

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-066
PROPOSED DEVELOPMENT:	Partial Demolition, New Buildings and Change of use to Bulky Goods Sales
LOCATION:	100-102 Hopkins Street, Moonah
APPLICANT:	D P Cantwell
ADVERTISING START DATE:	06/06/2025
ADVERTISING EXPIRY DATE:	23/06/2025

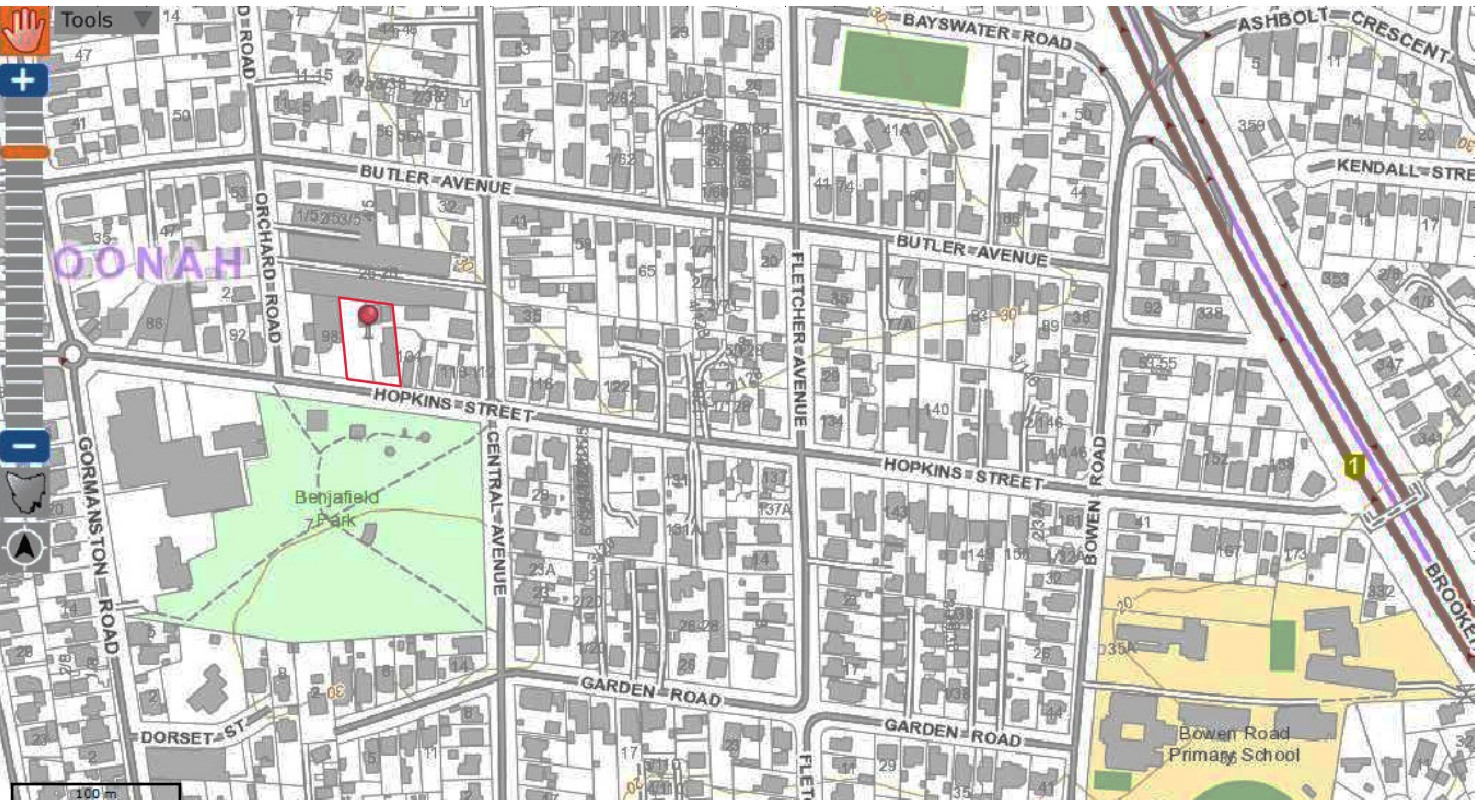
Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (www.gcc.tas.gov.au) until **23/06/2025**.

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 **23/06/2025**, or for postal and hand delivered representations, by 5.00 pm on **23/06/2025**.

