DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-279
PROPOSED DEVELOPMENT:	Additions and alterations to car wash facility (Service Industry)
LOCATION:	117 Central Avenue, Derwent Park
APPLICANT:	Pharos Properties Pty Ltd
ADVERTISING START DATE:	20/11/2026
ADVERTISING EXPIRY DATE:	04/12/2026

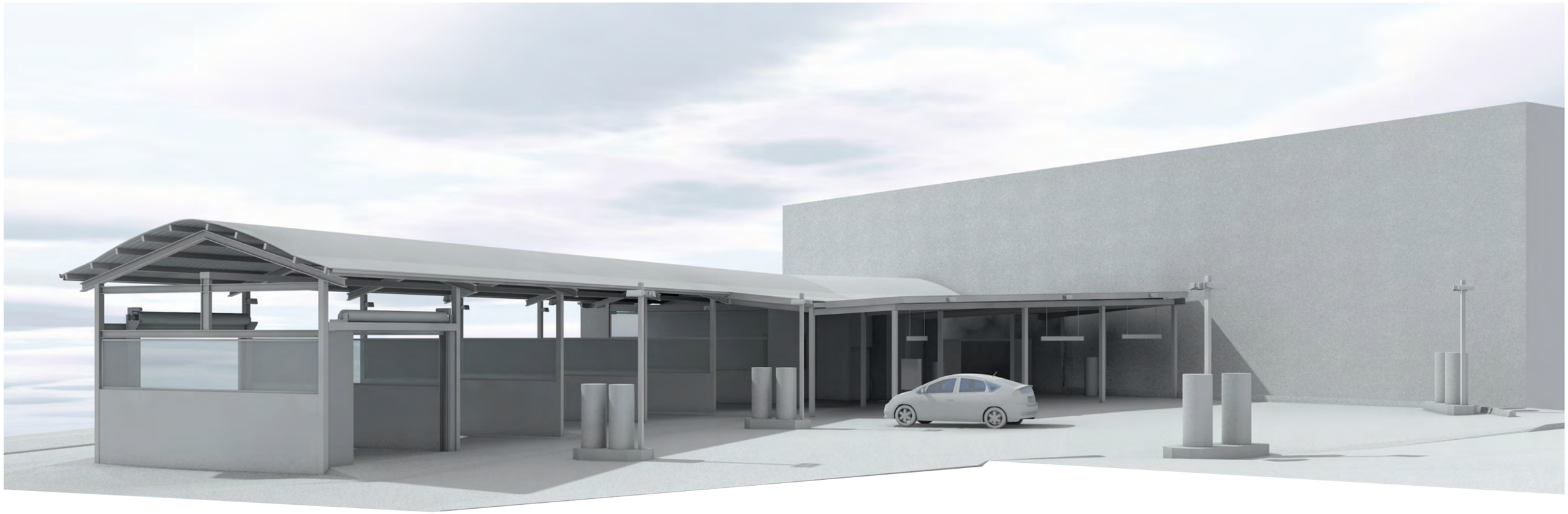
Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (**www.gcc.tas.gov.au**) until **04/12/2026**.

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 **04/12/2026**, or for postal and hand delivered representations, by 5.00 pm on **04/12/2026**.

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: 3689122
Version: 1, Version Date: 16/11/2026



Perspective View from Central Ave - North West

Proposed Additions to Existing Car Wash Premises - No. 117 Central Ave, Derwent Park TAS

Drawing List

PAGE	DESCRIPTION
DA - A.00	Cover Sheet
DA - A.01	Location Plan
DA - A.02	Site Plan - Combined
DA - A.03	Site Plan - Proposed
DA - A.04	Floor Plan
DA - A.05	Elevations
DA - A.06	Elevations
DA - A.07	Sections
H001	Drawing Index & Legend
H010	Concept Services Plan

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-26-279
DATE RECEIVED 13/10/2026

Document Set ID: 3677969
Version: 1, Version Date: 15/10/2026

REV.	AMENDMENT	DATE

MERAKI CREATIVE STUDIO
Meráki creative studio
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T: 0409 801 054
ABN: 73 588 276 191 Lic. no. 370660177

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PROJECT: **Pharos Wash Club**
Proposed Additions & Alterations to Existing Car Wash Premises
ADDRESS: 117 Central Avenue Derwent Park, TAS 7009
CLIENT: Pharos Property Group / Adelphia Properties Pty Ltd

DRAWING: Cover Sheet
DATE: 13/10/2026 ISSUE: Planning Approval

PROJECT no. **26.07**
DRAWING no. DA - A.00
DRAWN BY: SH
REV
CHECKED BY:
SCALE : @ A3

PROJECT OVERVIEW

This Development Application seeks approval for a proposed 125 m^2 canopy addition to a well established, existing car wash premises. Also, the conversion of an existing manual wash bay to an auto wash bay. To facilitate the conversion, minor additions and alterations to the existing plant room entry and respective manual wash bay are required.
The proposed commercial development comprises:

Wash Bays: Four (4) manual wash bays and three (3) automatic wash bays.
Previously, Five (5) manual wash bays and two (2) automatic wash bays.

