# DEVELOPMENT APPLICATION

| | |
|---|---|
| **APPLICATION NUMBER:** | PLN-25-376 |
| **PROPOSED DEVELOPMENT:** | Carport and Shed |
| **LOCATION:** | 10 Townsville Place, Glenorchy |
| **APPLICANT:** | Ck Drafting & Design |
| **ADVERTISING START DATE:** | 06/11/2026 |
| **ADVERTISING EXPIRY DATE:** | 20/11/2026 |

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 **20/11/2026**.

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 **20/11/2026**, or for postal and hand delivered representations, by 5.00 pm on **20/11/2026**.

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

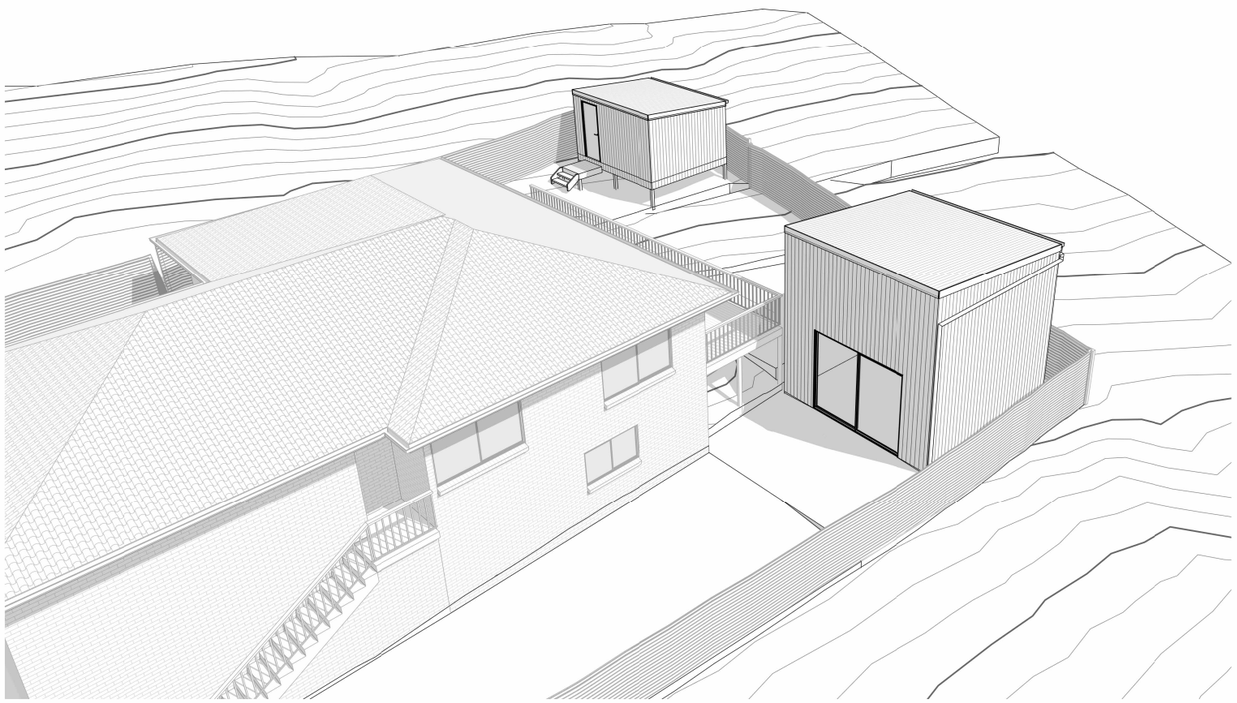
Document Set ID: 3684564
Version: 1, Version Date: 03/11/2026

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

**CK Drafting & Design**
0424 810 093
cem@ckdraftingdesign.com.au

GLENORCHY CITY COUNCIL PLANNING SERVICES
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<br>mild steel corrosion rate 1.3 to 25 µm/year<br>Typically remote inland areas or more than 1 km from sheltered bays | INTERNAL | No protection required | |
| | EXTERNAL | Option 1 Hot dip galvanising - HDG75<br>Option 2 Duplex system. See N.C.C. Table 6.3.9c<br>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.<br>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.<br>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

