

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-069
PROPOSED DEVELOPMENT:	Demolition, Construction of New Showroom and Signs (Bulky Goods Sales)
LOCATION:	14 Derwent Park Road Derwent Park
APPLICANT:	MC Planners
ADVERTISING START DATE:	23/05/2025
ADVERTISING EXPIRY DATE:	06/06/2025

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 **06/06/2025**.

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 **06/06/2025**, or for postal and hand delivered representations, by 5.00 pm on **06/06/2025**.

DERWENT PARK SHOWROOM / WAREHOUSE

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. : PLN-25-069
DATE RECEIVED: 13/05/2025

DRAWING REGISTER

SHEET No.	SHEET NAME	REVISION	REVISION DATE
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A0 - GENERAL SHEETS

DA-00	COVER SHEET	B	15.3.25
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A1 - SITE

DA-01	LOCATION PLAN & SITE SURVEY	B	15.3.25
DA-03	PROPOSED SITE PLAN	B	15.3.25

A3 - ELEVATIONS

DA-24	ELEVATIONS	B	15.3.25
DA-25	ELEVATIONS	B	15.3.25
DA-28	3D PERSPECTIVE VIEW	B	15.3.25
DA-29	3D PERSPECTIVE VIEW	B	15.3.25
DA-30	3D PERSPECTIVE VIEW	B	15.3.25

TOTAL SHEETS: 8

Project No:

24110

Sheet No:

DA-00

14 DERWENT PARK RD COVER SHEET

15.3.25 DEVELOPMENT APPLICATION



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Client

PHAROS PROPERTIES

Project

DERWENT PARK SHOWROOM /
WAREHOUSE

Sheet title

COVER SHEET

SCALE BAR:

0 1000 2000 5000
SCALE: 1:100

REV	DESCRIPTION	DATE
A	PRELIMINARY DEVELOPMENT APPLICATION	17/02/2025
B	DEVELOPMENT APPLICATION	15.3.25

Project No:

24110

Sheet No:

DA-00

Scale at A1:

Revision

P01.02

Date

15.3.25



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2/10 DERWENT PARK
RSEA SAFETY

57 SUNDERLAND ST
WINC

GLENORCHY CITY COUNCIL
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18 DERWENT PARK RD
WHITWORTH'S MARINE

DERWENT PARK RD

17 DERWENT PARK RD
BOC GAS AND GEAR

CIRCULATION
ROADWAY

1 EXISTING SITE PLAN
REFER: A-1301
SCALE: 1 : 200

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SCALE: 1:100

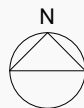
Project
DERWENT PARK SHOWROOM /
WAREHOUSE

Sheet title
LOCATION PLAN & SITE SURVEY

REV	DESCRIPTION	DATE
A	PRELIMINARY DEVELOPMENT APPLICATION	17/02/2025
B	DEVELOPMENT APPLICATION	15.3.25

Project No:
24110
Sheet No:
DA-01

Scale at A1:
1 : 200
Revision
P01.02
Date
15.3.25



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2/10 DERWENT PARK
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ROOF HATCH ABOVE AMENITIES.
LADDER ACCESS

LOT SIZE
2658.18m²
SHOWROOM / WAREHOUSE
1800 m²
RL 14400

18 DERWENT PARK RD
WHITWORTHS MARINE

ADJACENT CARPARK
AWNING ABOVE SHOWN
DASHED. TYPICAL
TRAFFIC SIGN FOR KEEP CLEAR. REFER TRAFFIC REPORT
FOR NO PARKING PRIOR TO 9am

X3 REMOVABLE BOLLARDS

CARBAYS & AISLE WIDTH IN ACCORDANCE WITH USER
CLASS 2 MINIMUM ALLOWANCES.
2400 WIDE, 5400 LONG W/6200 AISLE WIDTH.
LANDSCAPE STRIP
- LOMANDRA PLANTS WITH PINE BARK BEDDING

ROLLER
DOOR
5x5m

EXIT

WALKWAY

EXIT

AUTO SLIDER ENTRY DOORS

WALKWAY

BLACK BOLLARDS @ 1500mm CRS
AS2890, AS3850

21 CARBAYS INCL. 1 ACCESSIBLE
AND SHARED SPACE
SHARED SPACE

PEDESTRIAN CROSSING 1.2m WIDE

LANDSCAPE STRIP
- LOMANDRA PLANTS WITH
PINE BARK BEDDING

DUAL BIKE PARKING

EXISTING
CROSS OVER &
PROPOSED
ENTRY

EXISTING SEWER PIPE

EXISTING CROSS
OVER - PROPOSED
EXIT

EXISTING SW PIPE

GRATED SW PIT
RL (LID) = 14.07
RL (IN) = 12.77
RL (OUT) = 12.74

SIDE ENTRY PIT
RL (LID) = 14.23
RL (inv) = 13.52

EXISTING SW
PIPE

EXISTING SEWER PIPE

EXISTING SEWER PIPE

EXISTING SW
PIPE

DERWENT PARK RD

17 DERWENT PARK RD
BOC GAS AND GEAR

1

PROPOSED SITE PLAN

REFER: A-1301
SCALE: 1 : 200

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PHAROS PROPERTIES

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Project
DERWENT PARK SHOWROOM /
WAREHOUSE

