DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-278
PROPOSED DEVELOPMENT:	Greenhouse (Community Meeting and Entertainment)
LOCATION:	Goodwood Community Centre 20a Acton Crescent Goodwood
APPLICANT:	Glenorchy City Council
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: 3686789
Version: 1, Version Date: 09/11/2026

MULTICULTURAL FOOD GARDEN

GOODWOOD COMMUNITY CENTRE - DETAIL PLANS

GLENORCHY CITY COUNCIL

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-26-278
DATE RECEIVED 13/10/2026

DRAWING SCHEDULE

001	TITLE PAGE
100	GENERAL NOTES
101	DEMOLITION PLAN
102	WESTERN END
103	EASTERN END
600	TYPICAL DETAILS
601	TYPICAL DETAILS
700	PERMIT COORDINATION PLAN
701	TYPICAL ELEVATION

NOTE:
- THIS PROPOSAL EXCLUDES SIGNAGE AND EXTERNAL LIGHTING.
- NO FIXINGS OR CONNECTIONS ARE PROPOSED TO JOIN TO THE EXISTING BUILDING.
- TREES SHALL BE CUT AND PASTED, THERE WILL BE NO EXCAVATION OR MECHANICAL REMOVAL, THEREFORE NO IMPACT ON THE EXISTING BUILDING.
- THROUGH PROPOSED WORKS HAVE CLEAR SEPARATION BETWEEN OLD AND NEW INFRASTRUCTURE, TO SUIT AIRFLOW AND MAINTENANCE REGIMES TO THE EXISTING BUILDING.



OVERALL KEY PLAN

GENERAL NOTES:

1. Before commencement of works it is the responsibility of the Landscape Contractor to contact dial before you dig (ph. 1100 or web 1100.com.au) for information on services in the area shown on the plan.
2. The Contractor shall verify the location and depth of all services prior to commencing on site.
3. The Contractor shall be liable for any damage to services during landscape works.
4. The Contractor shall verify the location of any existing trees shown to be retained and protect them during works.
5. All trees shall be planted in locations shown on the plan.
6. Any change to plant species must have the approval of the Landscape Architect.
7. Construction certification for all structural elements is to be provided prior to practical completion being granted.

NOTE
Do not scale drawings. Dimensions are to be checked on site prior to onsite work commencing with any discrepancies to be brought to the attention of the author.
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Property ID

20 Acton Cres, Goodwood TAS 7010

Rev.	Date.	Description.	Dwn.	Chk.
01	15.04.26	FOR COORDINATION	AH	AH
02	13.10.26	FOR COORDINATION	AH	AH

Stamp

PRELIMINARY
NOT FOR CONSTRUCTION

Drawing

TITLE PAGE

Scale Bar

2 0 2 4 6 8 10 12 metres
SCALE 1:250 @ A1 1:500 @ A3 N

Project No.

J7001

Drawing No. 001

Rev No. 02

Document Set ID: 3686700
Version: 1, Version Date: 09/10/2026

General Notes

1. GENERAL NOTES

Refer any discrepancy, ambiguity, omission or inconsistency to the Superintendent before proceeding with the work.

Do not obtain dimensions by scaling the structural elements. Digital CAD drawings for setout purposes can be provided. Please contact Landscape architect.

All works described in these specification notes and on the drawings shall be carried out by the landscape contractor. Any works required by regulation or law to be carried out by other authorities shall be engaged directly by the contractor. The contractor shall pay for all fees and charges for such works.

2. SET OUT

All setout indicative only and to be confirmed onsite. Setting out all works to be in accordance with the drawings. The landscape contractor shall be responsible for the accuracy of the whole of the works during their progress and make good any errors caused be negligence or bad workmanship. Setting out dimensions shall be verified on site by the superintendent prior to construction/fabrication, who shall be responsible for their correctness.

3. SAFETY

The contractor shall develop safe work method statements and safety plans for all works and submit these to the principle.

4. PROTECTION OF SERVICES

The landscape contractor shall verify the position of all existing services before work commences on site. The contractor should carry out a 'Dial before you Dig' and request the latest services plans from the superintendent. All services and works new and existing shall be protected from damage. The landscape contractor will make good the damaged work at their own expense.

