DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-191
PROPOSED DEVELOPMENT:	Warehouse - New Build
LOCATION:	47 Jackson Street Glenorchy
APPLICANT:	Darryn White Building Design & Consulting
ADVERTISING START DATE:	13/11/2026
ADVERTISING EXPIRY DATE:	27/11/2026

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 27/11/2026.

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 27/11/2026, or for postal and hand delivered representations, by 5.00 pm on 27/11/2026.

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: 3687517
Version: 1, Version Date: 10/11/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-26-191
DATE RECEIVED 07/08/26

INDEX OF DRAWINGS - BY Darryn White CC1623W

PAGE 1 - EXISTING SITE PLAN - PROPOSED BUILDING
PAGE 2 - ELEVATIONS
PAGE 3 - ELEVATIONS
CONSTRUCTION GENERALLY
PAGE 4 - FLOOR PLAN
PAGE 5 - EXISTING CONCRETE SLAB PLAN
PAGE 6 - DRIVEWAY / HARDSTAND PLAN
PAGE 7 - SURFACE DRAINAGE PLAN
PAGE 8 - DRIVEWAY / HARDSTAND CROSS SECTION
PAGE 9 - PLUMBING / DRAINAGE PLAN
PAGE 10 - IMAGE 1
IMAGE 2
PARKING BAY REQUIREMENTS
NEW STORMWATER CONNECTION DETAIL
PAGE 11 - CONCRETE APRON / PARKING SECTION DETAIL
PAGE 12 - VEHICLE CRASH BARRIER DETAIL
VEHICLE CRASH BARRIER FOOTING PLAN
PAGE 13 - LANDSCAPE PLAN
PAGE 14 - SOIL AND WATER MANAGEMENT PLAN

TASMANIAN STANDARD DRAWINGS
- TSD-R09
- TSD-R11
- TSD-R14
- TSD-R16
- TSD-R17
- TSD-SW14

ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 54641

CERTIFICATE OF TITLE: VOLUME - 7934 FOLIO - 2
LAND AREA: 3261m2

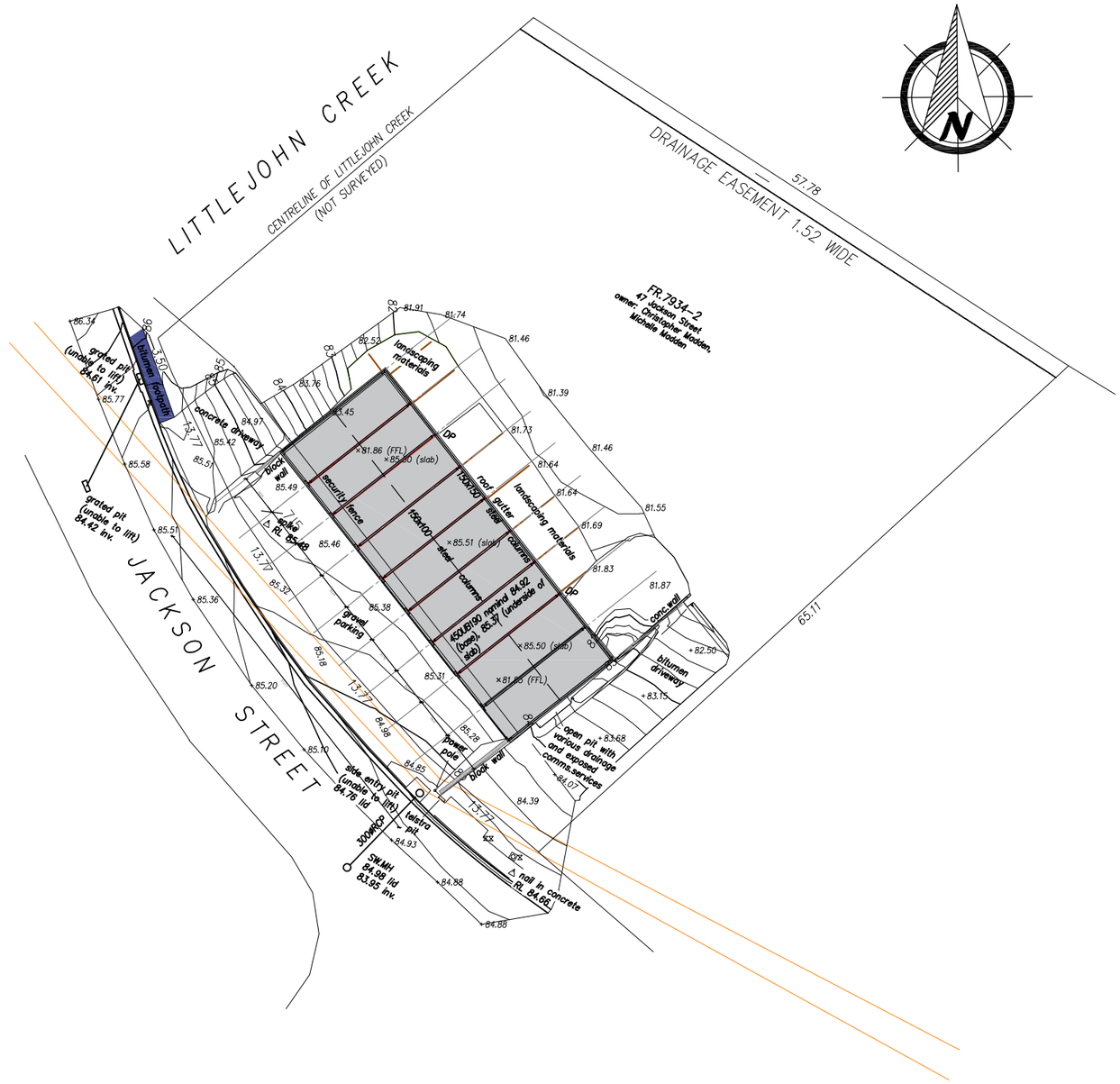
BUILDING FLOOR AREA - 400m2

TASMANIAN PLANNING SCHEME
ZONE: LIGHT INDUSTRIAL

SOIL CLASSIFICATION: ASSUMED M
WIND REGION: A
TERRAIN CATEGORY: TC2
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: 1
TOPOGRAPHY: 1

BUILDING CLASS 7

BAL - BHMP - NA



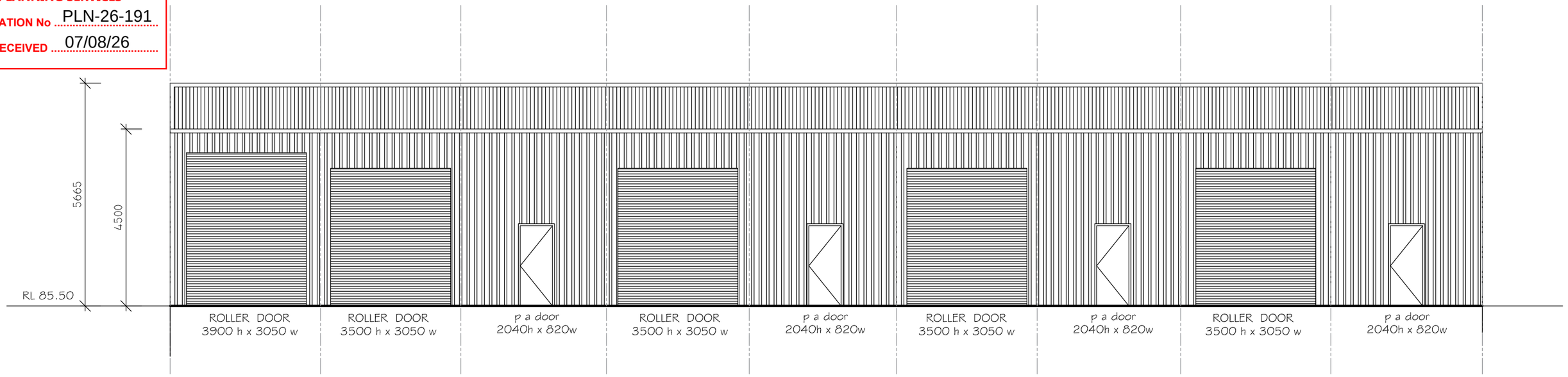
EXISTING SITE PLAN - PROPOSED BUILDING 1:500

PROPOSAL : NEW SELF STORAGE WAREHOUSE
OWNER : C MADDEN
ADDRESS: 47 JACKSON STREET GLENORCHY 7010
SCALE: 1:500
DATE: 23rd JANUARY 2025
AMENDED:
DRAWN BY: DARRYN WHITE CC1623W
PAGE: 01/14
JOB NO : 54641