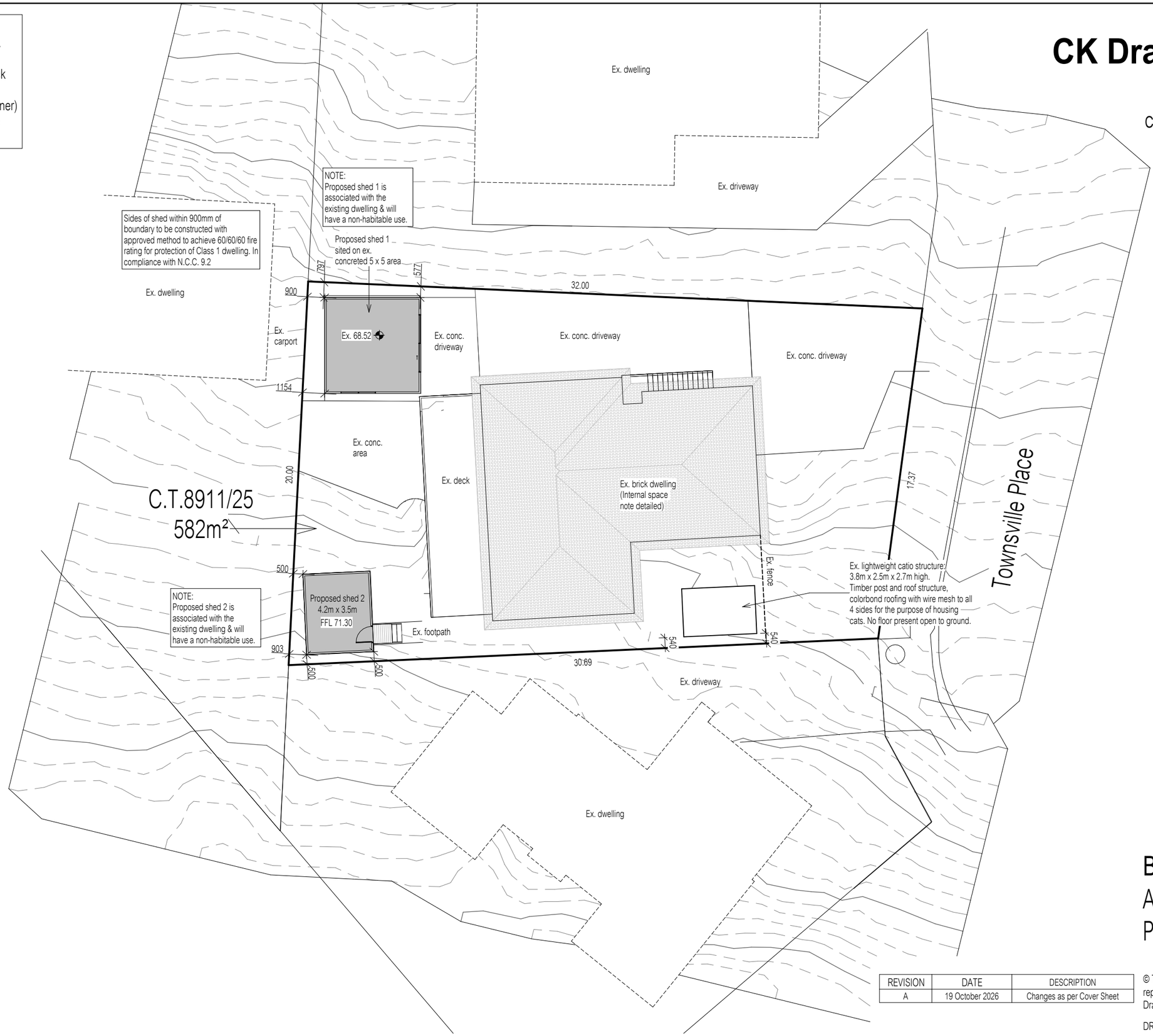
Document Set ID: 3684302
Version: 2, Version Date: 02/11/2026