5. INSPECTIONS

Give not less than 48 hours notice so that inspections may be made of setting out or any other hold points as noted. Where structural inspections are required for certification, the inspections are to be performed by the structural engineer, the contractor is required to allow time for the structural engineer to inspect at the following points: completed excavation, formwork, reinforcement, membranes and embedment prior to placing concrete.

6. FINISHED LEVELS

Unless otherwise shown on the drawings the finished surface levels of grassed and mulched areas is to finish flush with surrounding concrete pathways, kerbs, field inlets, inspection chambers, manholes etc. Falls are to be consistent to avoid ponding. Turf and planting areas are to fall a minimum of 1:50 away from buildings.

7. CONCRETE

All concrete workmanship and materials shall be in accordance with AS3600:2009, AS2870:2011 and the specification. Concrete quality, and required properties of concrete shall be in accordance to AS1379.

Concrete grade to be minimum N 25. For colour and aggregate type refer to material and finishes schedule.

Surface finish, formwork is to be in accordance with the SAI formwork code as 3610 except where specified otherwise. Concrete exposed to view in the final project is to be class 2 finish and class 5 finish elsewhere.

All concrete shall be subject to project assessment and testing to as1379. Mechanically vibrate concrete in the form to give maximum compaction without segregation of the concrete. Cure concrete as required by section 17 of AS3600:2009.

Unless shown on the drawings, the location of all construction joints shall be submitted to the superintendent for approval. Conduits cast into concrete members shall be spaced at maximum distance possible and under no circumstances closer than a clear spacing of twice the larger conduit diameter from parallel reinforcement or any other conduit.

Slurry used to lubricate concrete pump lines is not to be used in any structural members. Concrete sizes as drawn are minimum and do not include applied finishes.

8. CULTIVATION

Cultivate by ripping to depths specified on the landscape details, but a minimum of 150mm, to loosen the compacted ground. Do not disturb services or tree roots. Rip subsoil parallel to the final contours where possible. do not rip if subsoil is wet or plastic. Remove stones exceeding 100mm in diameter and any unwanted matter including roots, sticks and weeds brought to the surface during cultivation. Where bedrock is present, rip to create individual plant holes to ensure success of plant growth. Trim the surface to design levels after cultivation.

9. TOPSOIL

Site topsoil to be stripped and stockpiled separately for amelioration. Topsoil stockpiled to a maximum height of 900mm, with adequate protection from wind and water erosion. Ensure that stockpile does not impede stormwater runoff. Soil testing and amelioration to be undertaken in accordance with Agronomists recommendation.

Imported Topsoil to topdress turf upgrade areas as per AS 4419. Ensure soil is free from stones, over 25mm diameter, weeds, sticks roots, rubbish and any material toxic to plant growth. Apply topsoil to depths specified on the landscape drawings and to achieve designed finished surface levels. Slightly compact topsoil but do not over compact to finished levels and contours. Feather edges to adjacent undisturbed ground.

10. MULCH

Mulch to be free from soil, weed growth and other green material or deleterious matter to AS4454 standard. Apply mulch evenly to depths shown on landscape drawings and to finish flush with adjacent surfaces. Keep mulch clear of plant trunks to prevent collar rot and keep clear from crowns of grasses. In mass planted area place mulch after the preparation of the planting bed but before planting and other works begin.

11. TURF

Prior to laying turf apply dynamic lifter (or equal) slow release fertiliser evenly over the entire surface to be turfed. Finish flush with adjoining surfaces after laying, turf is to be rolled, watered and top dressed as required. Turf is to be laid in a checker bond pattern, and if on slopes parallel to the contours.

12. PLANTING

Order Plants from a reputable nursery well in advance to ensure availability. All plants should be true species and size as indicated on the plant schedule. Stock is to be well formed, sun hardened and free from pests and diseases. Plants are not to be root bound.

Plants should be adequately staked as detailed to support an upright growth. Trees should be staked with timber stakes and tied with hessian ties or approved equal. Allow slight movement of tree to improve establishment of root system. Shall stakes or guy ropes become a safety issue close to footpaths or similar underground anchoring systems such as 'Platypus' or Duck Bill' tree anchoring systems shall be used. Install as per manufacturers specifications.

All plants should be thoroughly watered immediately after planting with a minimum application of 10 litre per plant.

13. COMPLETION

Undertake the following before the completion of landscape works:

- Submit recommendations for maintenance plants
- Removal of all stakes and ties no longer required at the end of the planting establishment period.