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PROPOSED SITE PLAN

REV	DESCRIPTION	DATE
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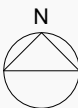
Project No:
24110

Sheet No:
DA-03

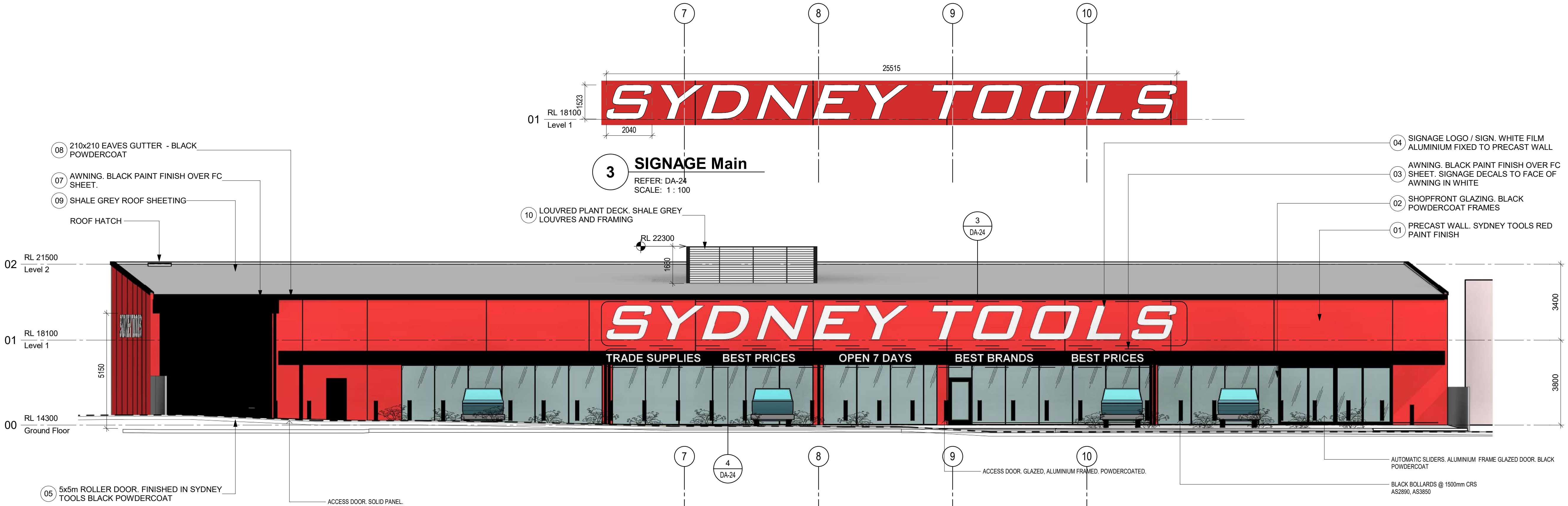
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1 : 200

Revision
P01.02

Date
15.3.25



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1 ELEVATION 1
REFER: DA-03
SCALE: 1 : 100



4 SIGNAGE Awning
REFER: DA-24
SCALE: 1 : 100

5 SIGNAGE Side
REFER: DA-24
SCALE: 1 : 100

2 ELEVATION 2
REFER: DA-03
SCALE: 1 : 100

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Project
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ELEVATIONS

REV	DESCRIPTION	DATE
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Sheet No:
DA-24