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

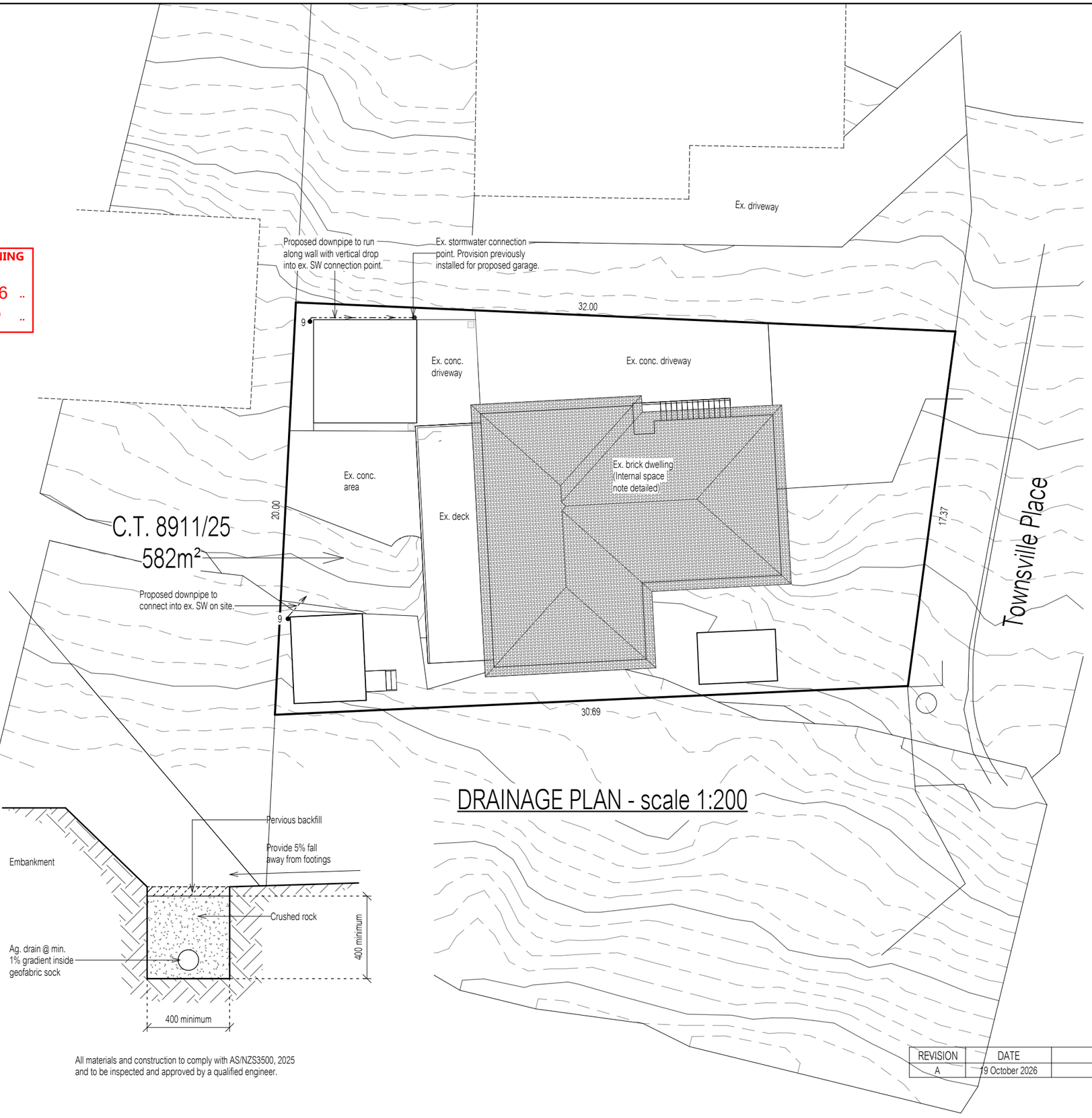
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FILE NAME: CK25 - 16 - DA - 171225
DRAWN BY: CK
DWG No: 01