Once the following has been met satisfactorily, a certificate of final completion shall be issued to the landscape contractor.

GENERAL NOTES:

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20 Acton Cres, Goodwood TAS 7010

Rev.	Date.	Description.	Dwn.	Chk.
01	15.04.26	FOR COORDINATION	AH	AH

Stamp
PRELIMINARY
NOT FOR CONSTRUCTION

Drawing
SPECIFICATION

Scale Bar
N

Project No.
J7001

Drawing No. 100
Rev No. 01

Document Set ID: 3686790
Version: 1, Version Date: 09/10/2026



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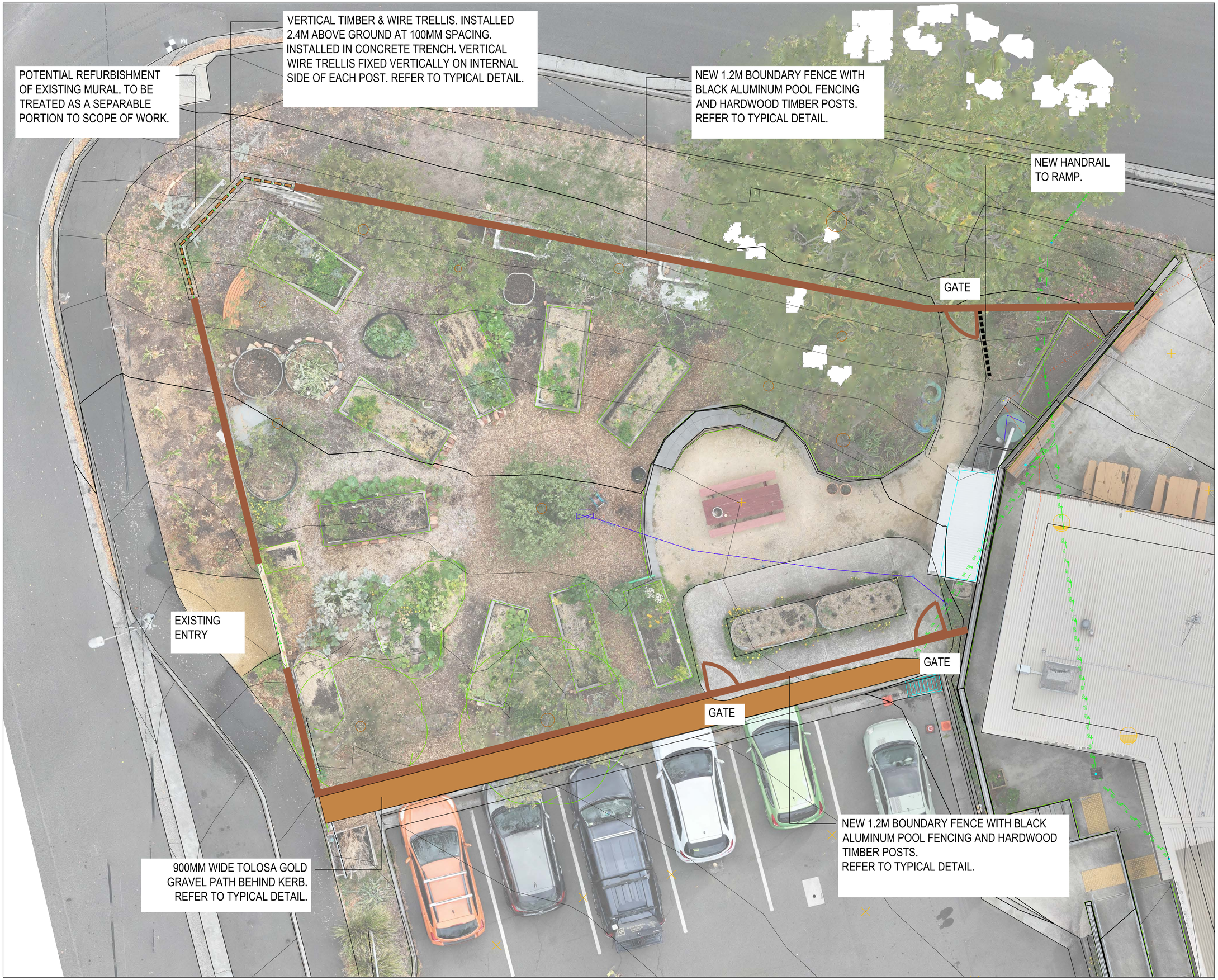
Drawing
DEMOLITION PLAN