PLANNING APPLICATION SET

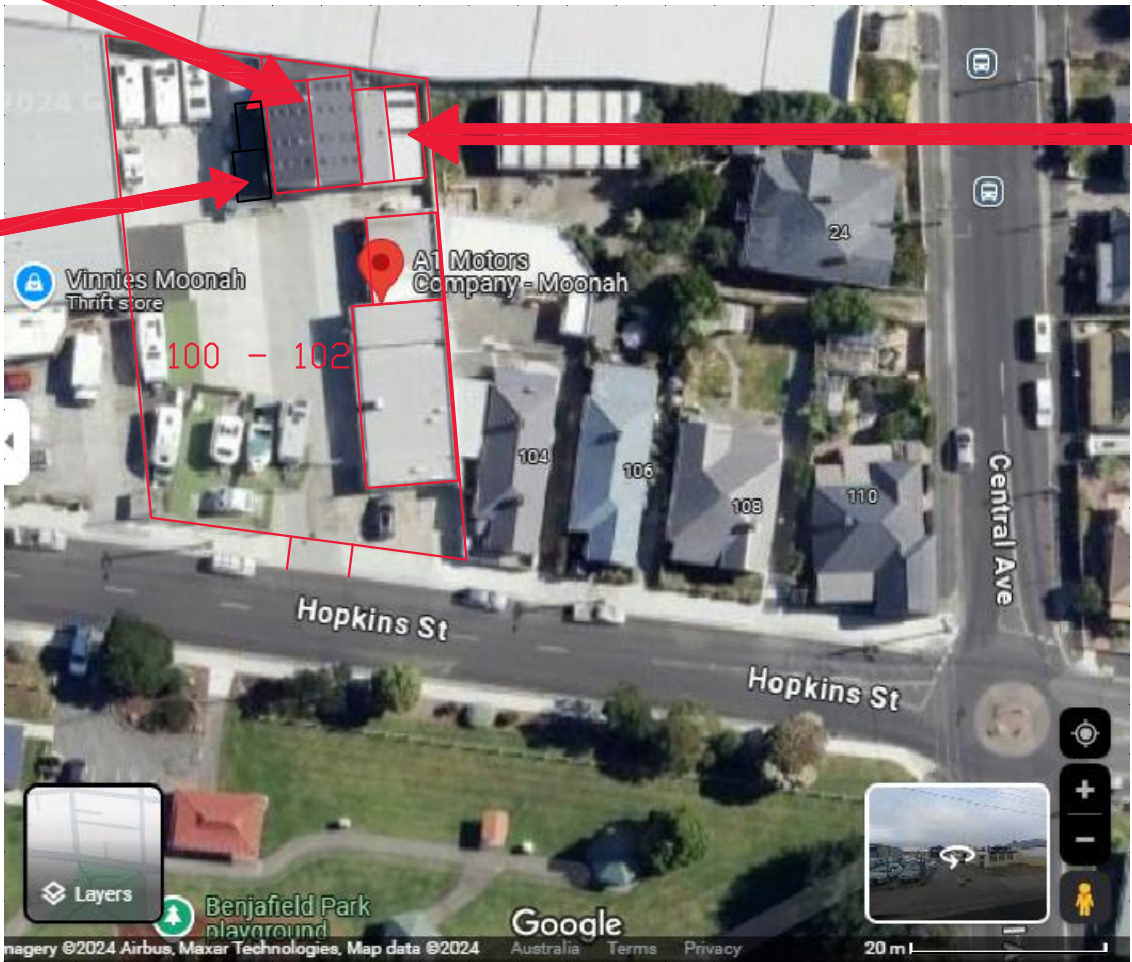
BUILDER : JP FLYNN REFERENCE # CAP39499



LOCALITY PLAN NTS

LOCATION OF LARGER
9.2 x 11.1 x 5.5m HIGH
REAR SHED
- DAMAGED BY
HEAT AND TO
BE REPAIRED

SMALL TIMBER SHEDS
HAVE BEEN DEMOLISHED
AS PART OF FIRE-DAMAGE
REPAIRS TO LARGE SHED



PROPERTY DATA:
LOTS 98 & 99 on Plan 55187
PID 5431088
Lot Area 1568 m2
Zoning :- Commercial
Municipality :- Glenorchy C.C.

SMALL REAR SHED (destroyed) 58 m2
LARGE REAR SHED (damaged) 102 m2
FRONT BUILDING (unaffected) 77 m2

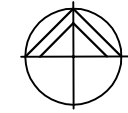
TOTAL AREA 237 m2

Drawing Register

Cover sheet PID data. Locality Plans
Site plan
Small shed - new replacement proprietary shed details
Existing Admin Building Floor Plan
Existing Larger Shed Elevations
Proposed Signage Plan

DWG-01 / B 1:800
DWG-02 / D 1:2000
DWG-03 / C 1:100
DWG-04 1:100
DWG-05 1:100
DWG-06 1:200

LOCATION OF SMALLER 9 x 6.46 x 2.7m HIGH
REAR SHED - COMPLETELY DESTROYED BY
FIRE AND TO BE REPLACED WITH A PROPRIETARY
COLORBOND KIT SHED OF THE SAME AREA BUT THE HEIGHT
AT THE EASTERN BOUNDARY SIDE IS PROPOSED TO BE 3.8m HIGH



AERIAL PHOTO 1:800

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-25-066.....

DATE RECEIVED 30/05/2025.....