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
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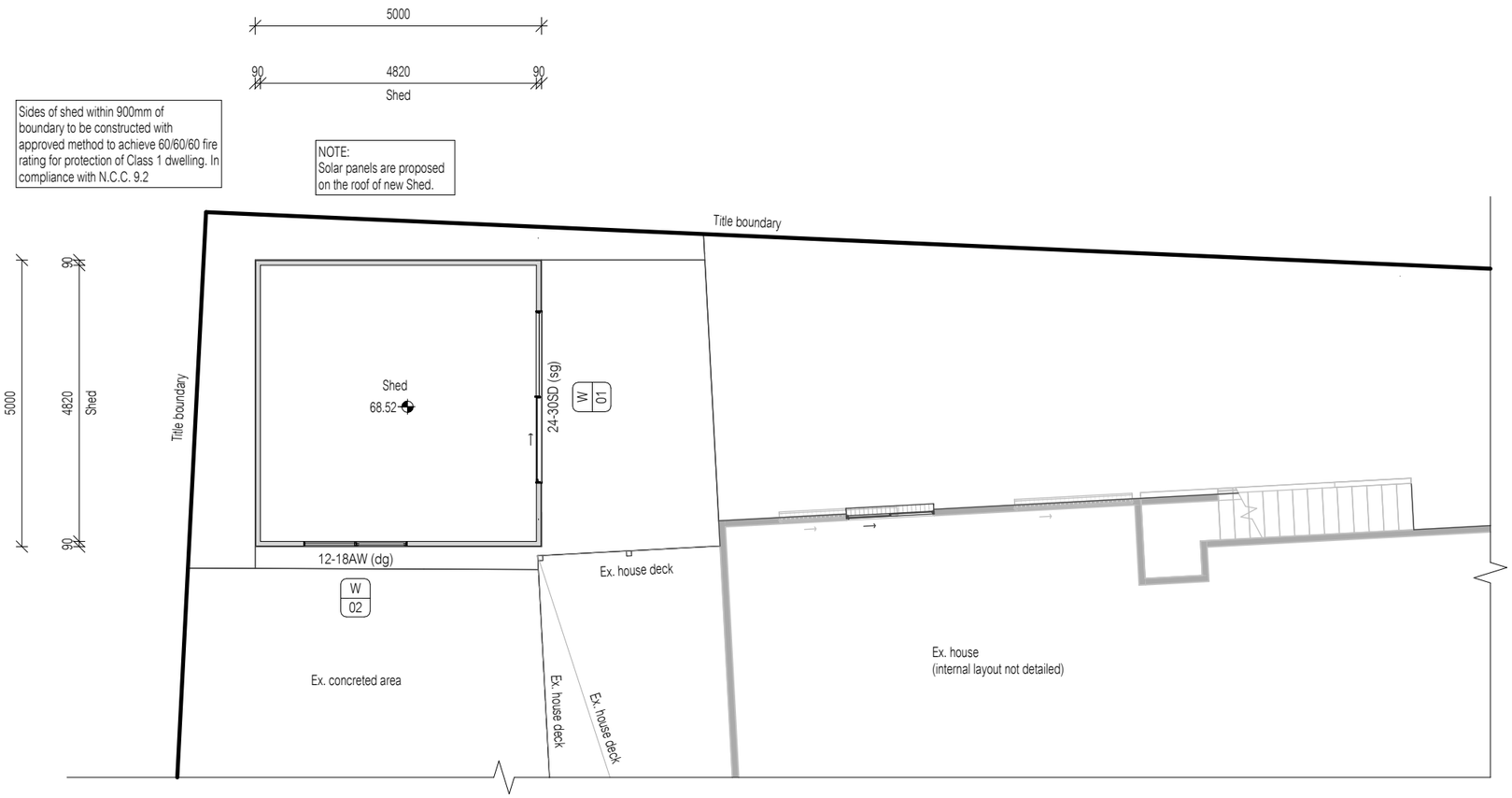
Note:
Refer to shed manufacturer's specifications for details