Scale Bar
1 0 1 2 3 4 5 metres
SCALE 1:100 @ A1 1:200 @ A3 N

Project No.
J7001

Drawing No. 101 **Rev No.** 01

Document Set ID: 3686700
Version: 1, Version Date: 09/10/2026



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PRELIMINARY
NOT FOR CONSTRUCTION

Drawing

WESTERN END - SITE PLAN

Scale Bar

0.5 0 0.5 1 1.5 2.0 2.5 metres
SCALE 1:50 @ A1 1:100 @ A3 N

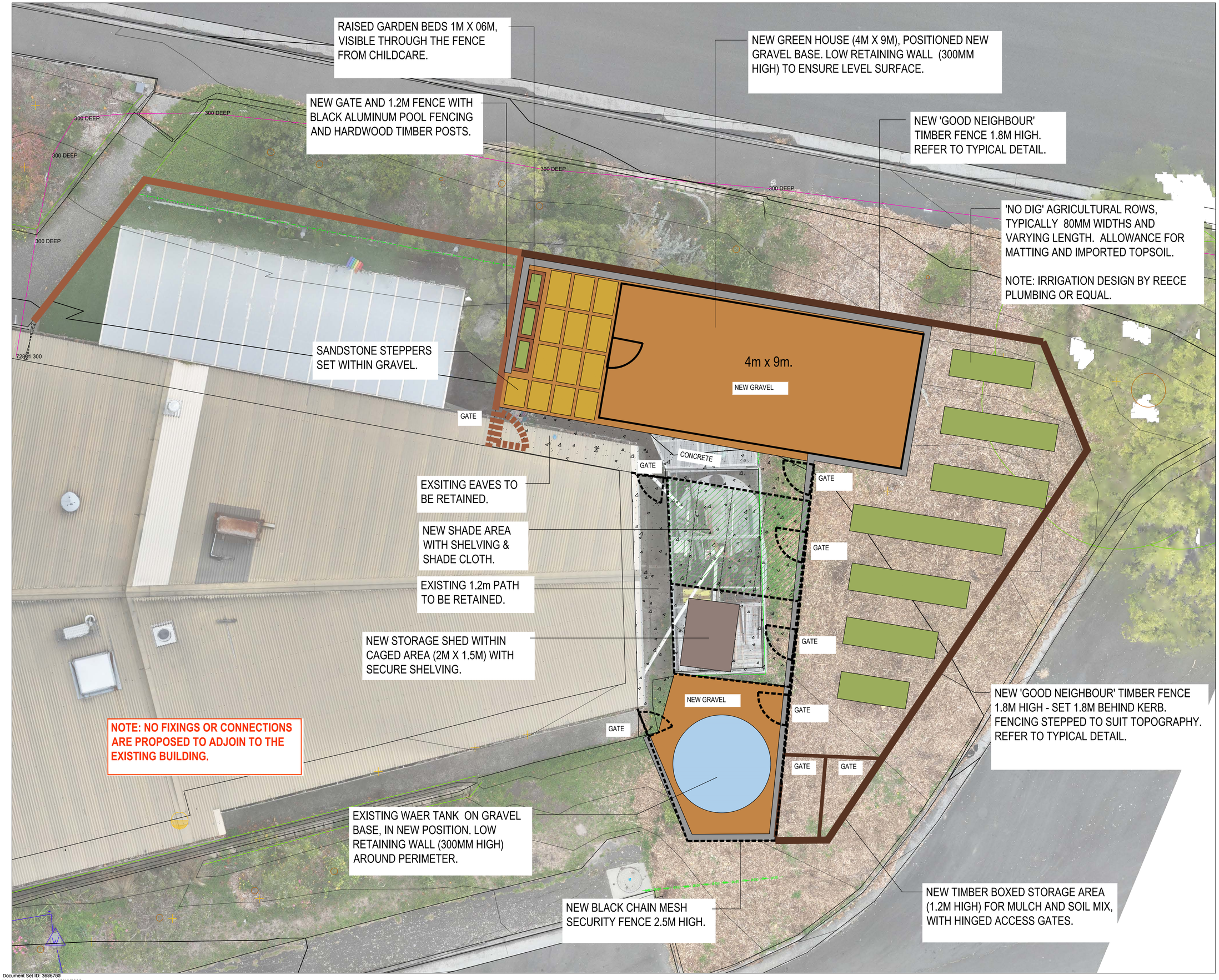
Project No.