Operating Hours: The car wash facility does not propose any changes to the existing operating hours.

Demolition Works: Minimal demolition works are proposed, limited primarily to the demolition of freestanding structures: including a shade sail and associated steel framed structure and rails, a vacuum plinth, and the entry wall to the plant room.

Site & Zoning Context

The subject site occupies a prominent allotment on the Brooker HWY, situated in the Commercial Zone, and the site is partially subject to the flood prone hazard code - where the flood-prone overlay area is located at the Northern boundary, (refer sheet DA - A.03). However no new works are proposed within the flood-prone overlay area.

Planning - Proposed Additions Permitted

All proposed additions and alterations adhere to the acceptable solutions outlined in the Statewide Planning Provisions - Part 17. No amendments to the existing landscape frontage area are proposed, the use class of the existing car wash facility is 'permitted', and all existing and proposed building heights fall well under the 12m maximum building height specified in **17.4.1 A1**. Building setbacks, both exisiting and proposed are greater than 5.5m as specified in **17.4.2 A1**.

GLENORCHY CITY COUNCIL
PLANNING SERVICES
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Location Plan
Scale - 1:750

REV.	AMENDMENT	DATE

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Proposed Additions & Alterations to Existing Car Wash Premises
ADDRESS: 117 Central Avenue Derwent Park, TAS 7009
CLIENT: Pharos Property Group / Adelphia Properties Pty Ltd

DRAWING: Location Plan
DATE: 13/10/2026 ISSUE: Planning Approval

PROJECT no. **26.07** DRAWING no. DA - A.01
DRAWN BY: SH REV
CHECKED BY: SCALE : @ A3

Document Set ID: 3677969
Version: 1, Version Date: 13/10/2026

Note:
All demolition works shown dark red & dashed.

LF ☒ Existing light fixture. Flood light on post. (typical).

GLENORCHY CITY COUNCIL
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DATE RECEIVED 13/10/2026

N

CENTRAL AVE

BROOKER HWY

Extent of existing drainage easements

boundary

8,300 +/-

26.50

22.40

4.75

5.0

5.25

5.5

5.75

6.0

grated pit

drainage easement

footpath

34.715

32.05

No. 119

No. 117

1642m²

No. 115

13.19

19.10

10.60

10.50

0.50

6.700

6.25

staff parking (ex.)

29.100

existing car wash

ramps up

Height bar & all associated structures to be demolished.

Existing line markings to be removed.

Existing plinth to be demolished.
Vac equipment to be relocated.
Refer **DA - A.03**

3.180 +/-

6.550

7.860 +/-

53.18

building adjacent

existing services

Shade sail and all associated structures to be demolished.

Existing Water Main

Existing Stormwater Main

Existing Sewer Main

Scale
0 1 2 3 4 5

Existing Site Plan + Demolition Works
Scale - 1:200

REV.	AMENDMENT	DATE

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PROJECT: **Pharos Wash Club**
Proposed Additions & Alterations to Existing Car Wash Premises
ADDRESS: 117 Central Avenue Derwent Park, TAS 7009
CLIENT: Pharos Property Group / Adelphia Properties Pty Ltd

DRAWING: Site Plan - Combined

PROJECT no.	DRAWING no.
26.07	DA - A.02
DRAWN BY: SH	REV
DATE: 13/10/2026	ISSUE: Planning Approval
CHECKED BY:	SCALE : @ A3

Document Set ID: 3677969
Version: 1, Version Date: 13/10/2026

Area Calculations

SITE AREA TOTAL	1642 m²

Site Coverage

Total Existing Footprint	**390 m2**
Main Building (Car Wash)	372 m²
Shade Sail (to be demolished)	18 m²
Total Existing - to be demolished	18 m2
Proposed Additions	**127.5 m²**
Car Wash Bay Addition	3 m²
New Roof Area (Canopy)	124.5 m²
Total Proposed Site Coverage	**499.5 m²**

LF	Existing light fixture. flood lights on post. (typical).
WL	New & existing flood lights fixed to walls. (typical).

NOTE:
*Refer Saltmarsh & Escobar Consulting Engineers Concept Services Concept Plan Drawing **H010** for proposed site services design, drainage and falls.*

N

GLENORCHY CITY COUNCIL
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APPLICATION No PLN-26-279
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Extent of site subject to flood prone area shown blue.
No new works are proposed in this area.

Existing vacuum relocated to existing concrete plinth.

Existing car wash premises. (shown light grey)

New line markings to ex. parking bay 2.6m x 5.4m.