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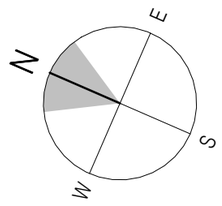

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SHED AREA = 25.0m²




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Scale 1 : 100

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

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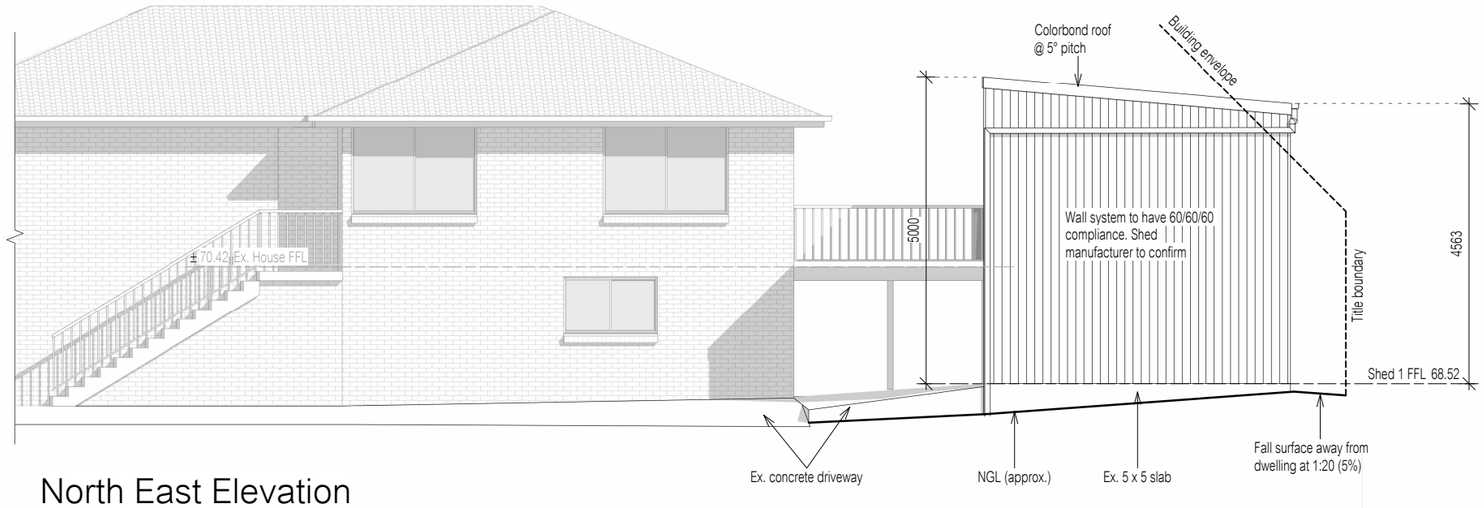

DRAWING: SHED 1 FLOOR PLAN

DATE: 17 December 2025
FILE NAME: CK25 - 16 - DA - 171225
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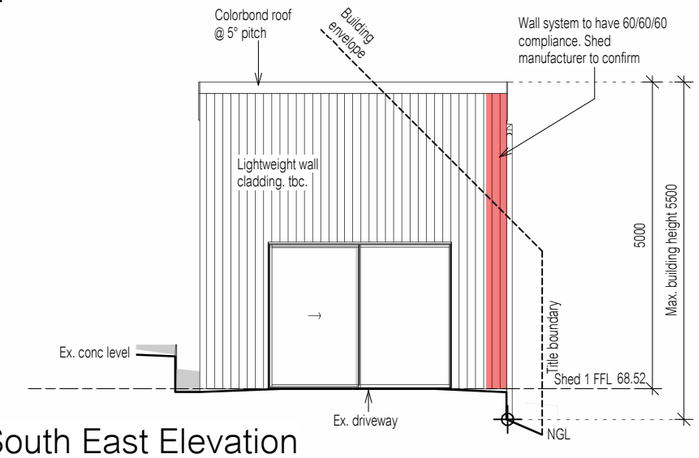