J7001

Drawing No. 102

Rev No. 01

Document Set ID: 3686700
Version: 1, Version Date: 09/10/2026



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02	14.05.26	FOR COORDINATION	AH	AH
03	06.08.26	FOR COORDINATION	AH	AH
04	03.09.26	FOR COORDINATION	AH	AH
05	05.10.26	FOR COORDINATION	AH	AH

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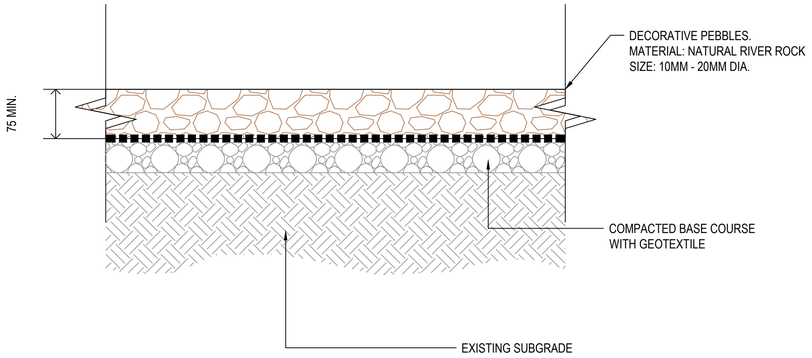
Drawing
EASTERN END - SITE PLAN

Scale Bar
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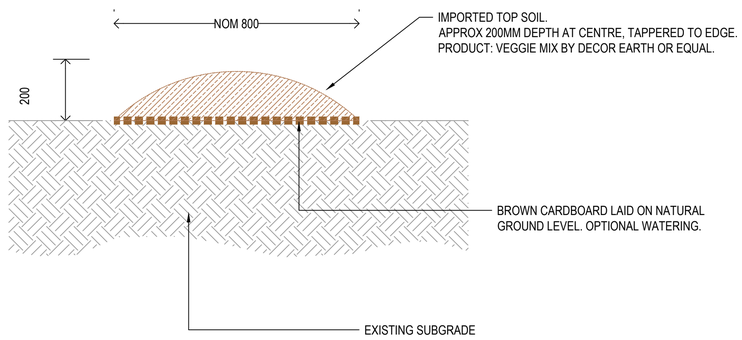
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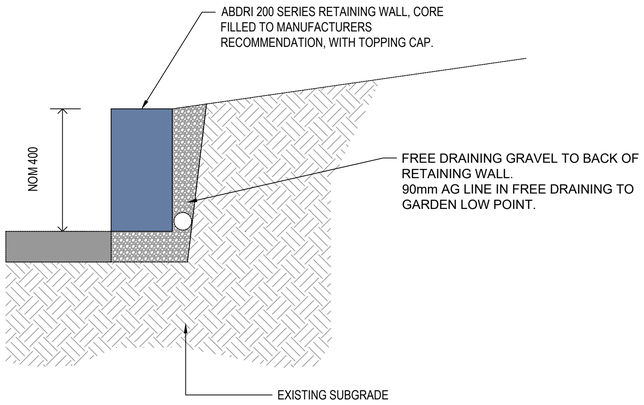
Document Set ID: 3686799
Version: 1, Version Date: 09/10/2026