Cover sheet
Property data
Site Plan
Drawing register

Amendments / Issues
A Areas corrected 19.12.24
B Updated 12.1.25
C Smaller shed to be higher
& requires planning permit
20.3.25
D AMENDED TO INCLUDE MCU 20.4.25

Dennis Cantwell
Building Design & Documentation
Trading as
CanDitt Constructions P/L

Mobile : 0414 310 328
Email : dennis@canditt.com.au
P.O. Box 200 Woodbridge TAS 7162
Accreditation No. CC5242C

Scale 1:4000 Date 4/12/24
SHEET No DWG - 01 / D

dennis@canditt.com.au

From: Daniel Biedka <Daniel.Biedka@gcc.tas.gov.au>
Sent: Wednesday, 27 November 2024 1:49 PM
To: dennis@canditt.com.au
Subject: 100-102 Hopkins Street, Moonah

Good afternoon Dennis,

Thank you for your phone call regarding 100-102 Hopkins Street. I have spoken to our planning officer Naman who has confirmed that for all intents and purposes the property is viewed as one because it has one PID (albeit with 2 lots making up the one PID). Certainly if an application had to be made with Council for planning or building approval, both of the titles would have to be included for the approval, however for fire separation purposes the two lots have been amalgamated and can only be sold as one larger property.

I can also confirm that the larger shed which had the fire was approved in 2011 and is a legally constructed building. Please let me know if you have any further questions.

Kind Regards,

Daniel Biedka
Building Officer



(03) 6216 6800 | www.gcc.tas.gov.au
374 Main Road, Glenorchy | PO Box 103, Glenorchy TAS 7010



Heat damage to machinery shed adjoining fire damaged shed



Heat damages to framing

CONNECT BOTH REPLACEMENT SHED & REPAIRED SHED TO EXISTING STORMWATER SYSTEM
REPAIR GROUND CONNECTIONS AS REQUIRED.

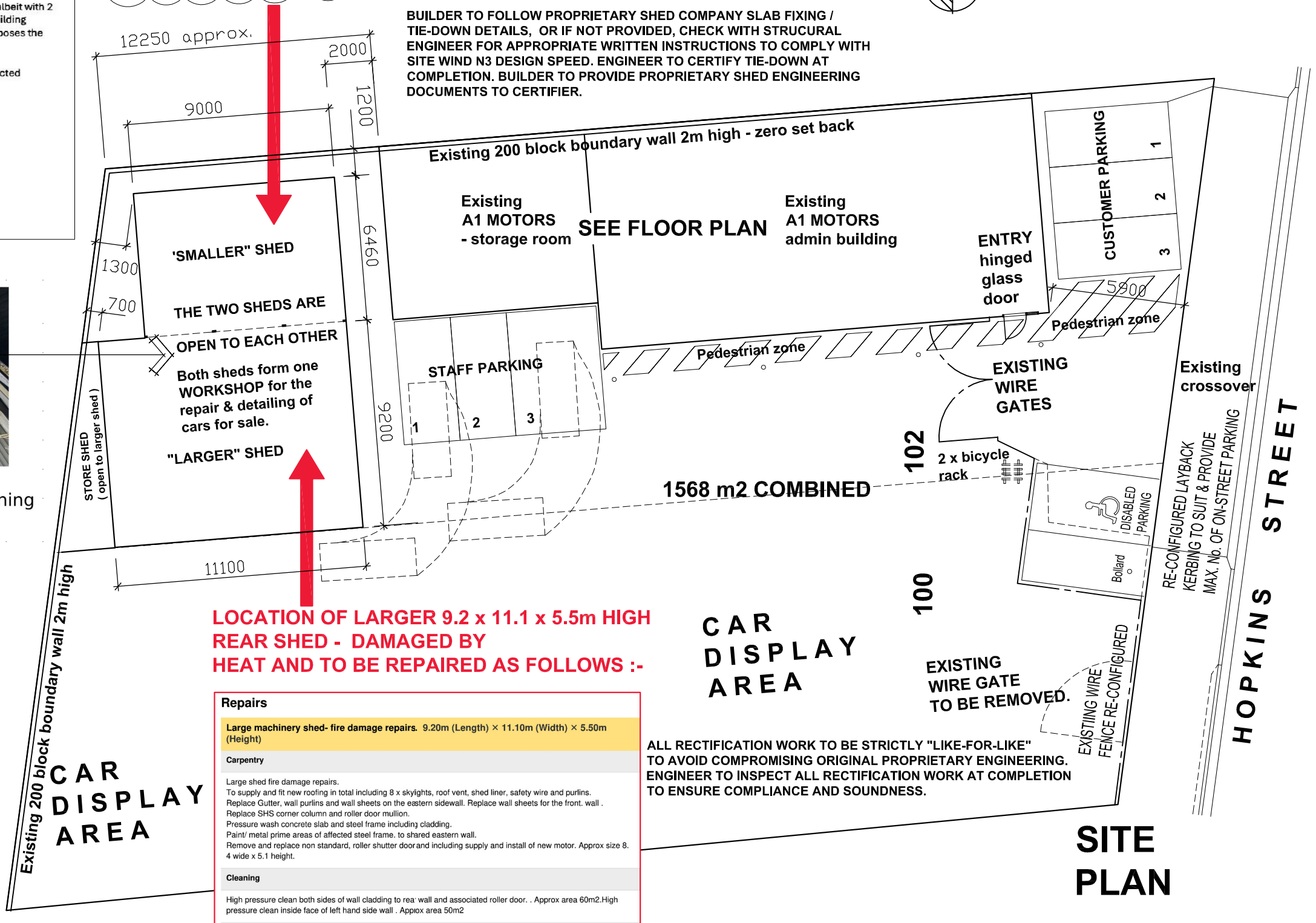
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-25-066