Extent of proposed additions. (shown dark grey)

No. 119

No. 117
1642m²

No. 115

CENTRAL AVE

BROOKER HWY

boundary

drainage easement 2m wide

existing roof (no works)

footpath

drainage easement

grated pit

staff parking (ex.)

parking area (ex.)

ROAD WAY (site access)

box gutter

building adjacent

8,300 +/-

26.50

22.40

34.715

13.19

10.60

10.50

19.10

32.05

53.18

13,200

7,860 +/-

6,250

6,860

12,120 setback

13,600 setback

7,920

12,710

Scale

Site Plan - Proposed
Scale - 1:200

REV.	AMENDMENT	DATE

Document Set ID: 3677969
Version: 1, Version Date: 15/10/2026

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PROJECT:	**Pharos Wash Club** *Proposed Additions & Alterations to Existing Car Wash Premises*
ADDRESS:	117 Central Avenue Derwent Park, TAS 7009
CLIENT:	Pharos Property Group / Adelphia Properties Pty Ltd

DRAWING: Site Plan - Proposed

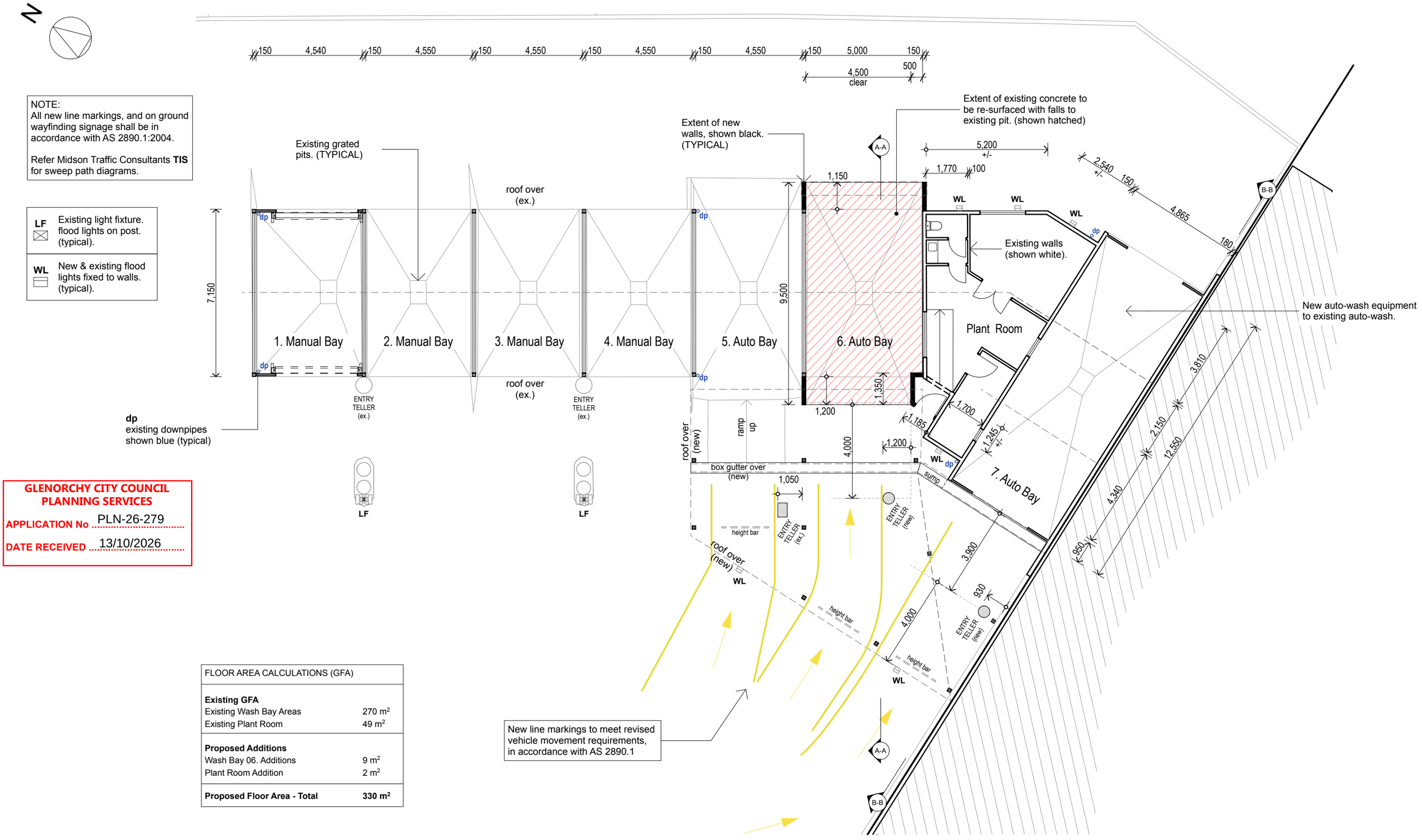
PROJECT no. **26.07**		DRAWING no. DA - A.03	
DATE: 13/10/2026	ISSUE: Planning Approval	DRAWN BY: SH	REV
		CHECKED BY:	SCALE : @ A3

NOTE:
All new line markings, and on ground wayfinding signage shall be in accordance with AS 2890.1:2004.