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P01.02

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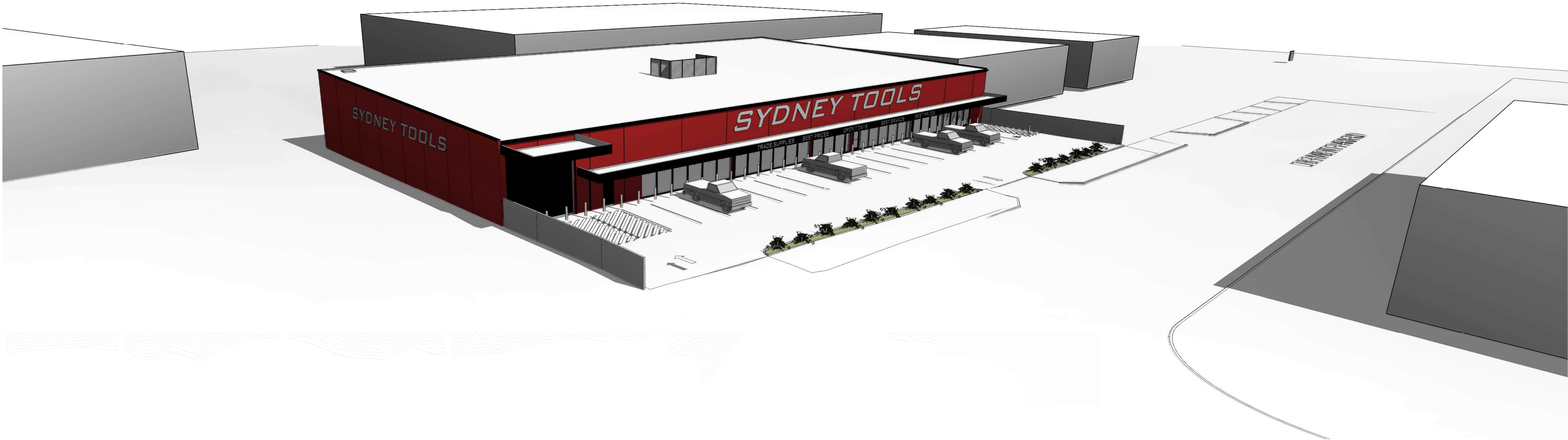
CODE	DESCRIPTION
01	PRECAST WALL. SYDNEY TOOLS RED PAINT FINISH
02	SHOPFRONT GLAZING. BLACK POWDERCOAT FRAMES
03	AWNING. BLACK PAINT FINISH OVER FC SHEET. SIGNAGE DECALS TO FACE OF AWNING IN WHITE
04	SIGNAGE LOGO / SIGN. WHITE FILM ALUMINIUM FIXED TO PRECAST WALL
05	5x5m ROLLER DOOR. FINISHED IN SYDNEY TOOLS BLACK POWDERCOAT
06	PARAPET FLASHING - BLACK POWDERCOAT
07	AWNING. BLACK PAINT FINISH OVER FC SHEET.
08	210x210 EAVES GUTTER - BLACK POWDERCOAT
09	SHALE GREY ROOF SHEETING
10	LOUVRED PLANT DECK. SHALE GREY LOUVRES AND FRAMING

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

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1 **SOUTH WEST PERSPECTIVE**
SCALE: NTS

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SCALE: 1:100

Project
DERWENT PARK SHOWROOM /
WAREHOUSE

Sheet title
3D PERSPECTIVE VIEW

REV	DESCRIPTION	DATE
A	PRELIMINARY DEVELOPMENT APPLICATION	17/02/2025
B	DEVELOPMENT APPLICATION	15.3.25

Project No:
24110

Sheet No:
DA-28

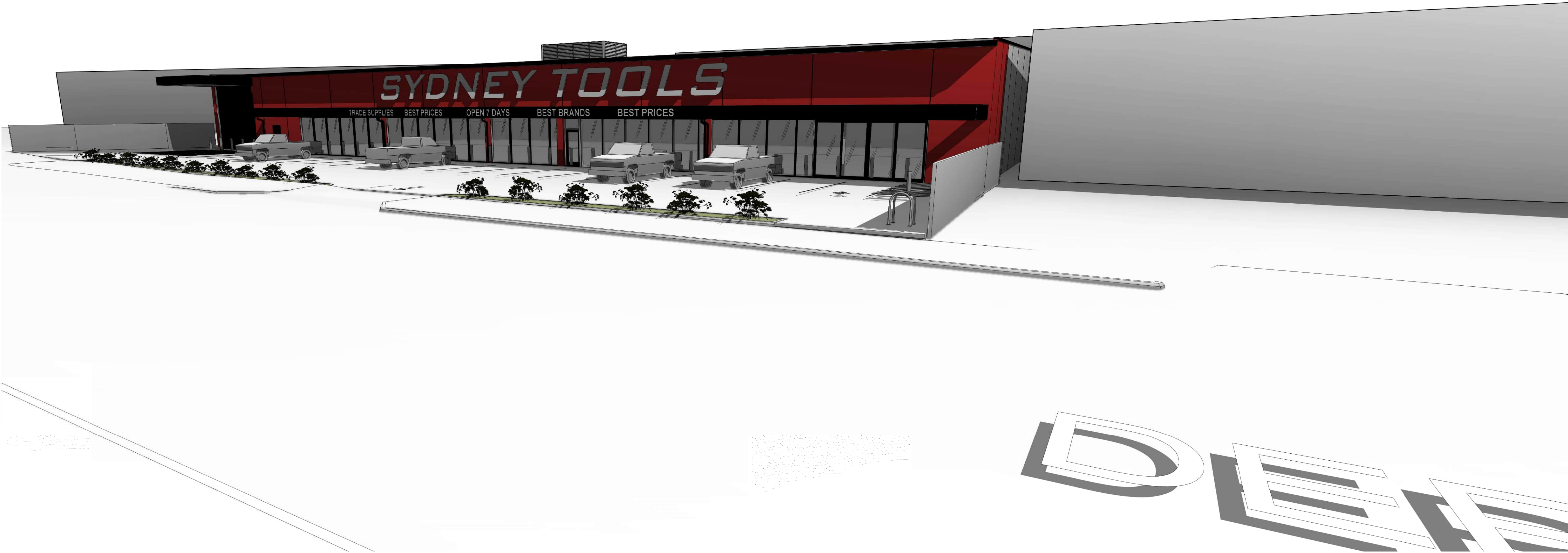
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P01.02 15.3.25