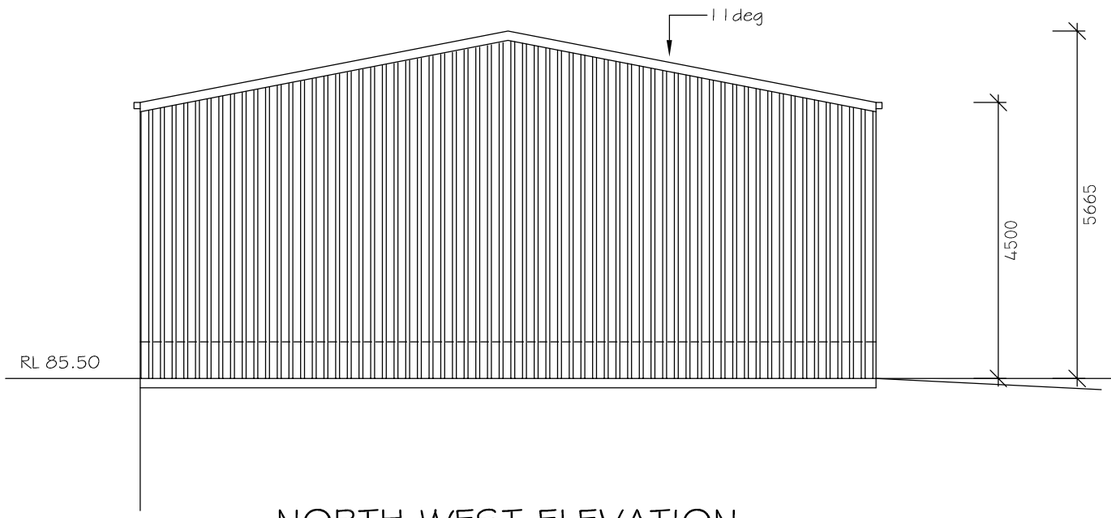
P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263
THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2024

Document Set ID: 3687508
Version: 1, Version Date: 10/08/2026
Document Set ID: 3651068
Version: 1, Version Date: 07/08/2026

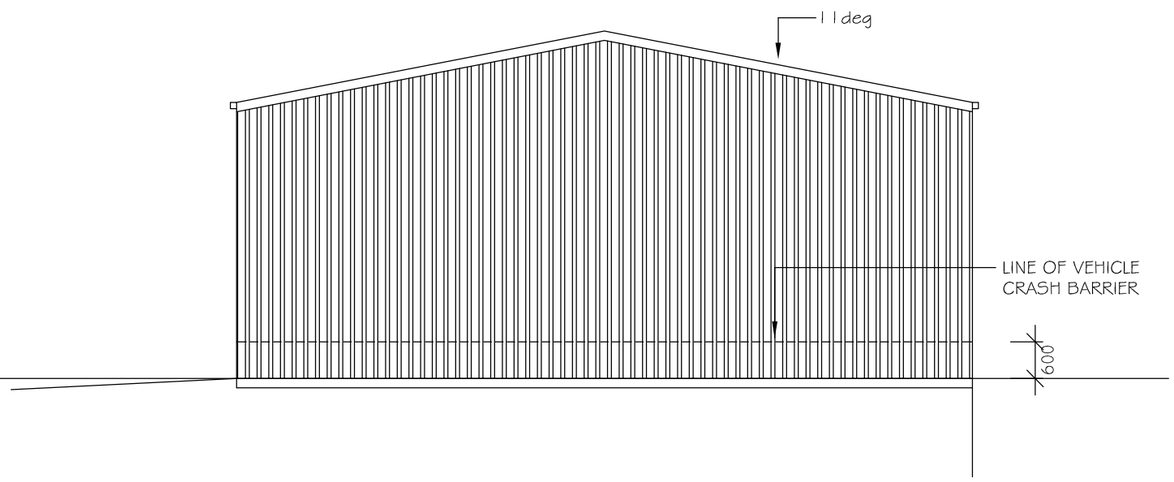
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-26-191
DATE RECEIVED 07/08/26



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



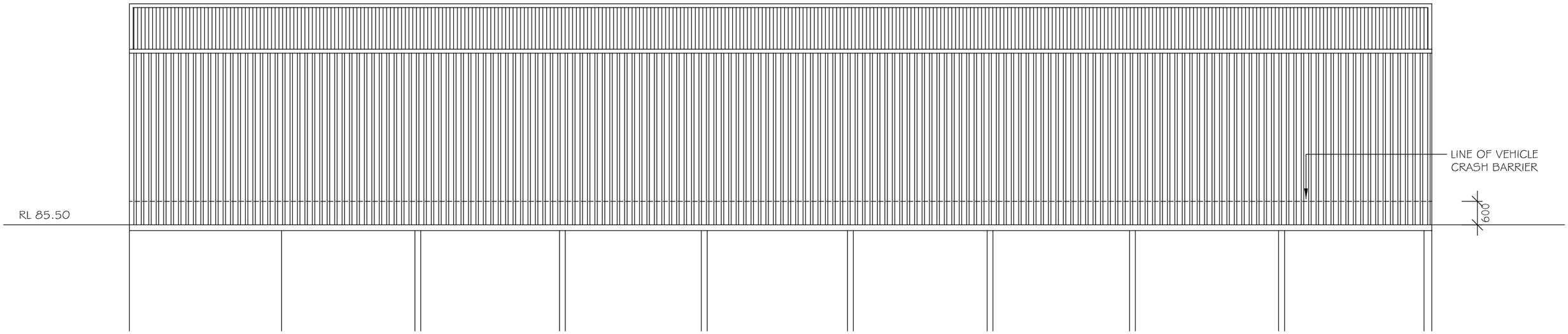
SOUTH EAST ELEVATION

PROPOSAL : NEW SELF STORAGE WAREHOUSE
OWNER : C MADDEN
ADDRESS: 47 JACKSON STREET GLENORCHY 7010
SCALE: 1:100
DATE: 23rd JANUARY 2025
AMENDED:
DRAWN BY: DARRYN WHITE CC1623W
PAGE: 02/14
JOB NO : 54641

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263
THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2024

Document Set ID: 3687528
Version: 1, Version Date: 10/08/2026
Document Set ID: 3651068
Version: 1, Version Date: 07/08/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-26-191
DATE RECEIVED 07/08/26



NORTH EAST ELEVATION

CONSTRUCTION GENERALLY - CLASS 7 BUILDING - NCC VOL 1 - 2022:

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, NATIONAL CONSTRUCTION CODE (NCC), RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS.

BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS ON THIS SET OF PLANS PRIOR TO COMMENCEMENT OF WORK ON SITE.

USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

STEEL FRAMING TO AS 5131 AND SECTION B OF CURRENT NCC.
STEEL TO STEEL CONNECTIONS TO BE FULLY WELDED, UNLESS OTHERWISE SPECIFIED.
PROTECTION OF STEEL FROM CORROSION TO COMPLY WITH AS 2312 AND AS 5131.
- LOW RISK ENVIRONMENT - MORE THAN 1KM FROM SHELTERED BAY.

OUTBUILDING STRUCTURAL DETAILS AND CERTIFICATION AS PER 'FAIRDINKUM SHEDS' DOCUMENTATION.

ACCESS FOR PEOPLE WITH A DISABILITY TO PART D4D3, 4 OF CURRENT NCC, OR AS APPROVED BY CERTIFIED ACCESS CONSULTANT.

ACCESSIBLE PARKING TO SECTION D4D6 OF CURRENT NCC.

FIRE FIGHTING EQUIPMENT TO BE IN ACCORDANCE WITH PART E1 OF CURRENT NCC.

REPLACEMENT KERB, FOOTPATH AND CROSSOVER TO TASMANIAN STANDARD DRAWINGS (TSD) - VERSION 3

BUILDER / CONTRACTOR TO CONTACT BUILDING SURVEYOR OR STRUCTURAL ENGINEER IF ANY SITE DETAILS VARY FROM THOSE WITHIN THESE PLANS.

RELEVANT AUTHORITY / CONTRACTOR TO CONTACT P & J SHEDS AND / OR DARRYN WHITE BUILDING DESIGN AND CONSULTING IF NECESSARY INFORMATION IS NOT PROVIDED ON THIS SET OF PLANS.

REFER TO ENGINEERING DRAWINGS BY NORTHERN CONSULTING FOR ALL BUILDING MEMBER AND MATERIAL DETAILS.