Refer Midson Traffic Consultants **TIS** for sweep path diagrams.

LF	Existing light fixture. flood lights on post. (typical).
WL	New & existing flood lights fixed to walls. (typical).

GLENORCHY CITY COUNCIL
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APPLICATION No PLN-26-279
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FLOOR AREA CALCULATIONS (GFA)	
Existing GFA	
Existing Wash Bay Areas	270 m²
Existing Plant Room	49 m²
Proposed Additions	
Wash Bay 06. Additions	9 m²
Plant Room Addition	2 m²
Proposed Floor Area - Total	**330 m²**

Proposed Floor Plan - Ground
Scale - 1:150

0 1 2 3 4 5

REV.	AMENDMENT	DATE

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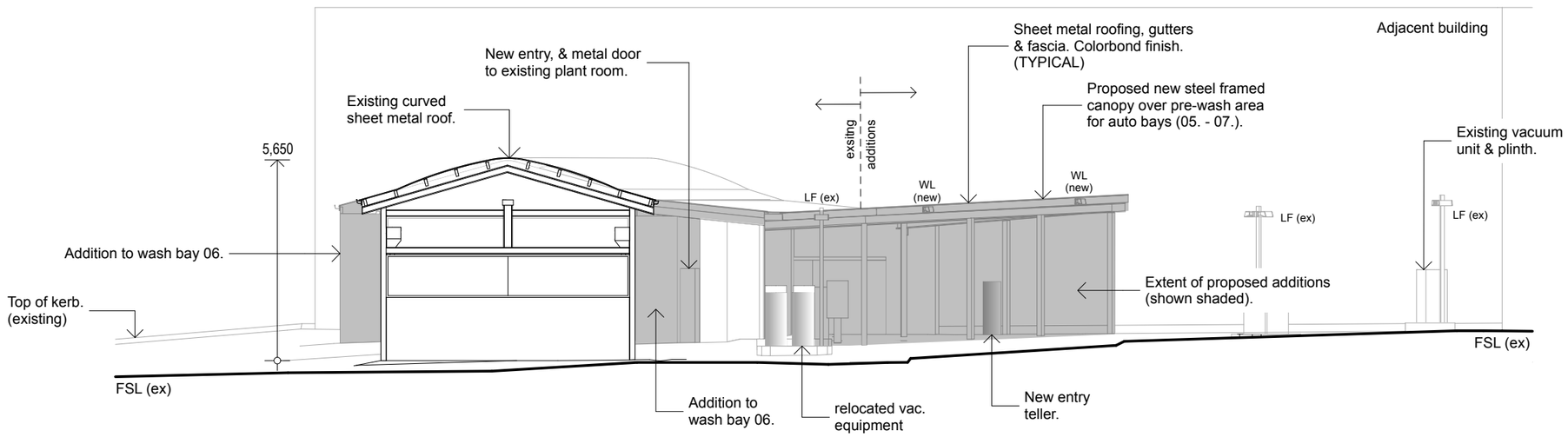
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Proposed Additions & Alterations to Existing Car Wash Premises
ADDRESS: 117 Central Avenue Derwent Park, TAS 7009
CLIENT: Pharos Property Group / Adelphia Properties Pty Ltd

DRAWING: Floor Plan
DATE: 13/10/2026 ISSUE: Planning Approval

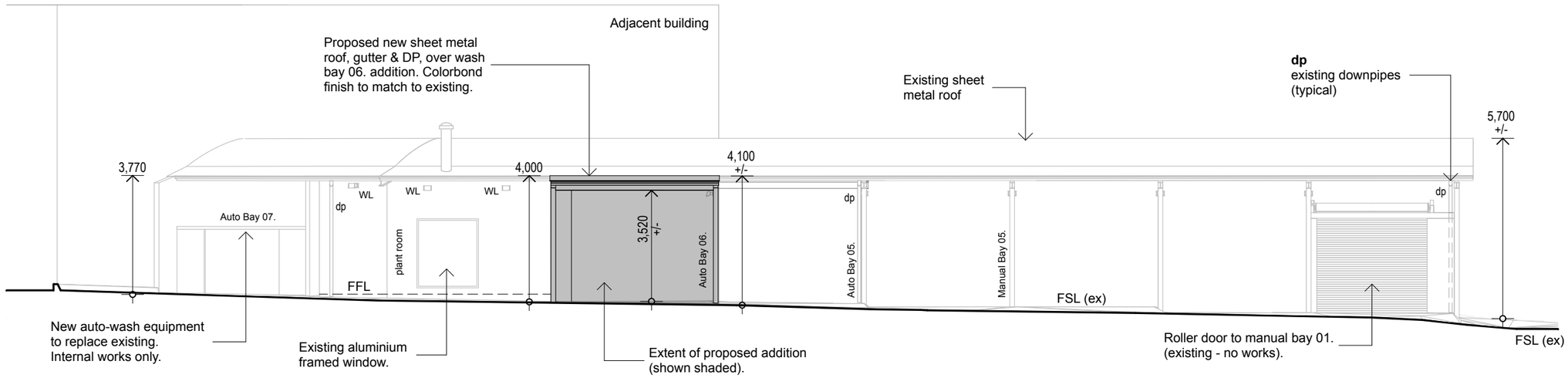
PROJECT no. **26.07**
DRAWING no. DA - A.04
DRAWN BY: SH
REV
CHECKED BY:
SCALE : @ A3