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Note:
Refer to shed manufacturer's specifications for details

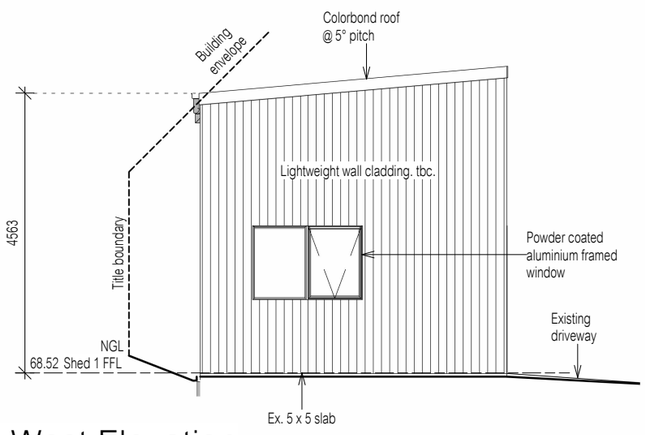
NOTE:
Solar panels are proposed on the roof of new Shed.



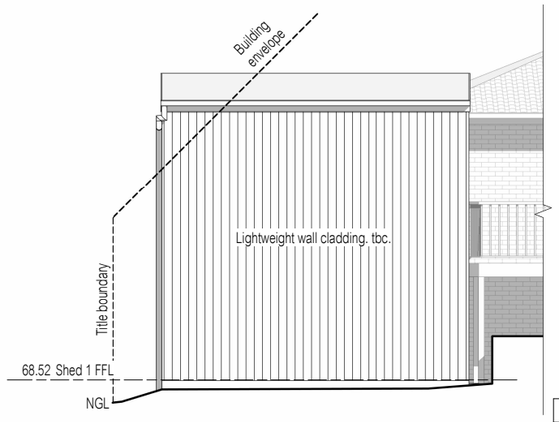

North East Elevation




South East Elevation




South West Elevation




North West Elevation

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Scale 1 : 100

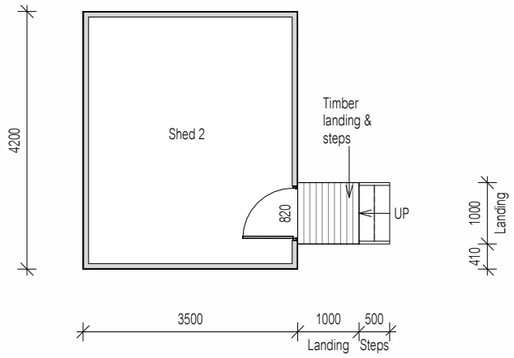
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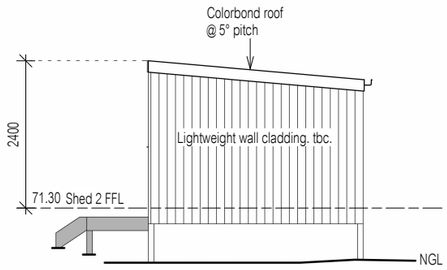
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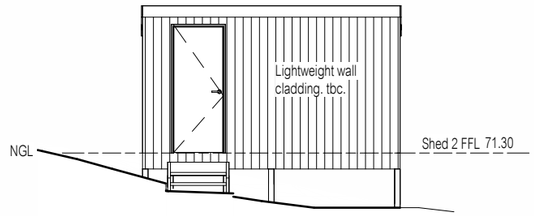
SHED AREA = 14.7m²