COLOUR'S (COLORBOND®):

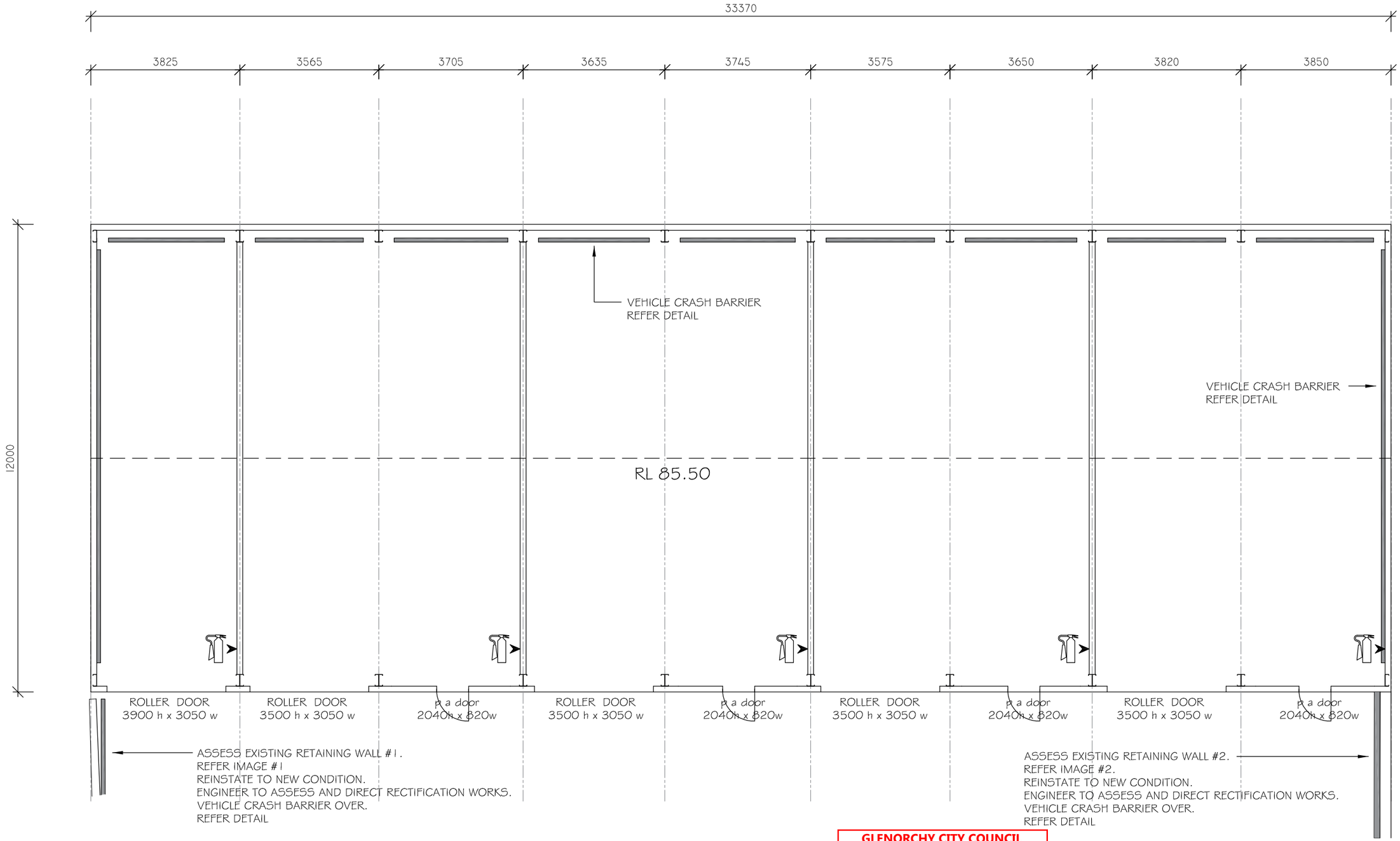
EXT. WALLS	- PALE EUCALYPT
ROOF	- PALE EUCALYPT
GUTTER	- PALE EUCALYPT
CORNER FLASH	- PALE EUCALYPT
BARGE FLASHING	- PALE EUCALYPT
OPENING FLASH	- PALE EUCALYPT

ALL EARTHWORKS & EXCAVATION TO BE IN ACCORDANCE WITH PART 3.1.1 OF CURRENT NCC.

PROPOSAL : NEW SELF STORAGE WAREHOUSE
OWNER : C MADDEN
ADDRESS: 47 JACKSON STREET GLENORCHY 7010
SCALE: 1:100
DATE: 23rd JANUARY 2025
AMENDED:
DRAWN BY: DARRYN WHITE CC1623W
PAGE: 03/14
JOB NO : 54641

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263
THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2024

Document Set ID: 3687608
Version: 1, Version Date: 10/08/2026
Document Set ID: 3651068
Version: 1, Version Date: 07/08/2026



NOTE
2 PACK EPOXY COATING REQUIRED OVER EXISTING CONCRETE SLAB.

CONCRETE OR ASPHALT TO PARKING APRON IN FRONT OF BUILDING.

INTERNAL PARTITION WALLS TO BE REMOVABLE.

PORTABLE FIRE EXTINGUISHER (ABE).

FLOOR PLAN 1:100

VEHICLE CRASH BARRIER TO INSIDE FACE OF SUPPORT COLUMNS.
300MM FROM COLUMN TO BARRIER END
CONTINUOUS ALONG PERIMETER SIDE WALLS. REAR FACE TO GIRT.
REFER DETAIL

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-26-191
DATE RECEIVED 07/08/26

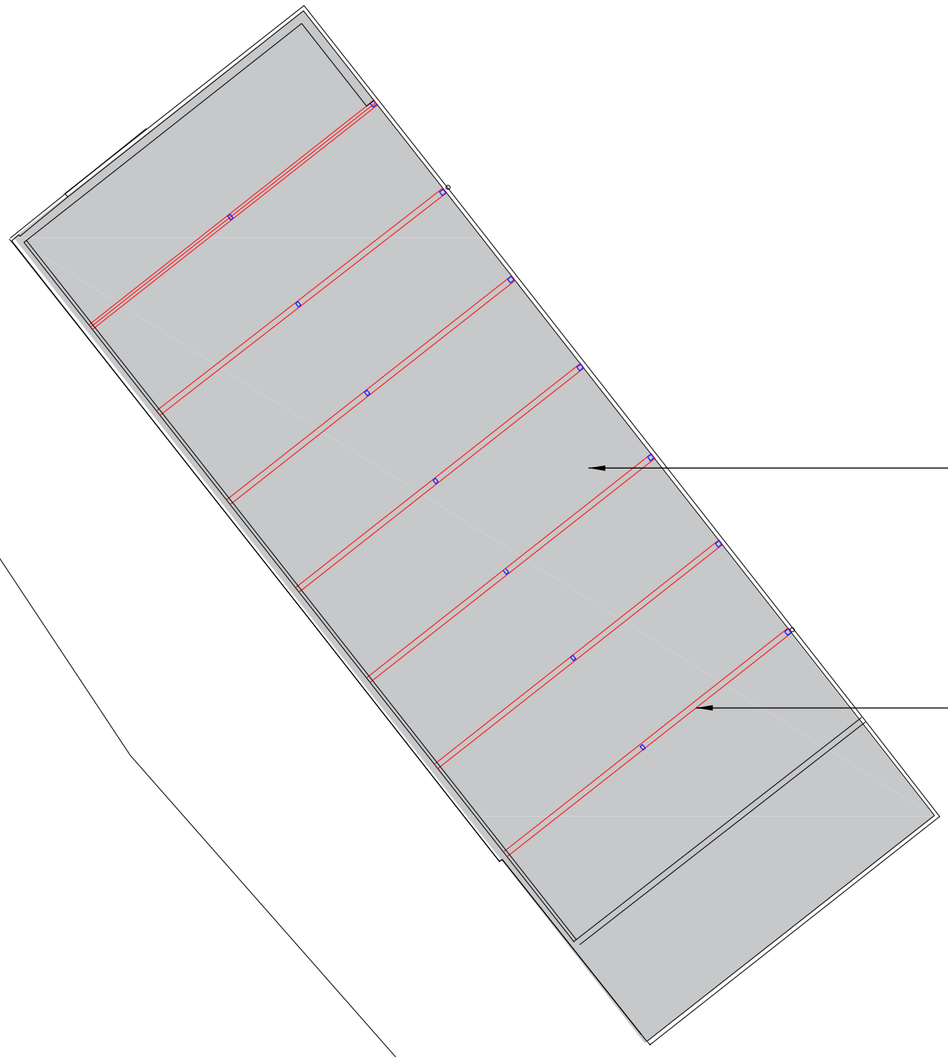
PROPOSAL : NEW SELF STORAGE WAREHOUSE
OWNER : C MADDEN
ADDRESS: 47 JACKSON STREET GLENORCHY 7010
SCALE: 1:100
DATE: 23rd JANUARY 2025
AMENDED:
DRAWN BY: DARRYN WHITE CC1623W
PAGE: 04/14
JOB NO : 54641