DATE RECEIVED 30/05/2025

LOCATION OF SMALLER 9 x 6.46 x 2.7m HIGH REAR SHED - COMPLETELY DESTROYED BY FIRE AND TO BE REPLACED WITH A PROPRIETARY COLORBOND KIT SHED OF THE SAME AREA BUT THE HEIGHT AT THE EASTERN BOUNDARY SIDE IS PROPOSED TO BE 3.8m HIGH

BUILDER TO FOLLOW PROPRIETARY SHED COMPANY SLAB FIXING / TIE-DOWN DETAILS, OR IF NOT PROVIDED, CHECK WITH STRUCURAL ENGINEER FOR APPROPRIATE WRITTEN INSTRUCTIONS TO COMPLY WITH SITE WIND N3 DESIGN SPEED. ENGINEER TO CERTIFY TIE-DOWN AT COMPLETION. BUILDER TO PROVIDE PROPRIETARY SHED ENGINEERING DOCUMENTS TO CERTIFIER.



LOCATION OF LARGER 9.2 x 11.1 x 5.5m HIGH REAR SHED - DAMAGED BY HEAT AND TO BE REPAIRED AS FOLLOWS :-

Repairs

Large machinery shed- fire damage repairs. 9.20m (Length) x 11.10m (Width) x 5.50m (Height)

Carpentry

Large shed fire damage repairs.
To supply and fit new roofing in total including 8 x skylights, roof vent, shed liner, safety wire and purlins.
Replace Gutter, wall purlins and wall sheets on the eastern sidewall. Replace wall sheets for the front. wall .
Replace SHS corner column and roller door mullion.
Pressure wash concrete slab and steel frame including cladding.
Paint/ metal prime areas of affected steel frame. to shared eastern wall.
Remove and replace non standard, roller shutter door and including supply and install of new motor. Approx size 8.4 wide x 5.1 height.

Cleaning

High pressure clean both sides of wall cladding to rear wall and associated roller door. . Approx area 60m2.High pressure clean inside face of left hand side wall . Approx area 50m2

ALL RECTIFICATION WORK TO BE STRICTLY "LIKE-FOR-LIKE" TO AVOID COMPROMISING ORIGINAL PROPRIETARY ENGINEERING. ENGINEER TO INSPECT ALL RECTIFICATION WORK AT COMPLETION TO ENSURE COMPLIANCE AND SOUNDNESS.

**REPLACEMENT & REPAIR WORK
TO FIRE DAMAGED COMMERCIAL
SHEDS
& MCU to CAR SALES YARD**

at
**100-102 Hopkins Street
MOONAH**
for
A1 Motors Company

**SITE
PLAN**

Amendments / Issues

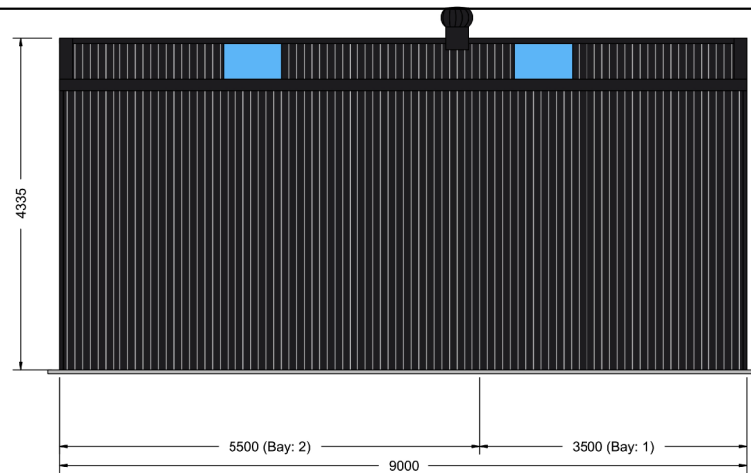
- A NOTE ADDED REGARDING EXISTING BLOCKWORK BOUNDARY WALLS AND CONNECTING TO EXISTING STORMWATER SYSTEM 19.12.24
B EXISTING BUILDING BEHIND ADMIN BUILDING ADDED 12.1.25
C Smaller shed to be higher & requires planning permit 20.3.25
D AMENDED TO INCLUDE MCU 20.4.25
E AMENDED 9.5.25



Dennis Cantwell
Building Design & Documentation
Trading as
CanDitt Constructions P/L