01 600 GRAVEL - TYPICAL DETAIL
1:10 @ A1



02 600 AGRIGULTURAL 'NO DIG' ROW - TYPICAL DETAIL
1:10 @ A1



03 600 LOW RETAINING WALL - TYPICAL DETAIL
1:10 @ A1

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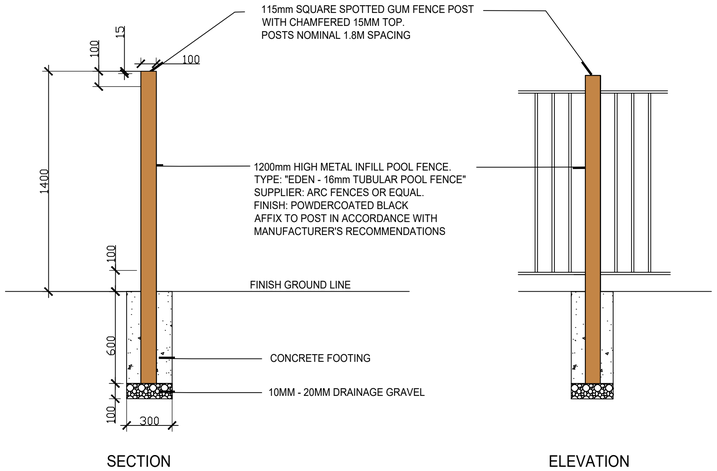
Drawing
TYPICAL DETAILS

Scale Bar
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SCALE 1:20 @ A1 1:40 @ A3 N

Project No.
J7001

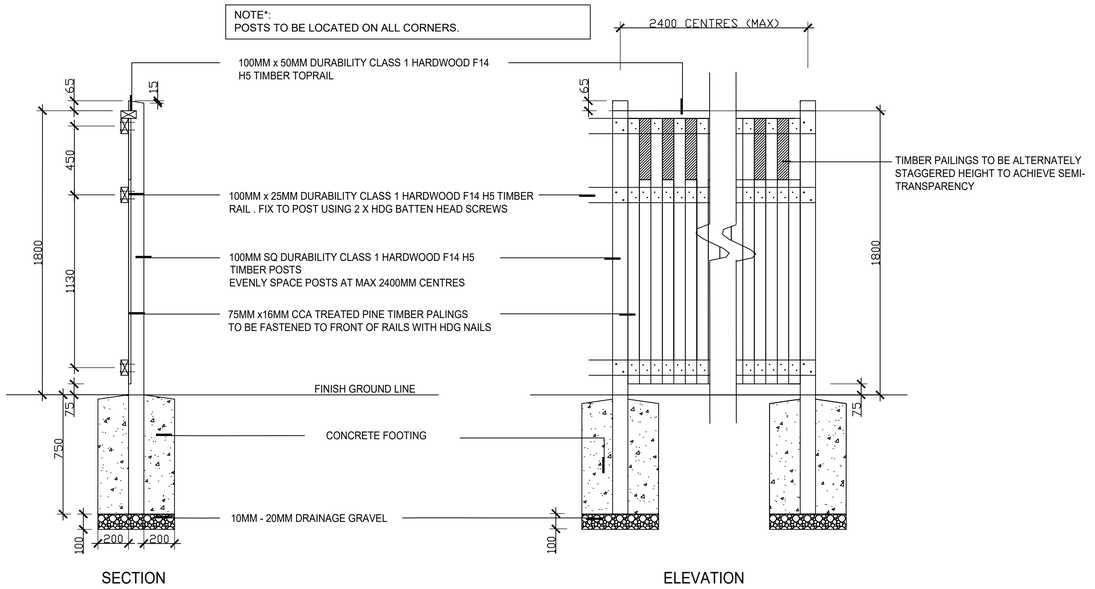
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Document Set ID: 3686700
Version: 1, Version Date: 89/10/2026