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263
THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2024

Document Set ID: 3687528
Version: 1, Version Date: 10/08/2026
Document Set ID: 3651068
Version: 1, Version Date: 07/08/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-26-191
DATE RECEIVED 07/08/26





EXISTING CONCRETE SLAB PLAN 1:200

PROPOSAL : NEW SELF STORAGE WAREHOUSE
OWNER : C MADDEN
ADDRESS: 47 JACKSON STREET GLENORCHY 7010
SCALE: 1:200
DATE: 23rd JANUARY 2025
AMENDED:
DRAWN BY: DARRYN WHITE CC1623W
PAGE: 05/15
JOB NO : 54641

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2024

Document Set ID: 3687528
Version: 1, Version Date: 10/08/2026
Document Set ID: 3651068
Version: 1, Version Date: 07/08/2026

NOTE:
HARDSTAND TO BE 150 THICK CONCRETE. SL82 TOP. 30 COVER.
PROVIDE SAW CUT CONTROL JOINTS @ 3000crs.
PROVIDE CONNOLLY EXPANSION JOINTS (EJ) AS SHOWN.
PROVIDE ISOLATION JOINT @ FACE OF BUILDING.

ASSESS EXISTING RETAINING WALL #1.
REFER IMAGE #1
REINSTATE TO NEW CONDITION.
ENGINEER TO ASSESS AND DIRECT RECTIFICATION WORKS.
VEHICLE CRASH BARRIER OVER.
REFER DETAIL

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-26-191
DATE RECEIVED 07/08/26

EXCAVATE / FILL AND LEVEL AS REQUIRED
CONCRETE DRIVEWAY / HARDSTAND OVER EXISTING GRAVEL SURFACE.
MAX 5% GRADE TO PARKING AREAS
FALL TO STORMWATER SUMPS. MIN 1:100

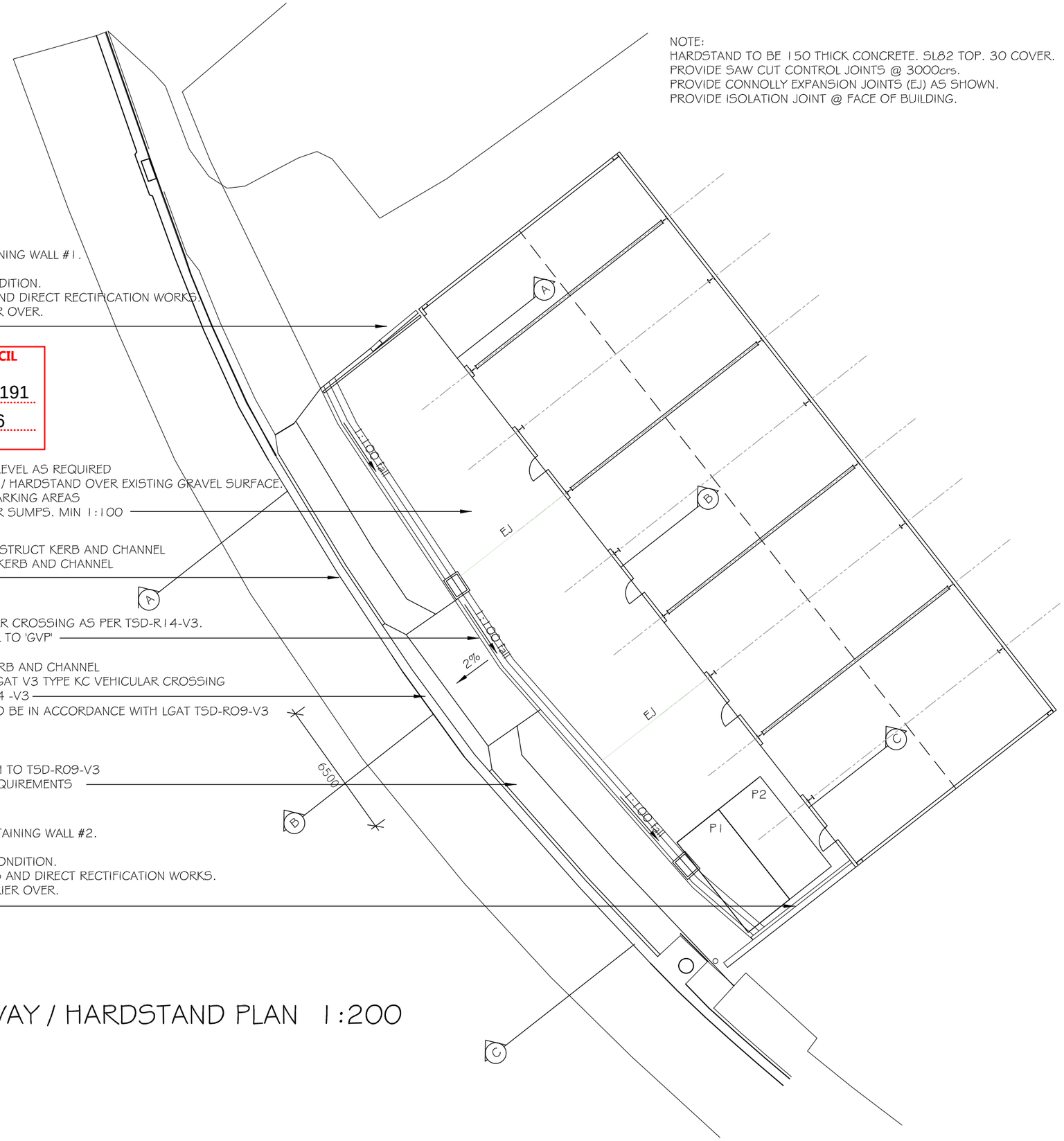
REMOVE AND RE-CONSTRUCT KERB AND CHANNEL
TO LGAT V3 TYPE KC KERB AND CHANNEL
REFER TSD-R14-V3

V CHANNEL VEHICULAR CROSSING AS PER TSD-R14-V3.
DIRECT STORMWATER TO 'GVP'

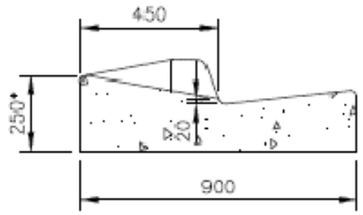
REMOVE EXISTING KERB AND CHANNEL
RE-CONSTRUCT TO LGAT V3 TYPE KC VEHICULAR CROSSING
REFER TSD-R09 - R14 -V3
DRIVEWAY PROFILE TO BE IN ACCORDANCE WITH LGAT TSD-R09-V3

REINSTATE FOOTPATH TO TSD-R09-V3
AND TSD-R11-V3 REQUIREMENTS

ASSESS EXISTING RETAINING WALL #2.
REFER IMAGE #2.
REINSTATE TO NEW CONDITION.
ENGINEER TO ASSESS AND DIRECT RECTIFICATION WORKS.
VEHICLE CRASH BARRIER OVER.
REFER DETAIL