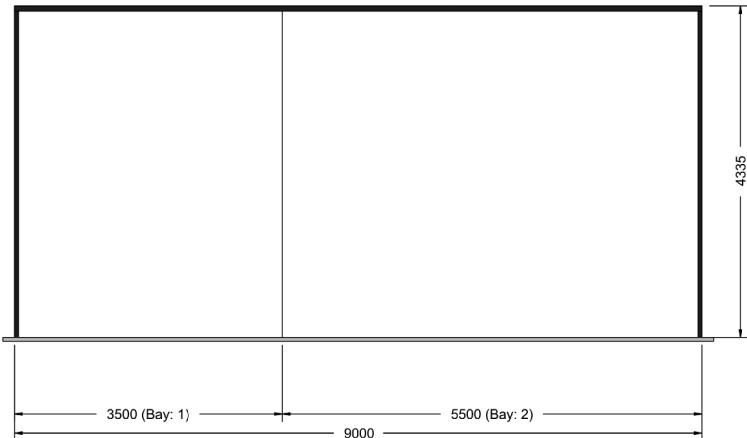
Mobile : 0414 310 328
Email dennis@canditt.com.au
P.O. Box 200 Woodbridge TAS 7162
Accreditation No. CC5242C

Scale 1:200 Date 4/12/24
SHEET No DWG - 02 / E

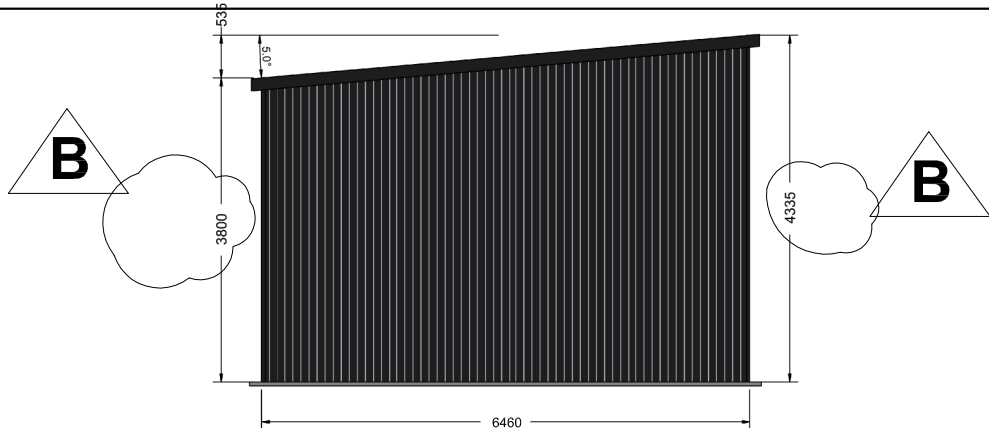


Allow for two "Whirlybird" ventilators to roof also.

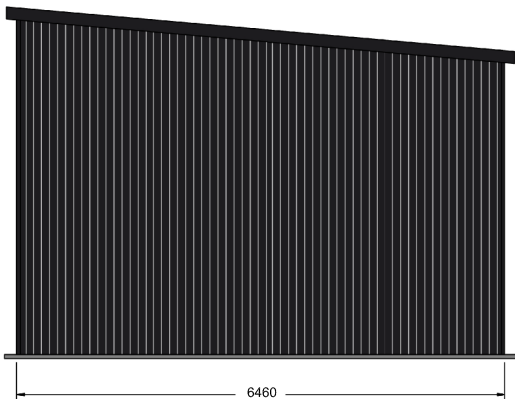
EAST (BOUNDARY) ELEVATION



WEST ELEVATION (OPEN SIDE AJOINS LARGE SHED AS WALK - THROUGH)



NORTH ELEVATION



SOUTH ELEVATION



Spotswood Sheds
2/351 Main Road Granton

CLIENT: Maha - A1 Motors Company
SITE ADDRESS: 100 - 102 Hopkins Street, Moonah, TAS,
PHONE:
EMAIL: shane.dewitt@jpflynn.com

DRAWING TITLE: Side Elevation
SCALE: 1:76.142
DATE: 20-03-2025
Job Number: FSB-2409130