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1 SOUTH EAST PERSPECTIVE

SCALE:

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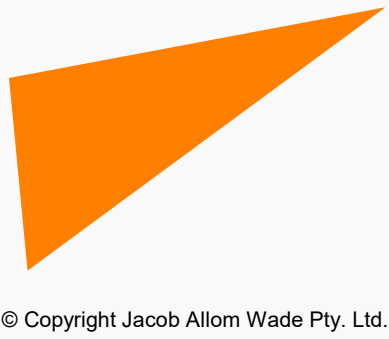
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Sheet No:
DA-29

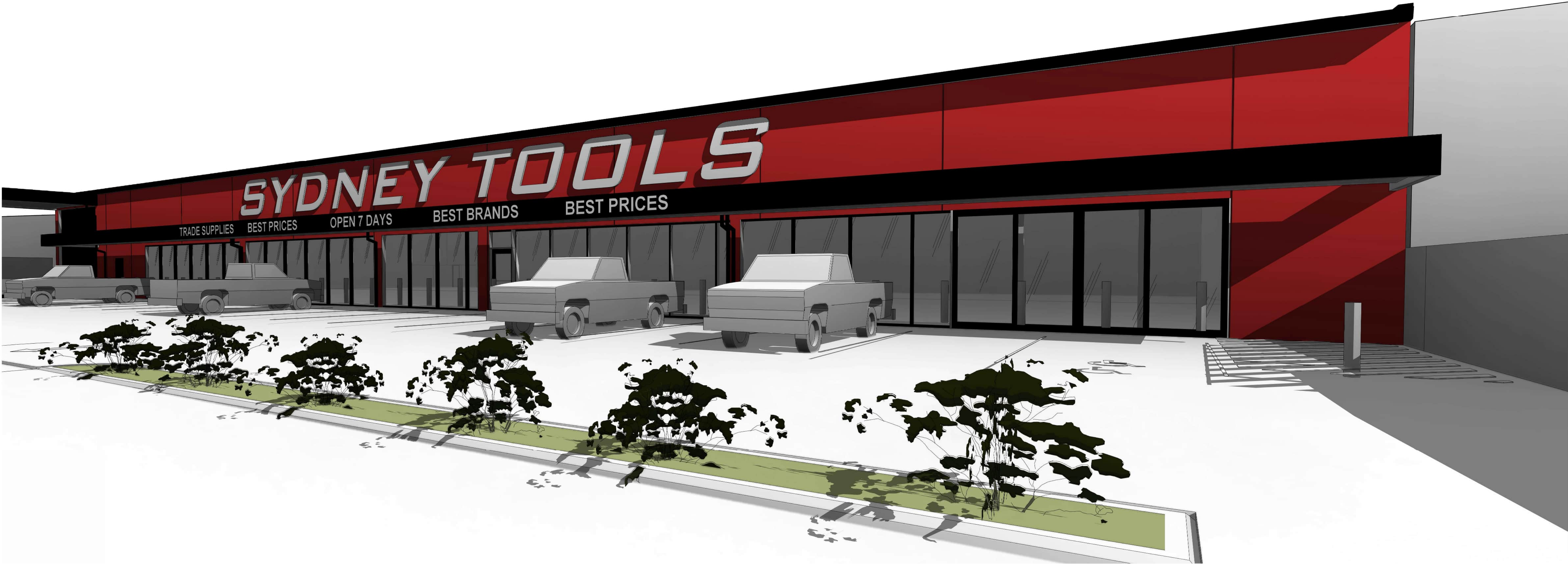
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GLENORCHY CITY COUNCIL
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1 SOUTH EAST PERSPECTIVE CLOSE UP

SCALE:

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Sheet No:
DA-30

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