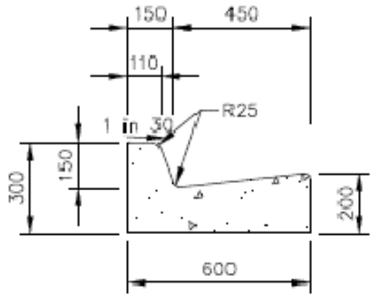


DRIVEWAY / HARDSTAND PLAN 1:200



TYPE KC
VEHICULAR CROSSING
SCALE 1 : 20

REMOVE AND RE-CONSTRUCT KERB AND GUTTER
FORM CROSSOVER TO TSD-R14-V3 TYPE KC VEHICULAR CROSSING KERB



TYPE KC
(KERB AND CHANNEL)
SCALE 1 : 20

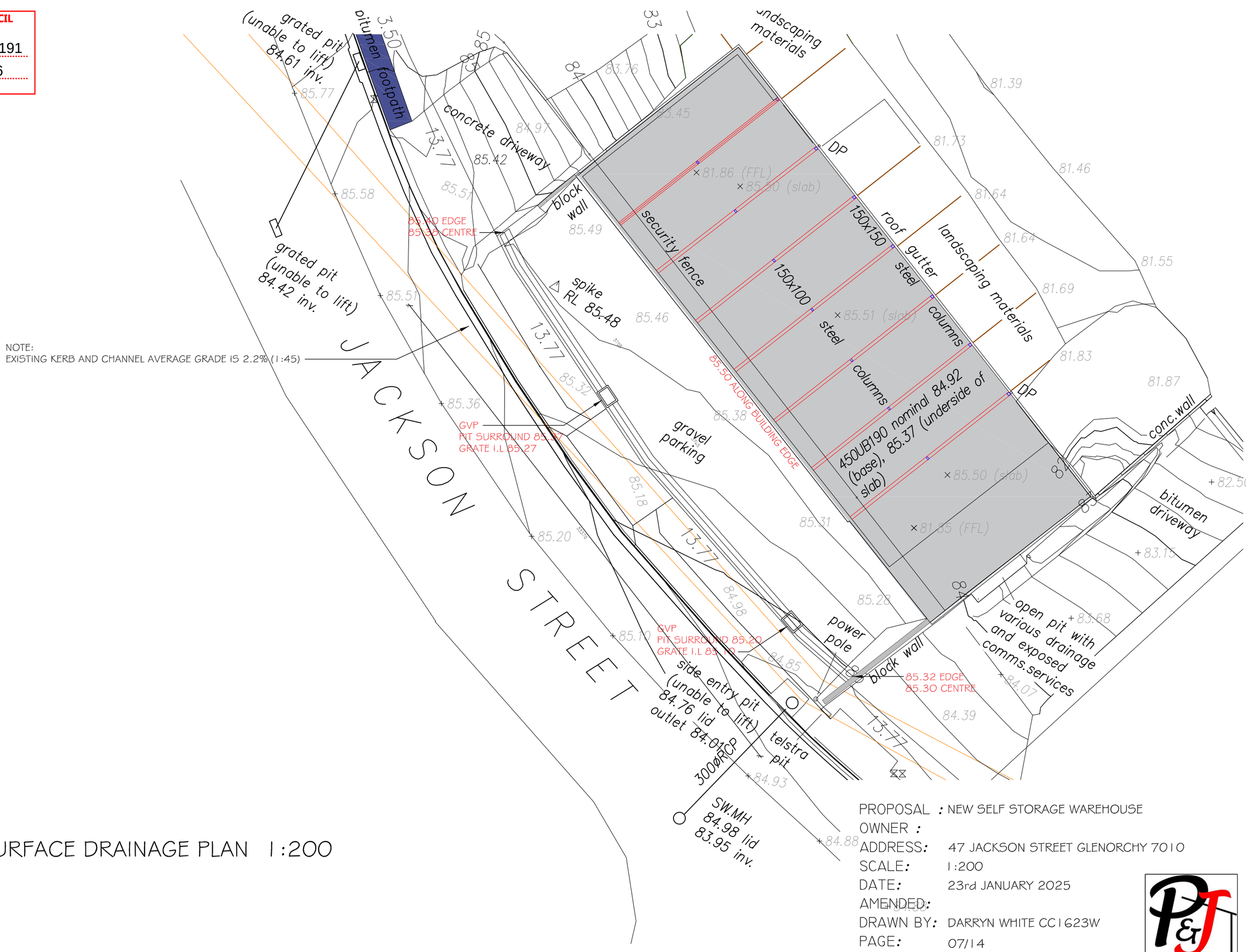
REMOVE AND RE-CONSTRUCT KERB AND GUTTER
TO TSD-R14-V3 TYPE KC KERB AND CHANNEL

PROPOSAL : NEW SELF STORAGE WAREHOUSE
OWNER : C MADDEN
ADDRESS: 47 JACKSON STREET GLENORCHY 7010
SCALE: 1:200
DATE: 23rd JANUARY 2025
AMENDED:
DRAWN BY: DARRYN WHITE CC1623W
PAGE: 06/14
JOB NO : 54641

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263
THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2024

Document Set ID: 3687508
Version: 1, Version Date: 10/08/2026
Document Set ID: 3651068
Version: 1, Version Date: 07/08/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-26-191
DATE RECEIVED 07/08/26



SURFACE DRAINAGE PLAN 1:200

PROPOSAL : NEW SELF STORAGE WAREHOUSE
OWNER :
ADDRESS: 47 JACKSON STREET GLENORCHY 7010
SCALE: 1:200
DATE: 23rd JANUARY 2025
AMENDED:
DRAWN BY: DARRYN WHITE CC1623W
PAGE: 07/14
JOB NO : 54641

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263
THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2024

Document Set ID: 3687528
Version: 1, Version Date: 10/08/2026
Document Set ID: 3651068
Version: 1, Version Date: 07/08/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-26-191
DATE RECEIVED 07/08/26

PLUMBING GENERALLY:
ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500.
TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.

100dia PVC STORM WATER FROM ROOF CATCHMENT TO SUMPS.
150dia PVC STORM WATER FROM SUMPS TO EXISTING.
NEW 300ID STORMWATER CONNECTION

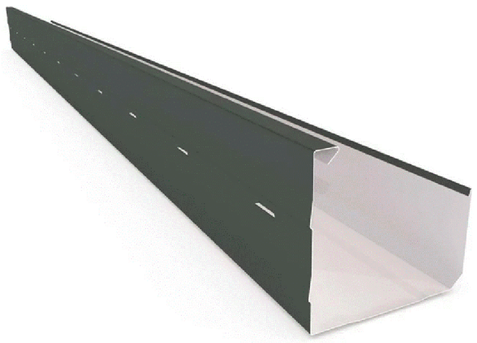
FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.

ROOF CATCHMENT :
ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500.
TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.

100dia PVC STORM WATER FROM ROOF CATCHMENT TO SUMPS.
150dia PVC STORM WATER FROM SUMPS TO EXISTING.
NEW 300ID STORMWATER CONNECTION

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.

TOTAL ROOF AREA -	440m2
No of DOWNPIPES -	8
DOWNPIPE DIMENSION -	100DIA
MAXIMUM CAPACITY PER DOWNPIPE -	105m2
ACTUAL CAPACITY PER DOWNPIPE -	55m2



SLOTTED OVERFLOW GUTTER TO PART 3.5.2 OF CURRENT NCC
TO BE INSTALLED

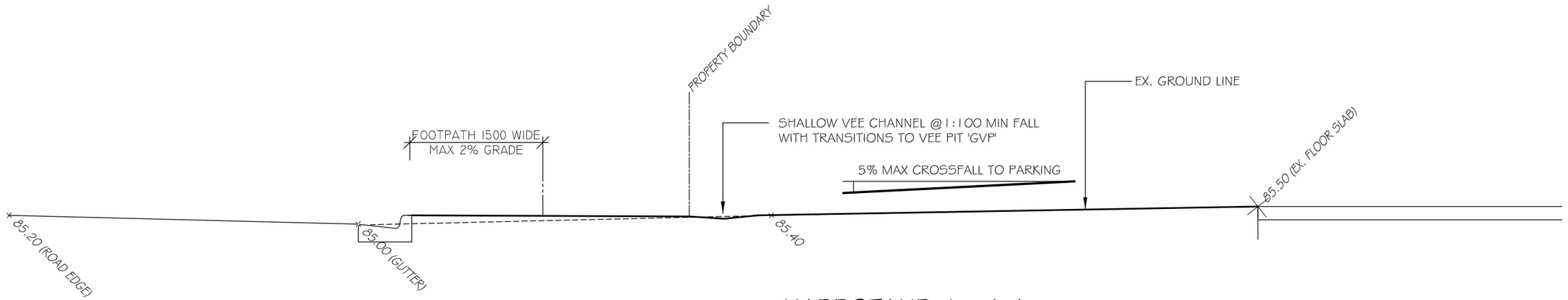
PLUMBING / DRAINAGE PLAN 1:200

PROPOSAL :	NEW SELF STORAGE WAREHOUSE
OWNER :	C MADDEN
ADDRESS:	47 JACKSON STREET GLENORCHY 7010
SCALE:	1:200
DATE:	23rd JANUARY 2025
AMENDED:	
DRAWN BY:	DARRYN WHITE CC1623W
PAGE:	08/14
JOB NO :	54641