Document Set ID: 3677069
Version: 1, Version Date: 13/10/2026



North - Elevation A
Scale - 1:150

E01



East Elevation
Scale - 1:150

E02

0 1 2 3 4 5

GLENORCHY CITY COUNCIL
PLANNING SERVICES
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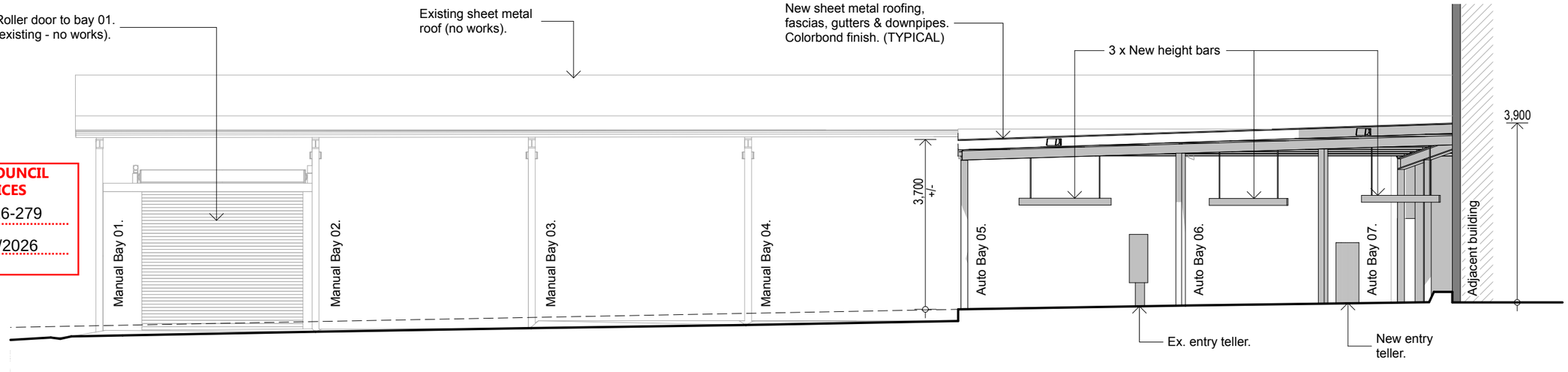
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PROJECT: **Pharos Wash Club**
Proposed Additions & Alterations to Existing Car Wash Premises
ADDRESS: 117 Central Avenue Derwent Park, TAS 7009
CLIENT: Pharos Property Group / Adelphia Properties Pty Ltd

DRAWING: Elevations
DATE: 13/10/2026 ISSUE: Planning Approval

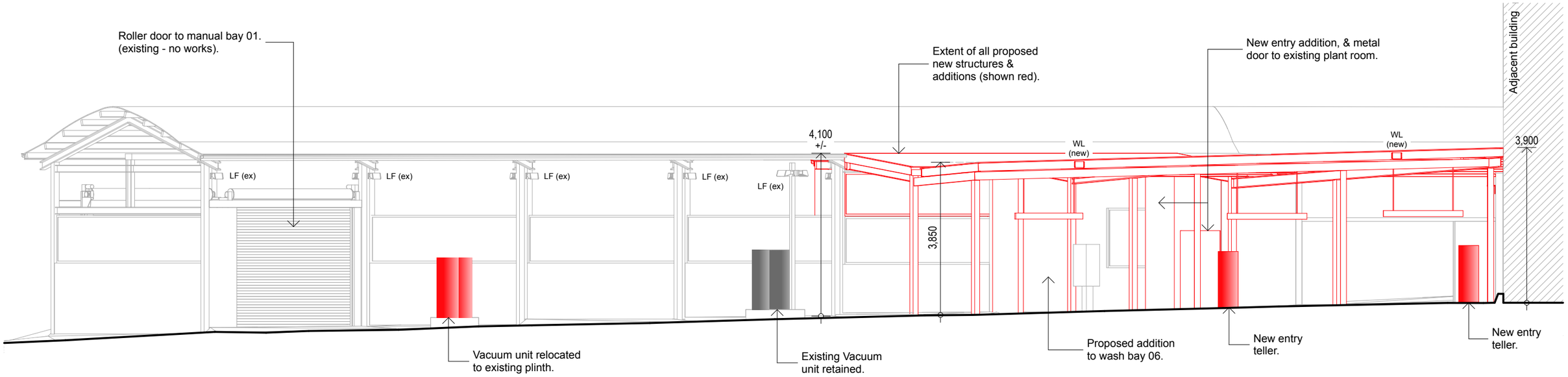
PROJECT no. **26.07**
DRAWING no. DA - A.05
DRAWN BY: SH
REV
CHECKED BY:
SCALE : @ A3

