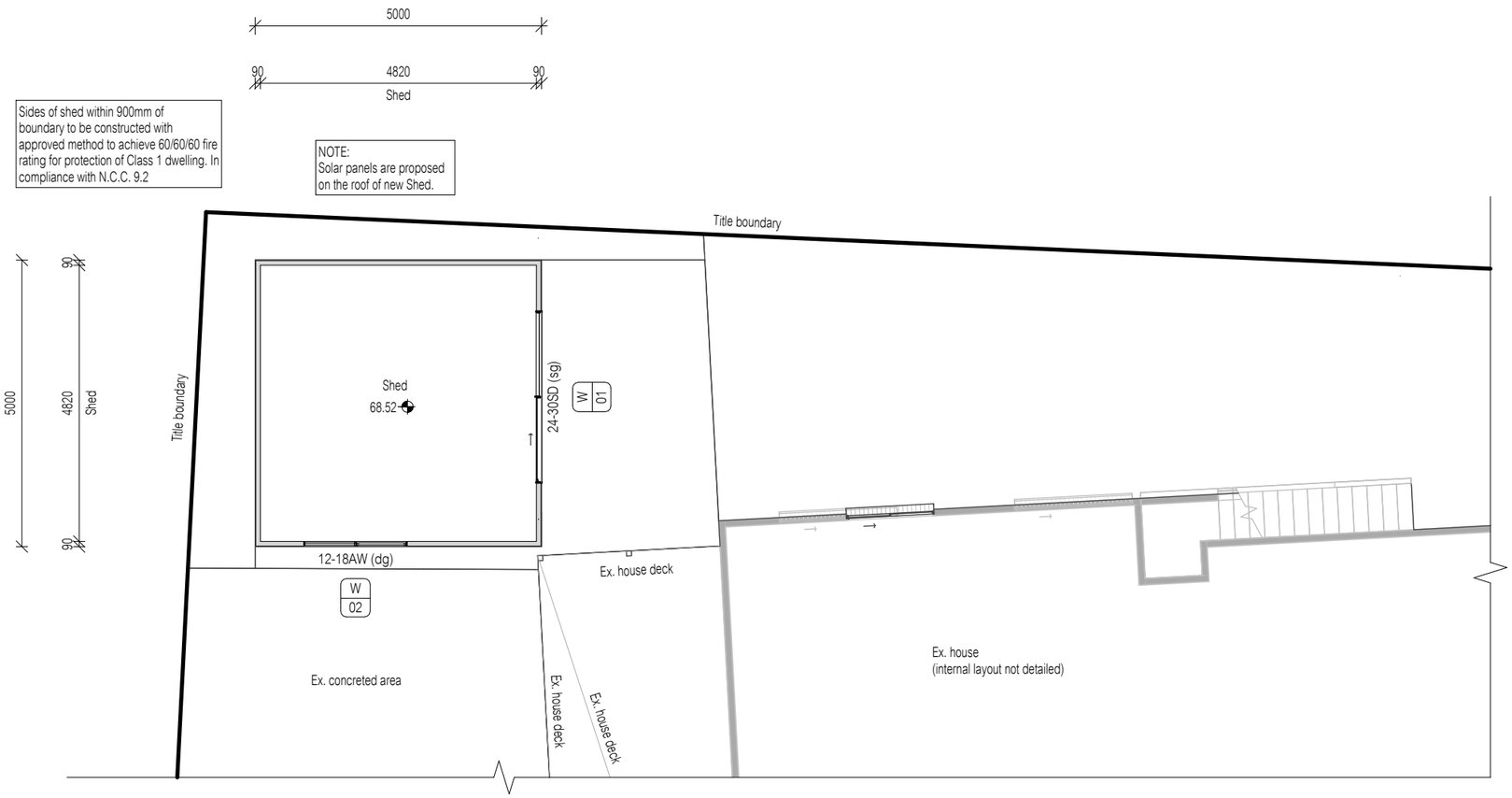
Note:
Refer to shed manufacturer's specifications for details