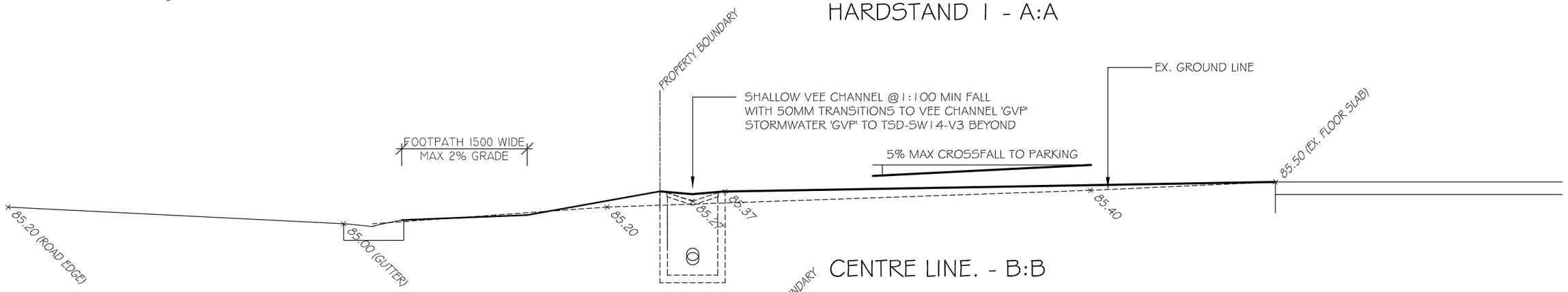
P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263
THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2024

Document Set ID: 3687508
Version: 1, Version Date: 10/08/2026
Document Set ID: 3651068
Version: 1, Version Date: 07/08/2026

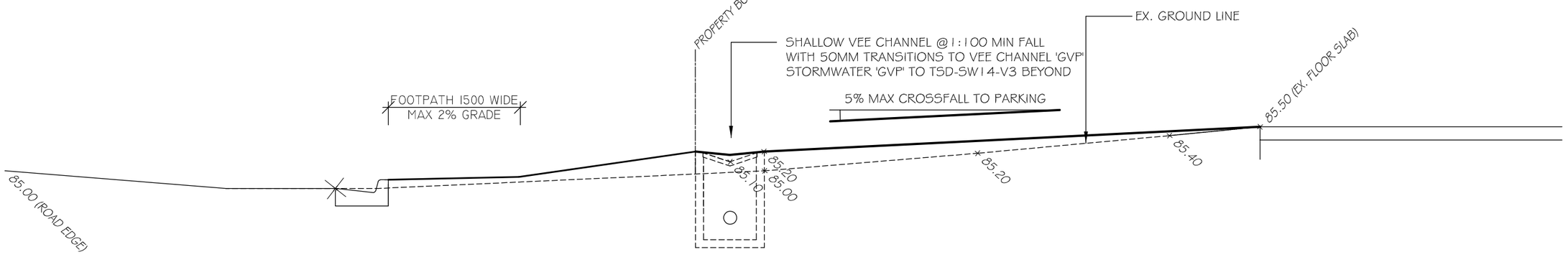
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-26-191
DATE RECEIVED 07/08/26



HARDSTAND 1 - A:A



CENTRE LINE. - B:B



PARKING 2 - C:C

DRIVEWAY / HARDSTAND CROSS SECTION 1:50

PROPOSAL : NEW SELF STORAGE WAREHOUSE
OWNER : C MADDEN
ADDRESS: 47 JACKSON STREET GLENORCHY 7010
SCALE: 1:50
DATE: 23rd JANUARY 2025
AMENDED:
DRAWN BY: DARRYN WHITE CC1623W
PAGE: 09/14
JOB NO : 54641

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2024

Document Set ID: 3687508
Version: 1, Version Date: 10/08/2026
Document Set ID: 3651068
Version: 1, Version Date: 07/08/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-26-191
DATE RECEIVED 07/08/26

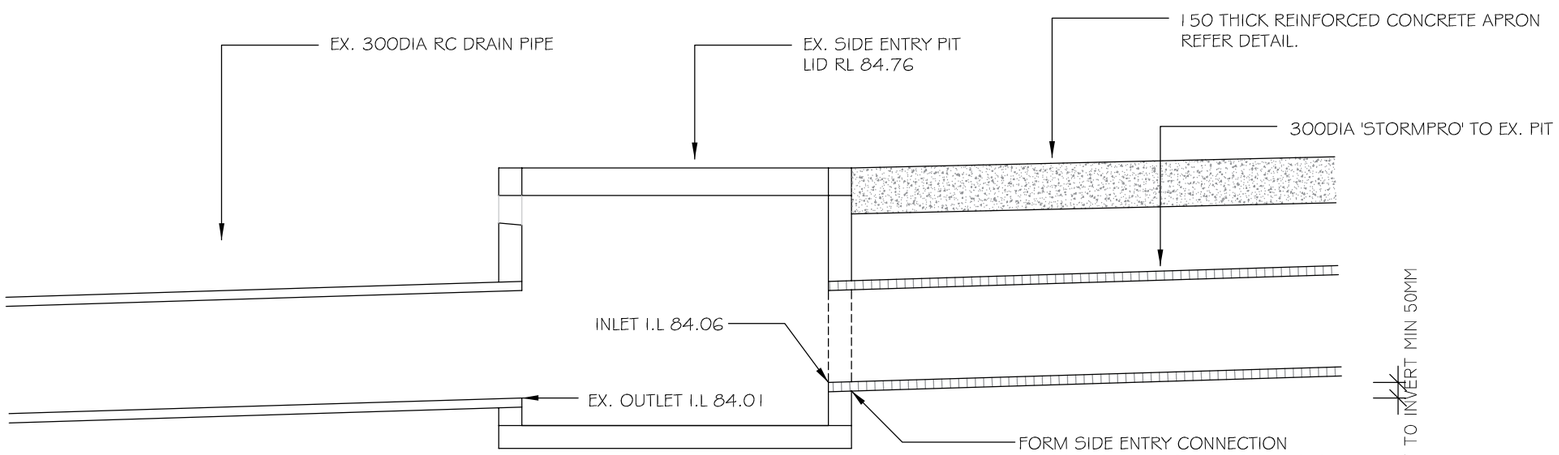


IMAGE 1

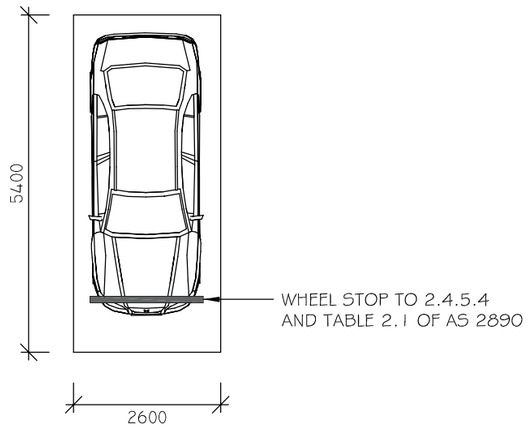


IMAGE 2





NEW STORMWATER CONNECTION



PARKING BAY TO AS 2890

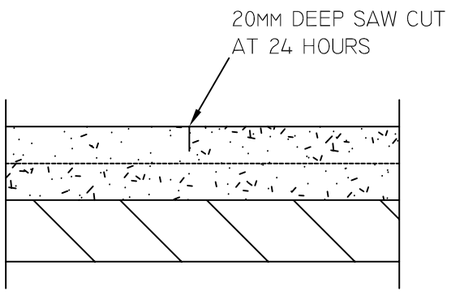
PROPOSAL : NEW SELF STORAGE WAREHOUSE
OWNER : C MADDEN
ADDRESS: 47 JACKSON STREET GLENORCHY 7010
SCALE:
DATE: 23rd JANUARY 2025
AMENDED:
DRAWN BY: DARRYN WHITE CC1623W
PAGE: 10/14
JOB NO : 54641

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263
THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2024

Document Set ID: 3687508
Version: 1, Version Date: 10/08/2026

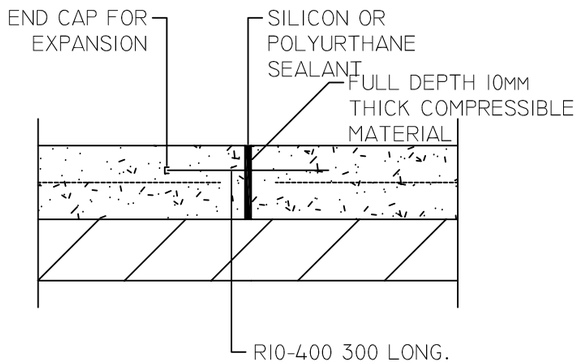
Document Set ID: 3651068
Version: 1, Version Date: 07/08/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-26-191
DATE RECEIVED 07/08/26