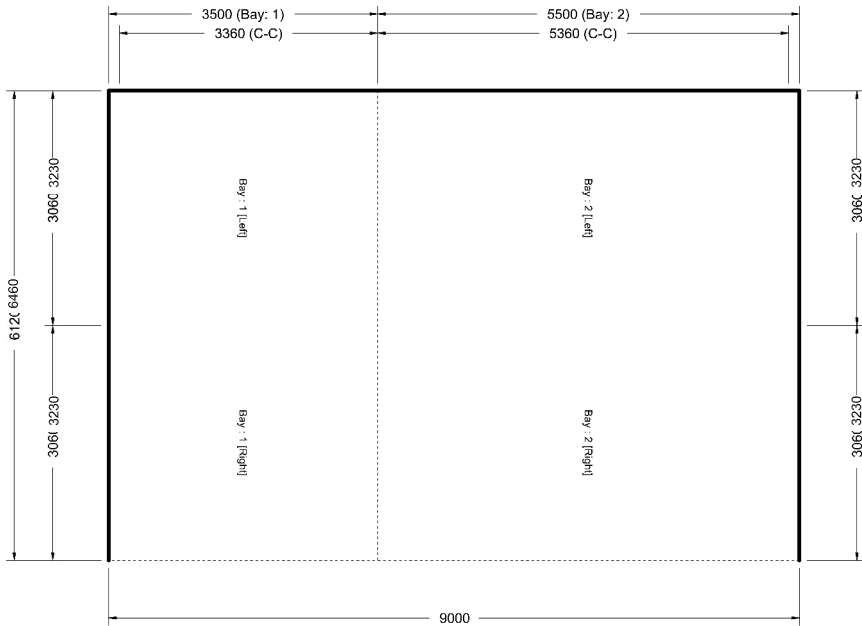


**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-25-066

DATE RECEIVED 30/05/2025

**REFER
PROPRIETARY
SHED SUPPLIER
FOR FULL ENGINEER
CERTIFIED DRAWINGS**



PLAN ELEVATION



Spotswood Sheds
2/351 Main Road Granton

CLIENT: Maha - A1 Motors Company
SITE ADDRESS: 100 - 102 Hopkins Street, Moonah, TAS,
PHONE:
EMAIL: shane.dewitt@jpflynn.com

DRAWING TITLE: Plan Elevation
SCALE: 1:52.853
DATE: 20-03-2025
Job Number: FSB-240913092114

**REPLACEMENT & REPAIR WORK
TO FIRE DAMAGED COMMERCIAL
SHEDS**

at
**100-102 Hopkins Street
MOONAH**
for
A1 Motors Company

**SMALLER SHED
- REPLACEMENT
PROPRIETARY
SHED ELEVATIONS**

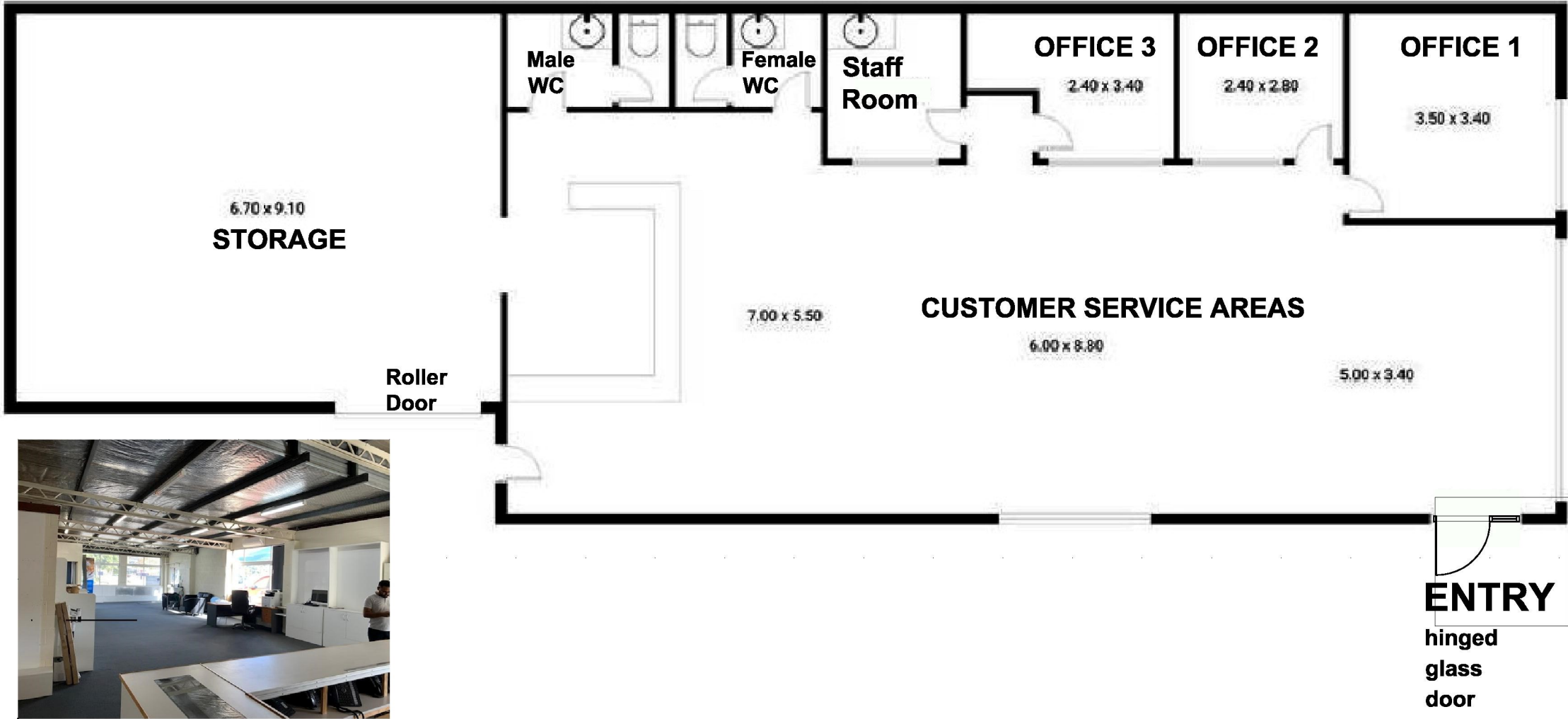
Amendments / Issues
A Amended 12.12.24
B Height of shed
increased 21.3.25
C Amended 20.4.25