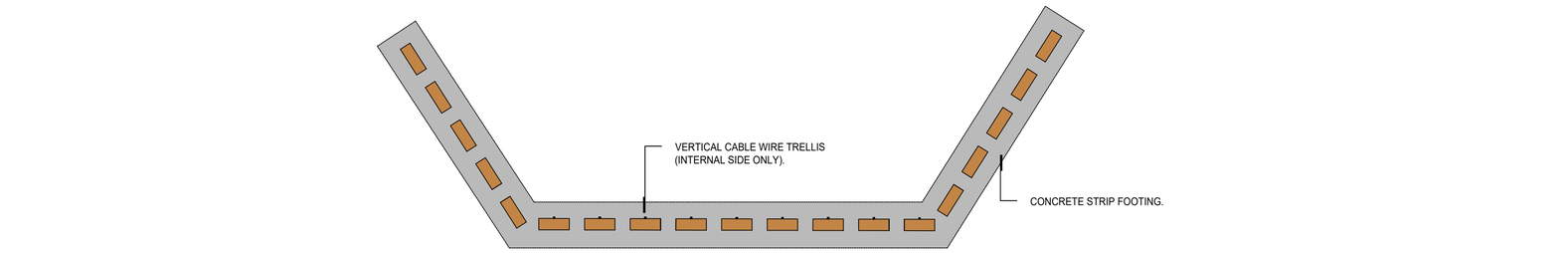
01 601 FENCE TYPE 1 - TYPICAL DETAIL

1:20 @ A1



02 601 FENCE TYPE 2 'GOOD NEIGHBOUR STYLE' - TYPICAL DETAIL

1:20 @ A1



03 601 VERTICAL TIMBER & WIRE TRELLIS - TYPICAL DETAIL

1:20 @ A1

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Stamp

PRELIMINARY
NOT FOR CONSTRUCTION

Drawing

TYPICAL DETAILS

Scale Bar

200 0 200 400 600 800 1000 millimetres

SCALE 1:20 @ A1 1:40 @ A3 N

Project No.

J7001

Drawing No. 601

Rev No. 01

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Stamp

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Drawing

PERMIT COORDINATION PLAN

Scale Bar

0.5 0 0.5 1 1.5 2.0 2.5 metres

SCALE 1:50 @ A1 1:100 @ A3 N

Project No.

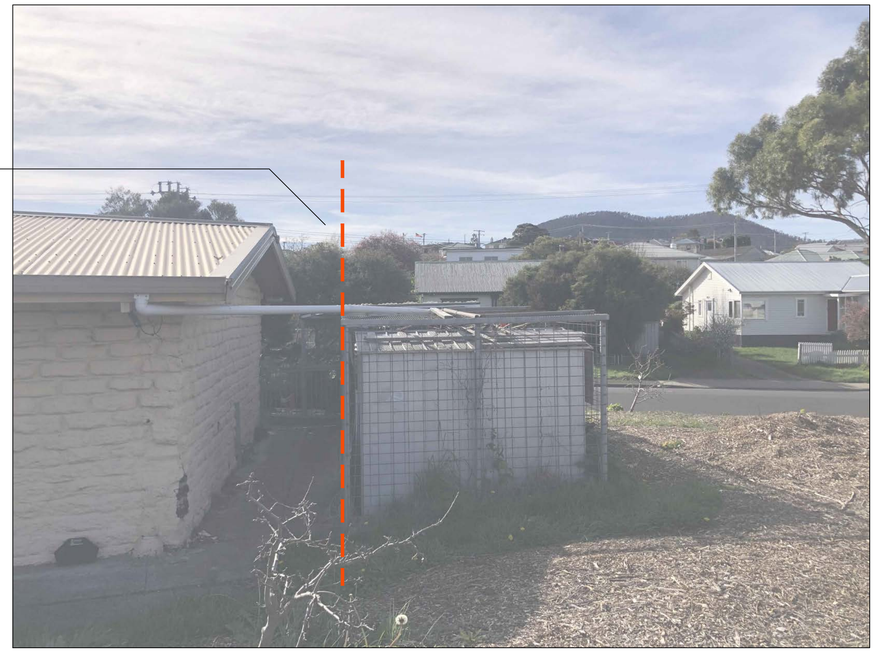
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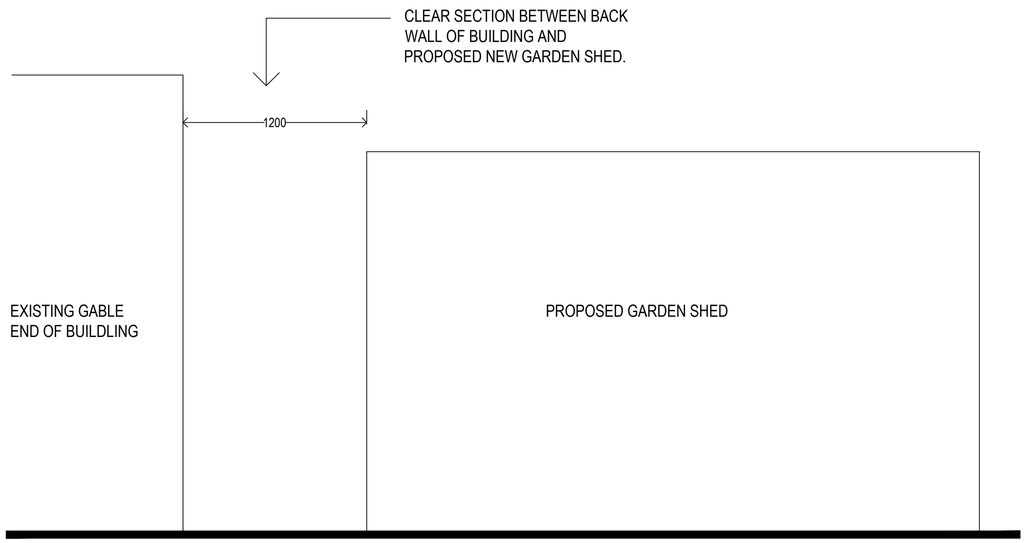
Drawing No. 700