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-26-279
DATE RECEIVED 13/10/2026



West Elevation - A
Scale - 1:100

E03



West Elevation - B
Scale - 1:100

E04

0 1 2 3 4 5

REV.	AMENDMENT	DATE

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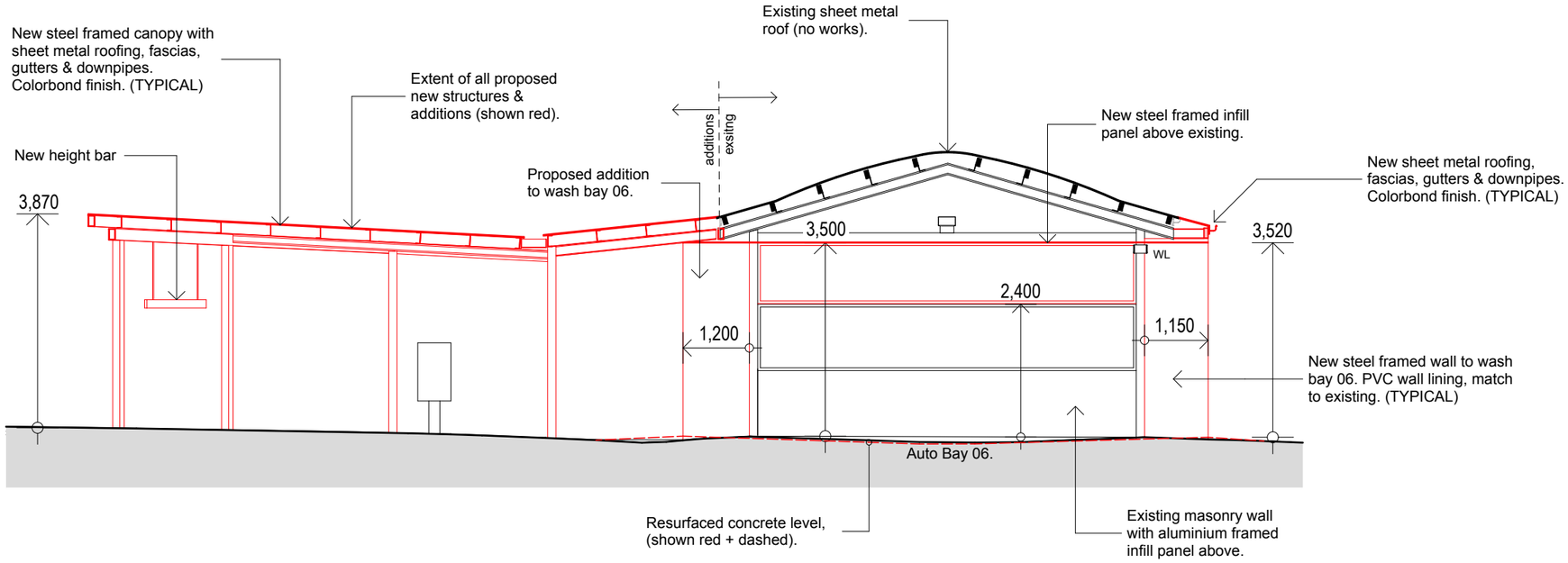
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Proposed Additions & Alterations to Existing Car Wash Premises
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CLIENT: Pharos Property Group / Adelphia Properties Pty Ltd