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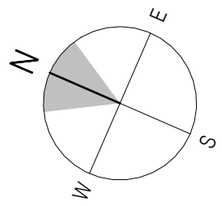
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SHED AREA = 25.0m²



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Scale 1 : 100

PROPOSED SHEDS (x2) FOR ALEX & ANGELA PARADISIS
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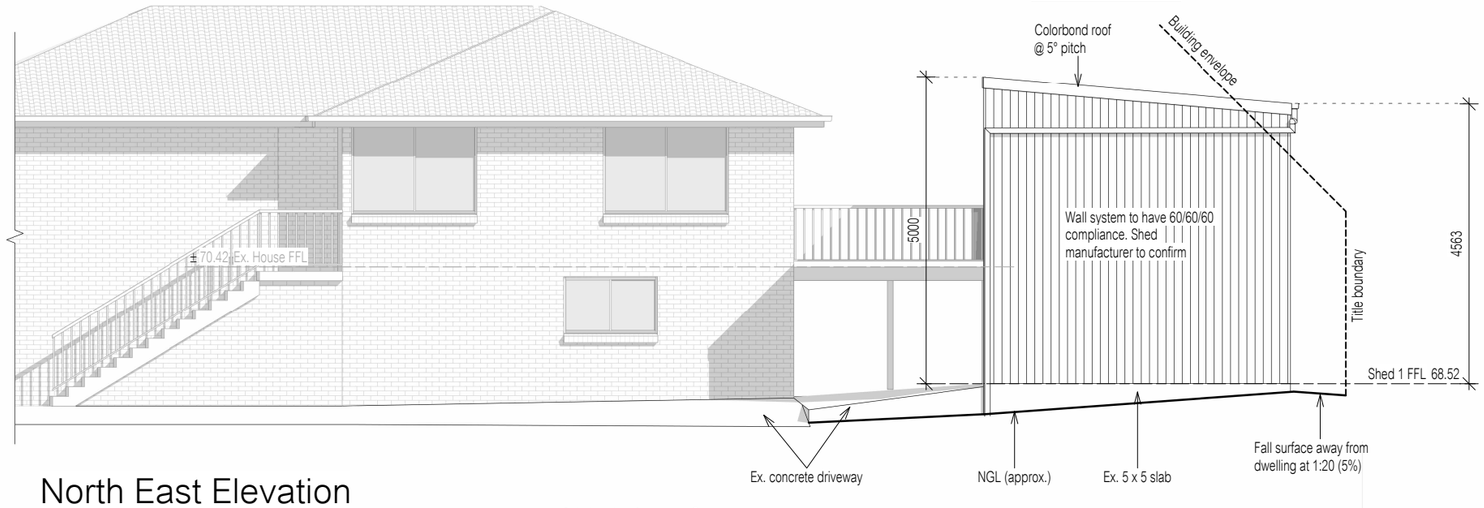
DRAWING: SHED 1 FLOOR PLAN

DATE: 17 December 2025
FILE NAME: CK25 - 16 - DA - 171225
DRAWN BY: CK
DWG No: 03

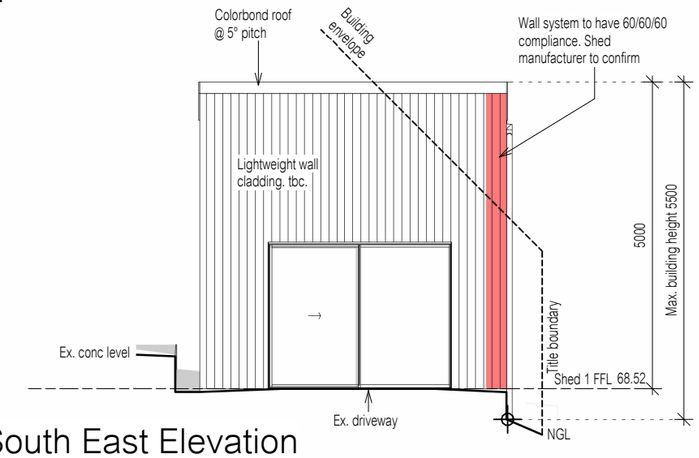
Document Set ID: 3684372
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Note:
Refer to shed manufacturer's specifications for details