**Dennis Cantwell
Building Design & Documentation
Trading as
CanDtt Constructions P/L**

Mobile: 0414 310 328
Email: dennis@cantdt.com.au
P.O. Box 200 Woodbridge TAS 7162
Accreditation No. CC5242C

Scale 1:100 Date 4/12/24
SHEET No DWG - 03 / C




**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-25-066.....

DATE RECEIVED 30/05/2025.....

Approx. floor area: 196m²

REPLACEMENT & REPAIR WORK TO FIRE DAMAGED COMMERCIAL SHEDS & MCU to CAR SALES YARD	at 100-102 Hopkins Street MOONAH for A1 Motors Company	FLOOR PLAN OF EXISTING ADMIN BUILDING	Amendments / Issues	 Dennis Cantwell Building Design & Documentation Trading as CanDitt Constructions P/L <small>Mobile : 0414 310 328 Email dennis@canditt.com.au P.O. Box 200 Woodbridge TAS 7162 Accreditation No. CC5242C</small>
			Scale 1:100 Date 20/4/25 SHEET No DWG - 04	

Rear boundary

All sheeting
- dark-grey colorbond

Rear low-set
c'bond storeroom
- access only from inside
Larger shed

7900

1275

5500

6300

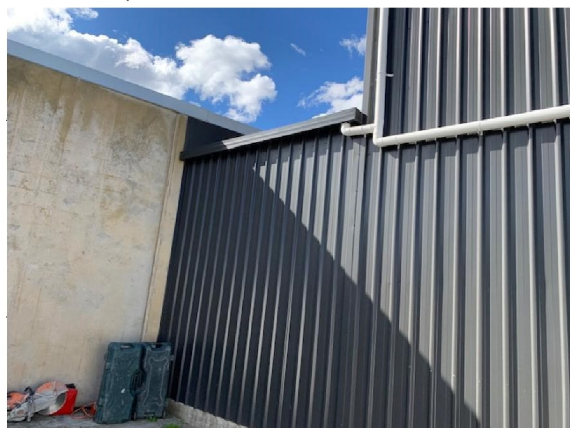
A1 MOTORS COMPANY

Roller
Door

WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION



Rear low-set
c'bond storeroom
- access only from inside
Larger shed



Photo with "Larger" shed being
repaired in the background.

Opening in Eastern wall
for "Smaller" shed to adjoin to.
Wak through with posts only.

Rear boundary

EAST ELEVATION

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-25-066

DATE RECEIVED 30/05/2025

**REPLACEMENT & REPAIR WORK
TO FIRE DAMAGED COMMERCIAL
SHEDS
& MCU to CAR SALES YARD**

at
**100-102 Hopkins Street
MOONAH**
for
A1 Motors Company

**ELEVATIONS
OF "LARGER"
COLORBOND
SHED**

Amendments / Issues



Dennis Cantwell
Building Design & Documentation
Trading as
CanDitt Constructions P/L

Mobile : 0414 310 328
Email : dennis@canditt.com.au
P.O. Box 200 Woodbridge TAS 7162
Accreditation No. CC5242C

Scale 1:100

Date 20/4/25

SHEET No DWG - 05

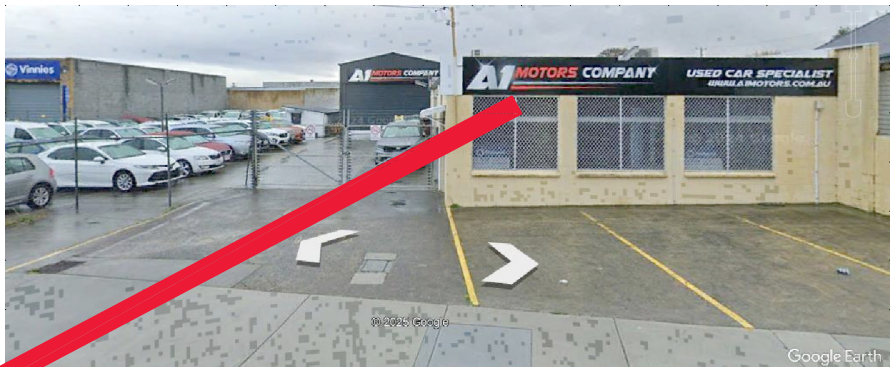
GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-25-066