Rev No. 01

Document Set ID: 3686790
Version: 1, Version Date: 09/10/2026

PROPOSED GARDEN SHED AND RELOCATION OF WATER TANK TO KEEP IN LINE WITH EXISTING CAGED GARDEN SHED, TO ENSURE CLEAR SEPARATION FROM THE BACK WALL OF THE BUILDING.





01 GABLE END - TYPICAL ELEVATION
1:20 @ A1

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01	07.09.26	FOR COORDINATION	AH	AH

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Drawing
TYPICAL ELEVATION

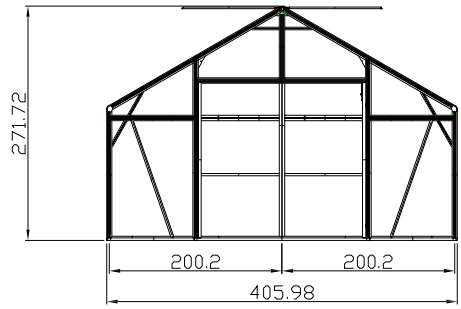
Scale Bar
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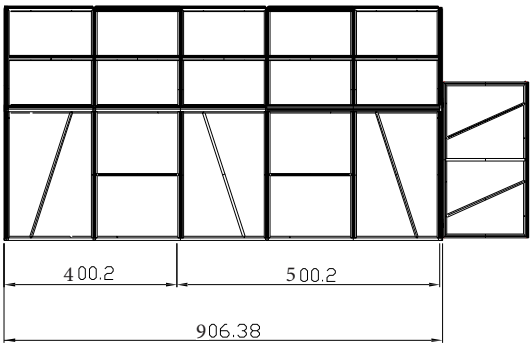
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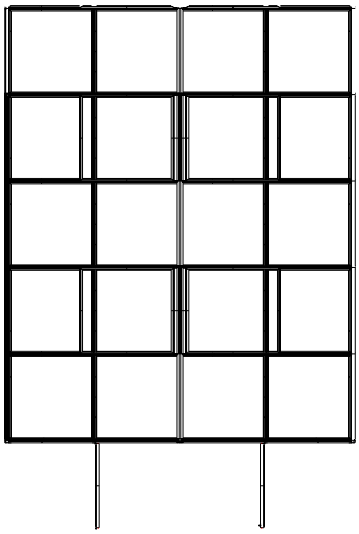
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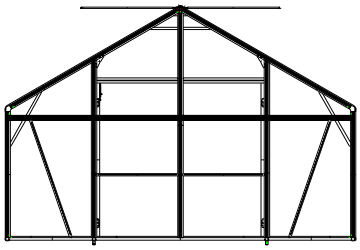
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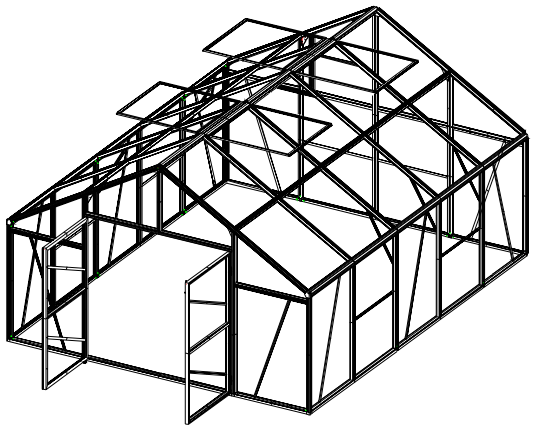
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