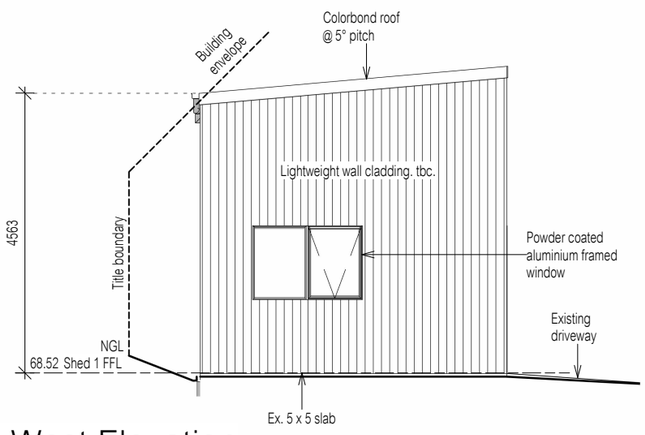
NOTE:
Solar panels are proposed on the roof of new Shed.



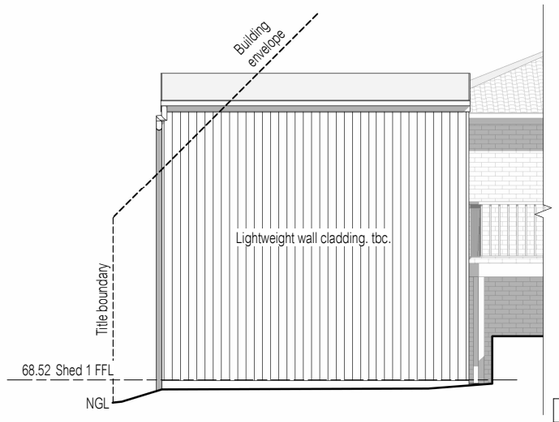
North East Elevation



South East Elevation



South West Elevation



North West Elevation

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DRAWING: SHED 1 ELEVATIONS

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Scale 1 : 100

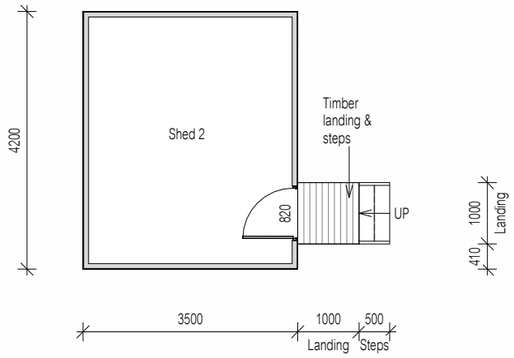
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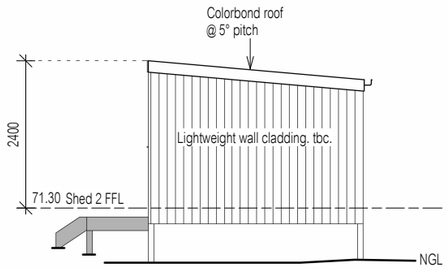
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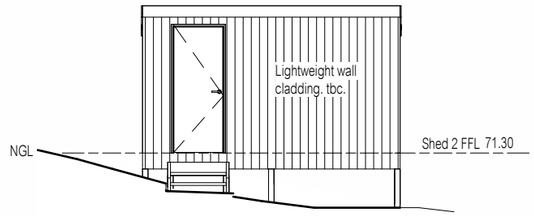
SHED AREA = 14.7m²