DRAWING: Elevations
DATE: 13/10/2026 ISSUE: Planning Approval

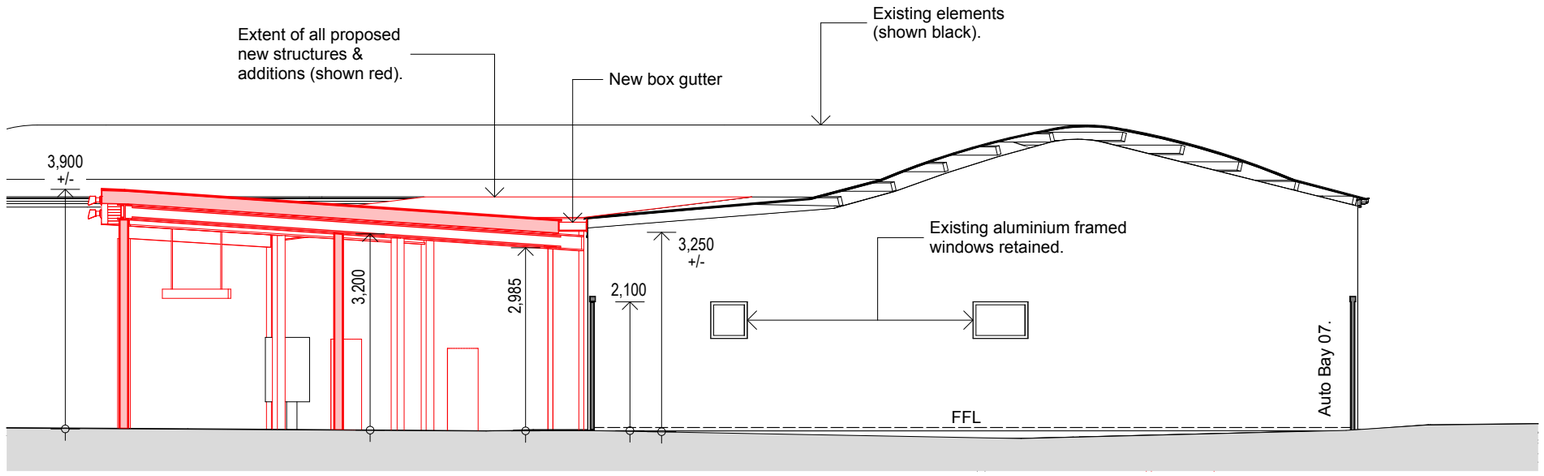
PROJECT no. **26.07** DRAWING no. DA - A.06
DRAWN BY: SH REV
CHECKED BY: SCALE : @ A3

Document Set ID: 3677969
Version: 1, Version Date: 13/10/2026



Section
Scale - 1:100

A-A



Section
Scale - 1:100

B-B

0 1 2 3 4 5

GLENORCHY CITY COUNCIL
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REV.	AMENDMENT	DATE

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ADDRESS: 117 Central Avenue Derwent Park, TAS 7009
CLIENT: Pharos Property Group / Adelphia Properties Pty Ltd

DRAWING: Sections
DATE: 13/10/2026 ISSUE: Planning Approval

PROJECT no. **26.07**
DRAWING no. DA - A.07
DRAWN BY: SH
REV
CHECKED BY:
SCALE : @ A3

Document Set ID: 3677069
Version: 1, Version Date: 13/10/2026

PHAROS WASH CLUB
117 CENTRAL AVENUE
DERWENT PARK

DRAWING INDEX

H001 DRAWING INDEX & LEGEND
H010 CONCEPT SERVICES PLAN

HYDRAULIC LEGEND

- Direction
- Pipe riser / downpipe
- Pipe dropper
- Capped end
- Locate and connect
- Continuation
- Swivel expansion joint
- Disused pipe
- Cold or hot water point
- Tempering valve
- Stop valve
- Stop valve in pit
- Check valve
- Double check valve
- Reduced pressure zone device
- Overflow relief gully
- Fire booster valve
- Single fire hydrant
- dual pillar hydrant
- Fire hose reel
- Access panel
- Grated channel drain
- Hot water unit
- Inspection opening to surface
- pump
- Water service meter
- Hose tap
- Air admittance valve
- Pressure reduction valve
- Floor waste gully

- S — Sewer new
- EX S — Sewer existing
- SW — Stormwater new
- EX SW — Stormwater existing
- SS → — Sub-soil drain new
- CW — Cold water new
- EX W — Cold water existing
- HW — Hot water new
- EX HW — Hot water existing
- TMW — Tempered mixed water

ABBREVIATIONS:

AAV	AIR ADMITTANCE VALVE
B	BASIN
BT	BOUNDARY TRAP
BTH	BATH
CO	CLEAROUT
CS	CLEANERS SINK
Cu	COPPER
CV	CHECK VALVE
CW	COLD WATER
Ø	DIAMETER
DP	DOWNPIPE
DW	DISH WASHER
EXG	EXISTING
F/A	FROM ABOVE
F/B	FROM BELOW
FFL	FINISHED FLOOR LEVEL
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FW	FLOOR WASTE
FSL	FINISHED SURFACE LEVEL
GA	GREASE ARRESTOR
HL	HIGH LEVEL
HW	HOT WATER
HWU	HOT WATER UNIT
IOS	INSPECTION OPENING
SHAFT	
IWTD	IN-WALL TUNDISH
LL	LOW LEVEL
LT	LAUNDRY TUB
MW	MIXED WATER
ORG	OVERFLOW RELIEF GULLY
PRV	PRESSURE REDUCTION VALVE
RWH	RAINWATER HEAD
RM	RISING MAIN
RPZD	REDUCED PRESSURE ZONE DEVICE
RV	RELIEF VENT
RWO	RAINWATER OUTLET
S	SEWER
SFW	SEALED FLOOR WASTE
SH	SHOWER
SK	SINK
SRM	SEWER RISING MAIN
SWRM	STORMWATER RISING MAIN
S/S	STAINLESS STEEL
SV	STOP VALVE/SERVICE VALVE
SW	STORMWATER
T/A	TO ABOVE
T/B	TO BELOW
TD	TUNDISH
TTD	TRAPPED TUNDISH
TMV	THERMOSTATIC MIXING VALVE
TV	TEMPERING VALVE
TW	TRADE WASTE
UR	URINAL
VP	VENT PIPE
WC	WATER CLOSET
WM	WASHING MACHINE