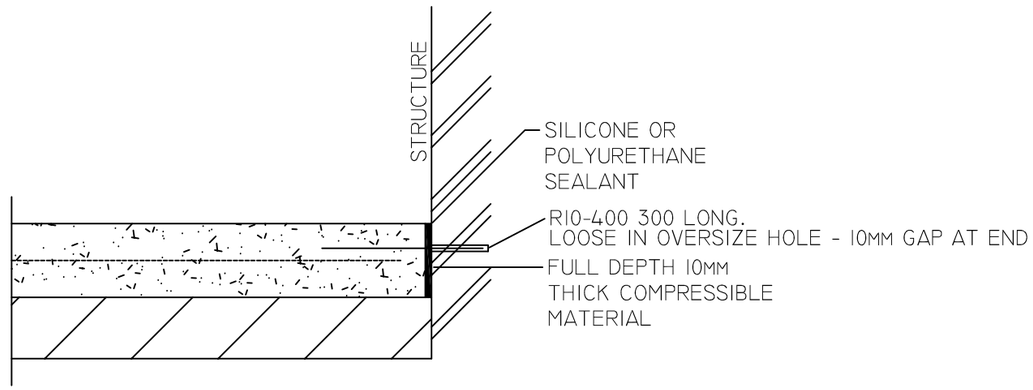
SAWN JOINT 's'

SCALE 1:10
NOTE: 3m CENTRES



TYPICAL EXPANSION JOINT

SCALE 1:10
NOTE: 15m CENTRES



TYPICAL ISOLATION JOINT

SCALE 1:10

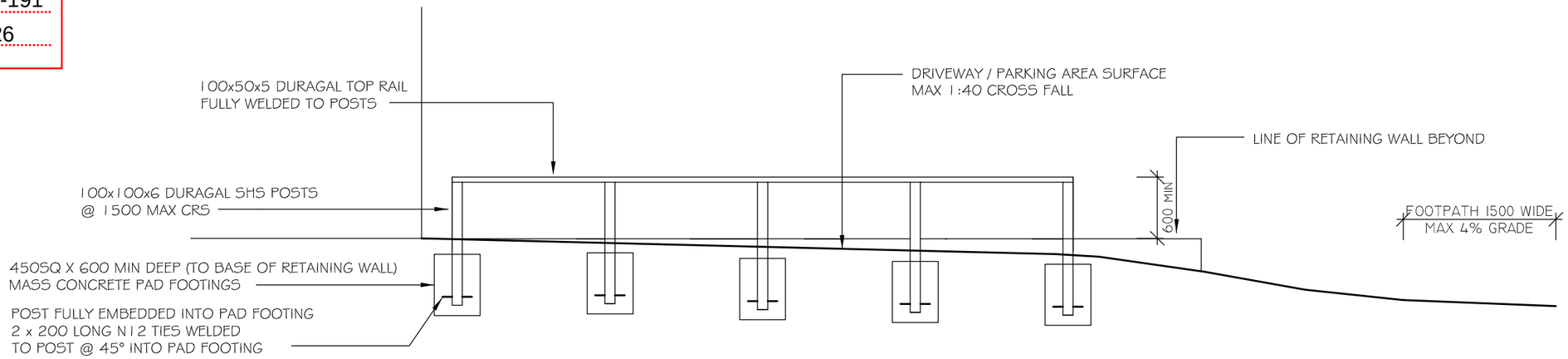
CONCRETE APRON / PARKING SECTION DETAIL 1:10

PROPOSAL : NEW SELF STORAGE WAREHOUSE
OWNER : C MADDEN
ADDRESS: 47 JACKSON STREET GLENORCHY 7010
SCALE: 1:10
DATE: 23rd JANUARY 2025
AMENDED:
DRAWN BY: DARRYN WHITE CC1623W
PAGE: 11/14
JOB NO : 54641

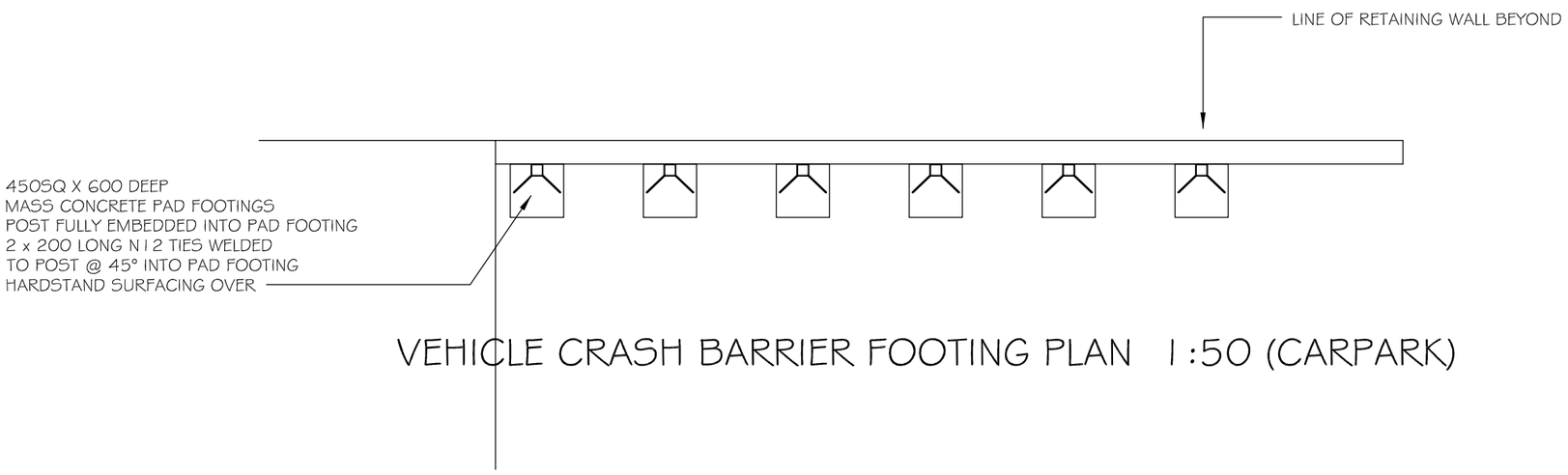
P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263
THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2024

Document Set ID: 3687528
Version: 1, Version Date: 10/08/2026
Document Set ID: 3651068
Version: 1, Version Date: 07/08/2026

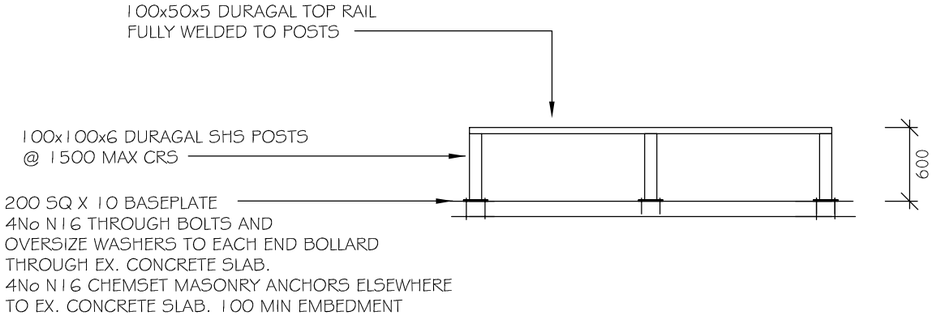
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-26-191
DATE RECEIVED 07/08/26



VEHICLE CRASH BARRIER DETAIL 1:50 (CARPARK)



VEHICLE CRASH BARRIER FOOTING PLAN 1:50 (CARPARK)



VEHICLE CRASH BARRIER DETAIL 1:50 (INSIDE BUILDING)



VEHICLE CRASH BARRIER FOOTING PLAN 1:50 (INSIDE BUILDING)

PROPOSAL : NEW SELF STORAGE WAREHOUSE
OWNER : C MADDEN
ADDRESS: 47 JACKSON STREET GLENORCHY 7010
SCALE: 1:50
DATE: 23rd JANUARY 2025
AMENDED:
DRAWN BY: DARRYN WHITE CC1623W
PAGE: 12/14
JOB NO : 54641

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2024

Document Set ID: 3687508
Version: 1, Version Date: 10/08/2026
Document Set ID: 3651068
Version: 1, Version Date: 07/08/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-26-191
DATE RECEIVED 07/08/26



AMENDMENT 20/01/2025

DIANELLA TASMANICA (BLAZE)
MATURE HEIGHT: .45m
MATURE SPREAD: .4-.5m

CALLISTEMON VIMINALIS (GREEN JOHN)
MATURE HEIGHT: .6-1.0m
MATURE SPREAD: .6m

20mm CRUCHED ROCK
(TASSIE GOLD)

LANDSCAPE PLAN 1:200

PROPOSAL : NEW SELF STORAGE WAREHOUSE
OWNER : C MADDEN
ADDRESS: 47 JACKSON STREET GLENORCHY 7010
SCALE: 1:200
DATE: 23rd JANUARY 2025
AMENDED:
DRAWN BY: DARRYN WHITE CC1623W
PAGE: 13/14
JOB NO : 54641

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263
THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2024

Document Set ID: 3687528
Version: 1, Version Date: 10/08/2026
Document Set ID: 3651068
Version: 1, Version Date: 07/08/2026

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-26-191
DATE RECEIVED 07/08/26

DESCRIPTION.