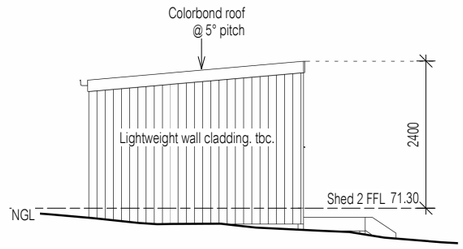
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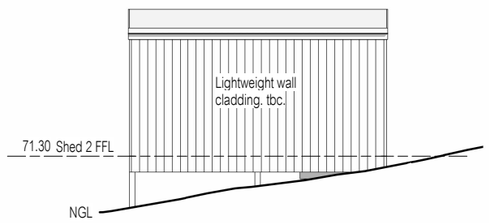
North East Elevation



South East Elevation



South West Elevation



North West Elevation

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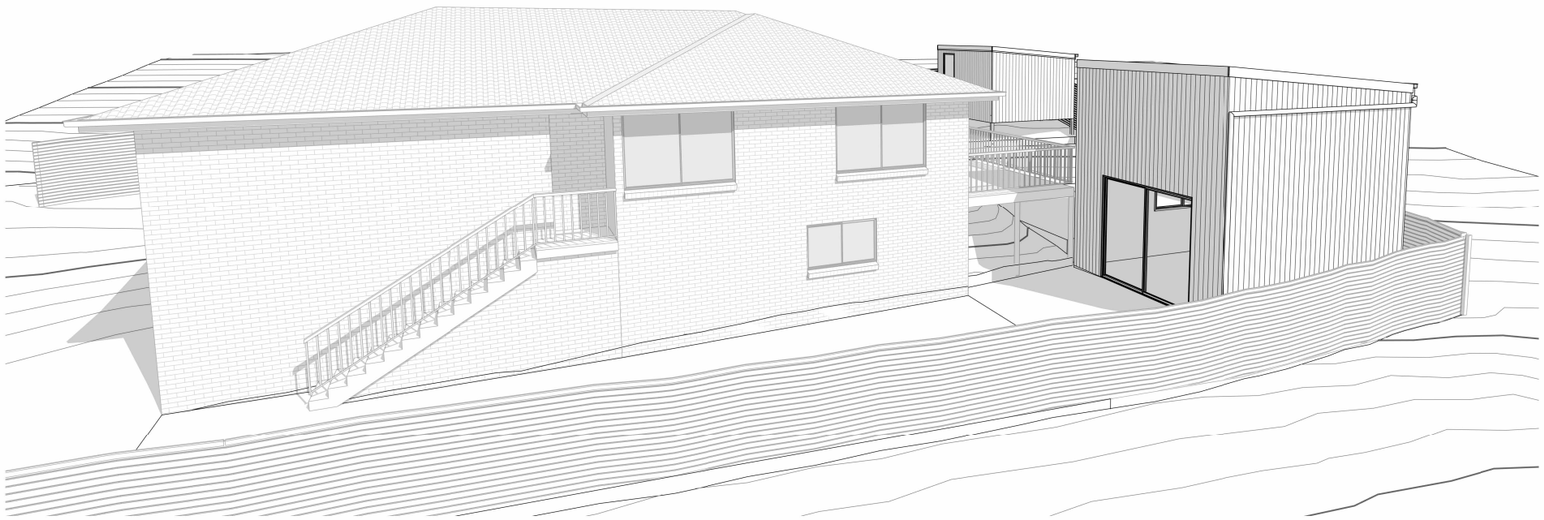