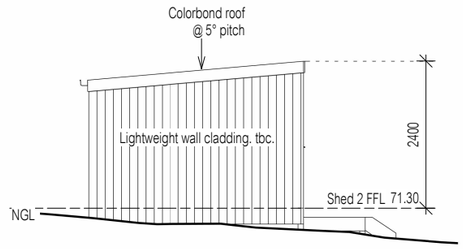

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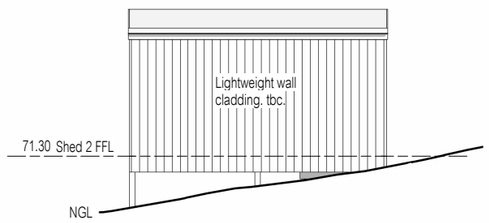

North East Elevation




South East Elevation




South West Elevation




North West Elevation

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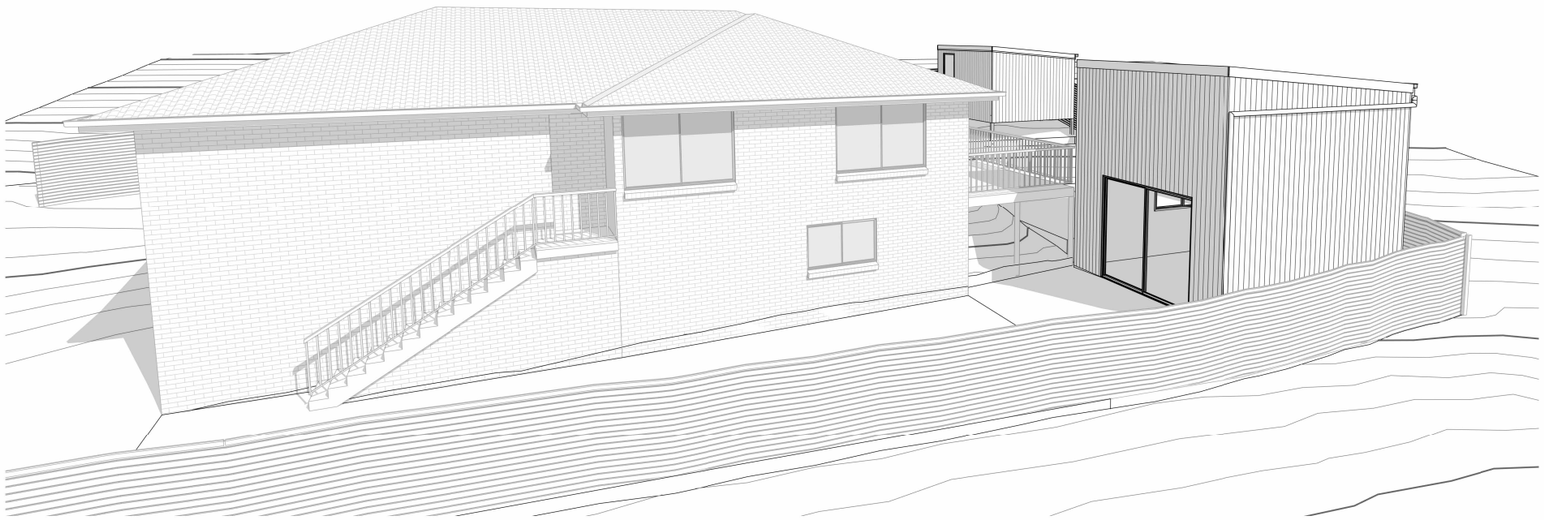