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-26-279
DATE RECEIVED 13/10/2026

REV	DESCRIPTION	DATE
0	PLANNING APPROVAL	02/10/26

Saltmarsh & Escobar Consulting Engineers
S&E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: PHAROS PROPERTY GROUP
ADDRESS: 117 CENTRAL AVENUE DERWENT PARK
SHEET: DRAWING INDEX & LEGEND
PROJECT NAME: PHAROS WASH CLUB
ISSUE: PLANNING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
AK	AK	LS	02/10/26

SCALE: N.T.S
SIZE: A3
S&E REF: 26371
DRAWING: H001
REVISION: 0

Document Set ID: 3677969
Version: 1, Version Date: 15/10/2026

GLENORCHY CITY COUNCIL
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EX. GP.
EX. PROPERTY SEWER CONNECTION.
EX. SWMH.
EXISTING 2000L HOLDING TANK TO BE REMOVED. NEW 12000L HOLDING TANK TO BE INSTALLED.
EXISTING 3000L OIL / WATER SEPARATOR TO BE REMOVED. 2no. 6000 L OIL / WATER SEPARATORS TO BE INSTALLED TO FUTURE DETAIL.
BOUNDARY
26.50
4.75
5.0
22.40
5.25
5.5
13.19
10.60
10.50
19.10
32.05
53.18
5.75
6.0
6.25
BAY 1
BAY 2
BAY 3
BAY 4
BAY 5
BAY 6
BAY 7
EX. SILT TRAP. (TYPICAL)
100 SEWER (PRIVATE)
150Ø SEWER MAIN
150Ø TW
100Ø TW
150Ø WATER MAIN
EXISTING AUTO CARWASH BAY TO REMAIN.
NEW AUTO CARWASH BAY. MODIFY LOCAL FLOOR GRADES TO FALL TO EXISTING SILT TRAP.
NEW GRATED DRAIN & SILT TRAP WITH CONNECTION TO EXISTING TRADE WASTE.
EXISTING SPOON DRAIN TO BE REMOVED.
MANUAL PRE-WASH ZONE TO HAVE NEW ROOF OVER AND FLOOR GRADES MODIFIED TO FALL TO NEW SILT TRAP.
EX. 40Ø (HIGH HAZARD) PROPERTY WATER CONNECTION TO REMAIN.
EX. OFFICE
EXISTING PLANT ROOM WORKS TO FUTURE DETAIL.
EXISTING AUTO CARWASH BAY RE-FITTED WITH NEW AUTO CARWASH.
FALL
LF
E02
E03
E04

TRADE WASTE FLOW RATE

BAY NUMBER AND TYPE	PER CYCLE / CAR (L)	USES PER HOUR	LITRES PER HOUR
BAY 1 - WAND WASH	50	5	250
BAY 2 - WAND WASH	50	5	250
BAY 3 - WAND WASH	50	5	250
BAY 4 - WAND WASH	50	5	250
BAY 5 - DRIVE THROUGH	106	10	1,060
BAY 6 - DRIVE THROUGH	300	15	4,500
BAY 7 - DRIVE THROUGH	300	15	4,500
		TOTAL	11,060

EQUIVALENT TENEMENTS

ET CODE	DEVELOPMENT TYPE	WATER	SEWER	UNITS
BE09	CAR WASH (WAND WASH)	1.442	2.247	WAND
BE10	CAR WASH (DRIVE THROUGH)	5.7	9	LANE

TOTALS		
	SEWER	WATER
BE09	5.768	8.988
BE10	17.1	27
TOTAL EQUIVALENT TENEMENTS	22.868	35.988

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
0	PLANNING APPROVAL	02/10/26

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CLIENT: PHAROS PROPERTY GROUP
ADDRESS: 117 CENTRAL AVENUE DERWENT PARK
SHEET: CONCEPT SERVICES PLAN
PROJECT NAME: PHAROS WASH CLUB
ISSUE: PLANNING APPROVAL
DRAWN: AK | DESIGNED: AK | VERIFIED: LS | DATE: 02/10/26
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