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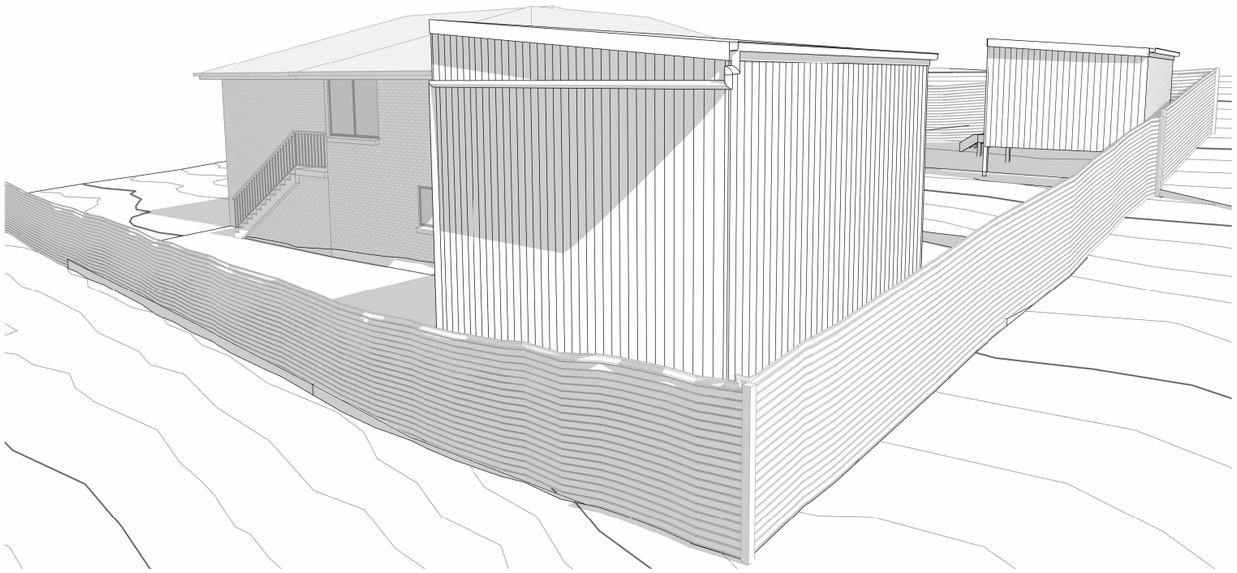
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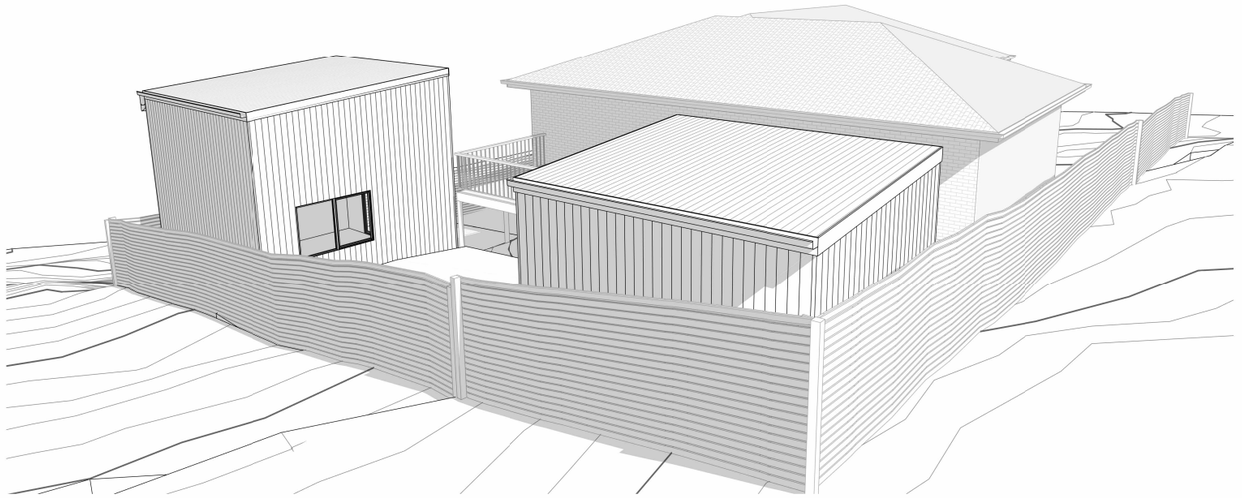
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Scale

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