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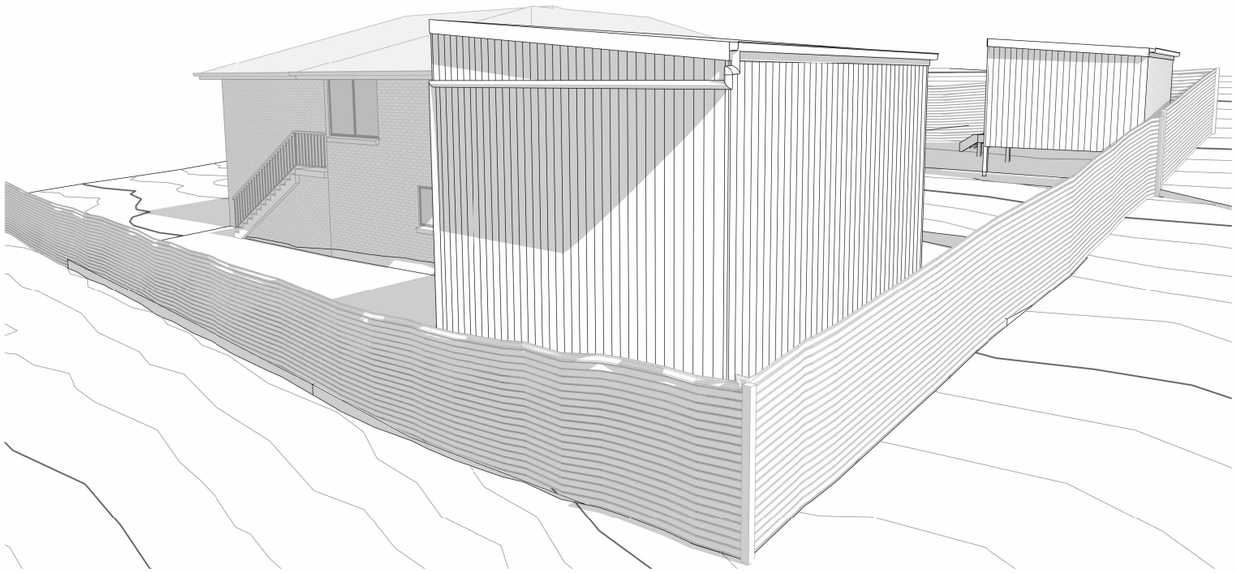
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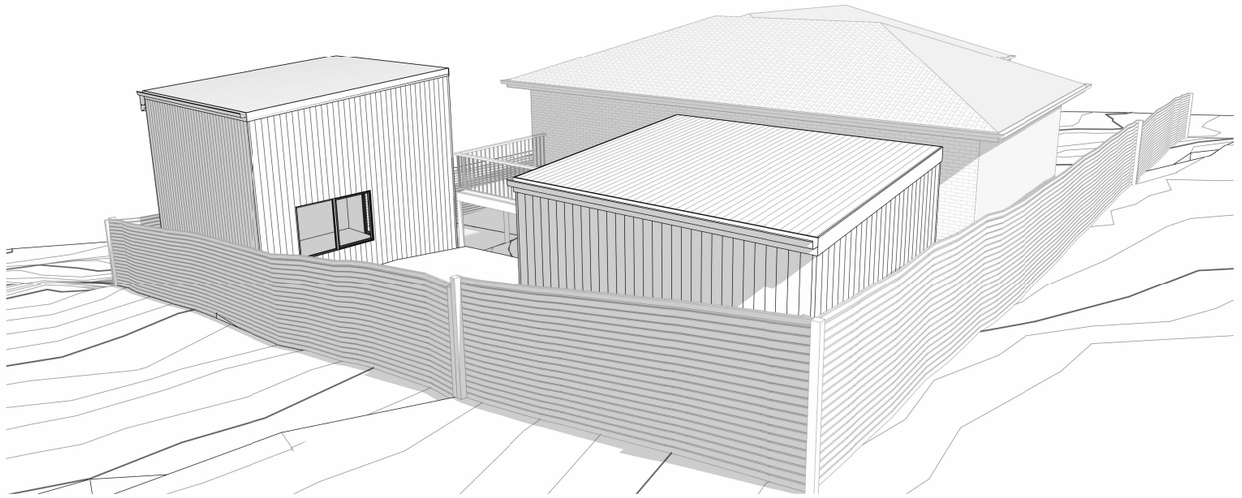
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Scale


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