AREA TO BE DISTURBED; 360M2 (HATCHED AREA)

EARTHWORKS TO CONSIST OF SURFACE PREPARATION FOR CONCRETE HARDSTAND.
REINSTATEMENT OF KERB AND GUTTER, CROSSOVER, FOOTPATH, PARKING AND MANOUVERING AREAS.

SITE DISTURBANCE TO BE CONFINED TO SHADED AREA.

SEDIMENT CONTROL; 'GEOLAB' SILT FENCE 1000 OR SIMILAR WITH STRAW BALE INCORPORATED.

SUB SURPLUS MATERIAL TO BE IMMEDIATELY REMOVED FROM SITE.

PREMIX CONCRETE WASHING NOT PERMITTED ON SITE.

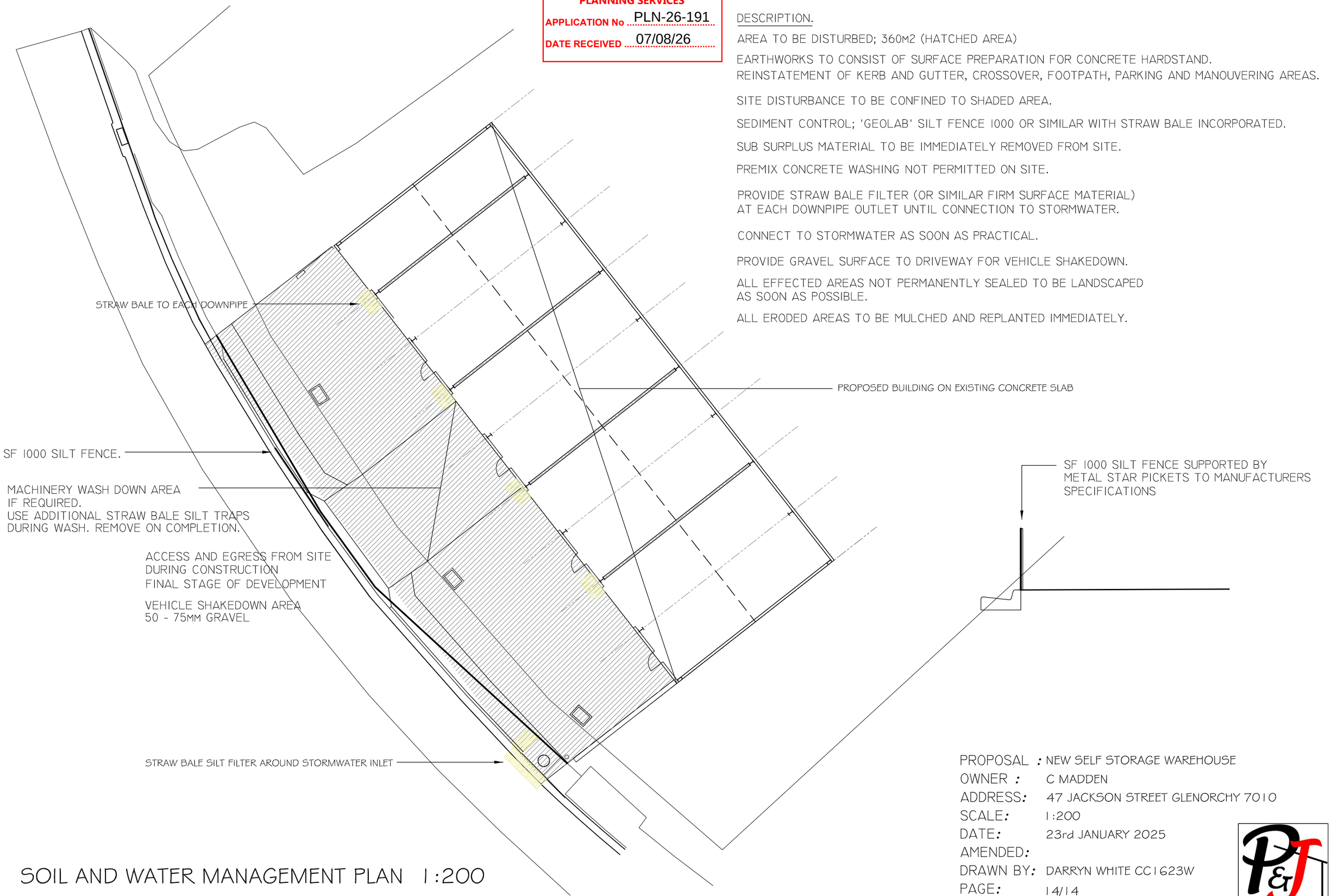
PROVIDE STRAW BALE FILTER (OR SIMILAR FIRM SURFACE MATERIAL)
AT EACH DOWNPIPE OUTLET UNTIL CONNECTION TO STORMWATER.

CONNECT TO STORMWATER AS SOON AS PRACTICAL.

PROVIDE GRAVEL SURFACE TO DRIVEWAY FOR VEHICLE SHAKEDOWN.

ALL EFFECTED AREAS NOT PERMANENTLY SEALED TO BE LANDSCAPED
AS SOON AS POSSIBLE.

ALL ERODED AREAS TO BE MULCHED AND REPLANTED IMMEDIATELY.



SOIL AND WATER MANAGEMENT PLAN 1:200

PROPOSAL : NEW SELF STORAGE WAREHOUSE
OWNER : C MADDEN
ADDRESS: 47 JACKSON STREET GLENORCHY 7010
SCALE: 1:200
DATE: 23rd JANUARY 2025
AMENDED:
DRAWN BY: DARRYN WHITE CC1623W
PAGE: 14/14
JOB NO : 54641

P&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263
THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2024

Document Set ID: 3687508
Version: 1, Version Date: 10/08/2026
Document Set ID: 3651068
Version: 1, Version Date: 07/08/2026

[redacted]

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No PLN-26-191
DATE RECEIVED Date: 2nd November 2026

[redacted]

Glenorchy City Council
374 Main Road
Glenorchy, 7010

PROPOSED USE/DEVELOPMENT: WAREHOUSE - NEW BUILD
ADDRESS: 47 JACKSON STREET GLENORCHY
APPLICATION NUMBER: PLN-26-191

Dear [redacted]

In response to the recent RFI, I note the following.

RFI request

18.0 Light Industrial Zone

18.3.1 All uses

The proposal plans or application form do not indicate the business model outcomes in enough detail to complete the assessment. Please provide a statement indicating the hours of operations, any external lighting use and any commercial vehicle moments and unloading (in accordance with A1-A3).

Please also indicate staffing and how the tenancies are expecting

18.4.5 Landscaping

- *As the proposal is setback from the road, landscaping is prescribed on site. Please provide a response to A1/P1 and where required update the plan set accordingly. This may include a landscape concept plan.*

Response

18.3.1 - The proposal is for self storage, therefore there are no set hours of operation. I do note, however, that in line with the planning scheme guidelines the individual lessee will have access up to 10pm daily.
Movement activated lighting is to be placed above each P.A door, on the external wall of the building to provide lighting for the lessee in line with the above.
There are no commercial vehicle movements and unloading proposed.
The site is unmanned, with bookings and payments conducted externally. There are no staffing requirements on site.

18.4.5 – The landscaping proposed is based on the retention of the previously approved solution, as per page #13 of the submitted plans.

Kind regards,

[redacted]

Document Set ID: 3687489
Version: 1, Version Date: 02/11/2026