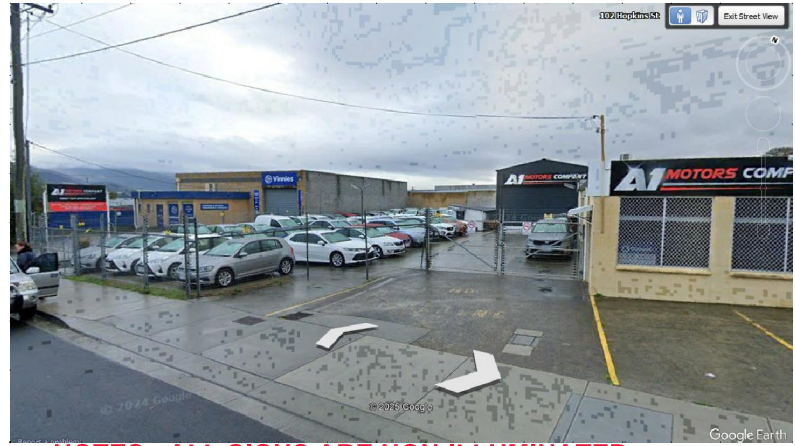
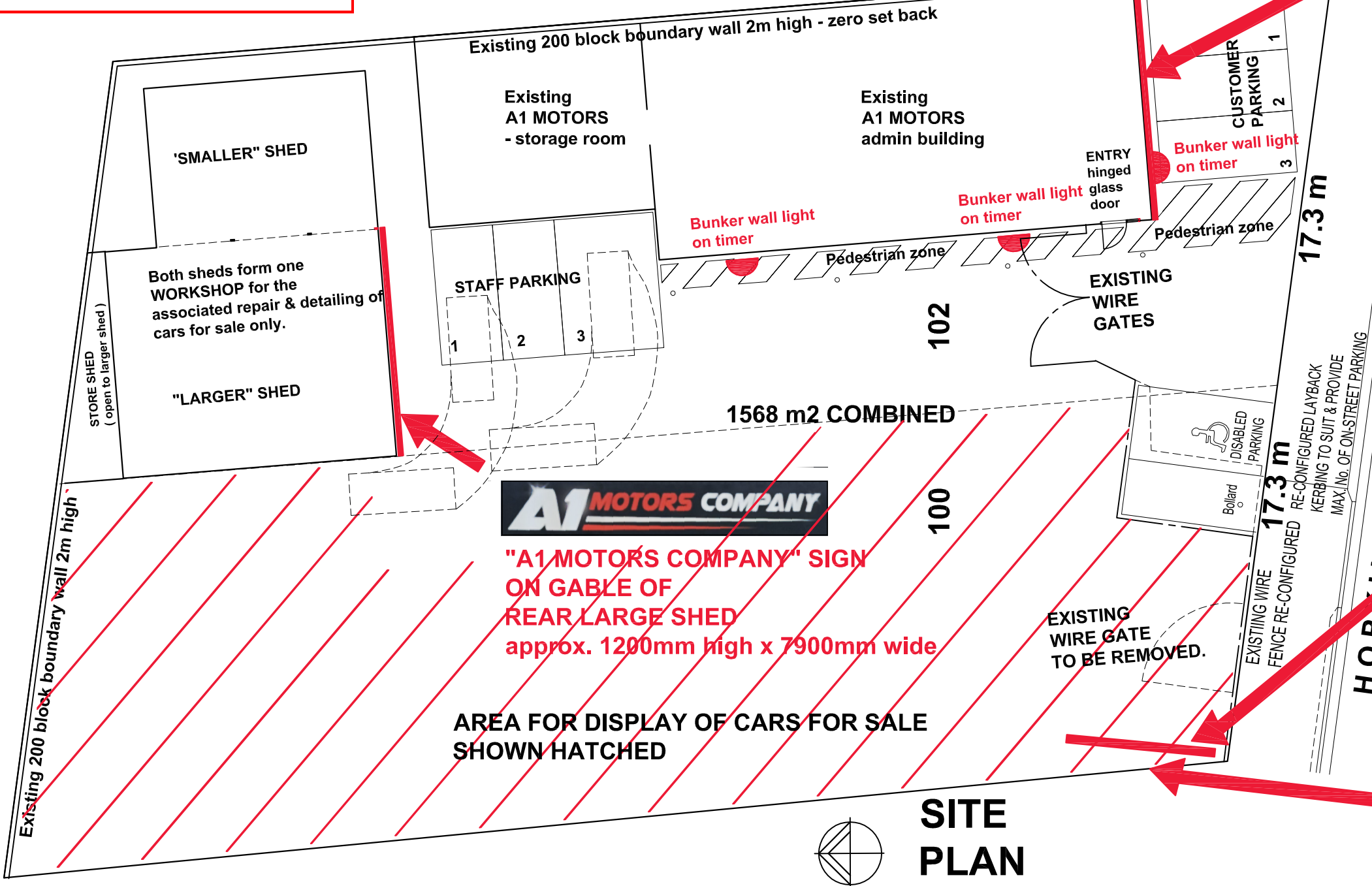
DATE RECEIVED 30/05/2025



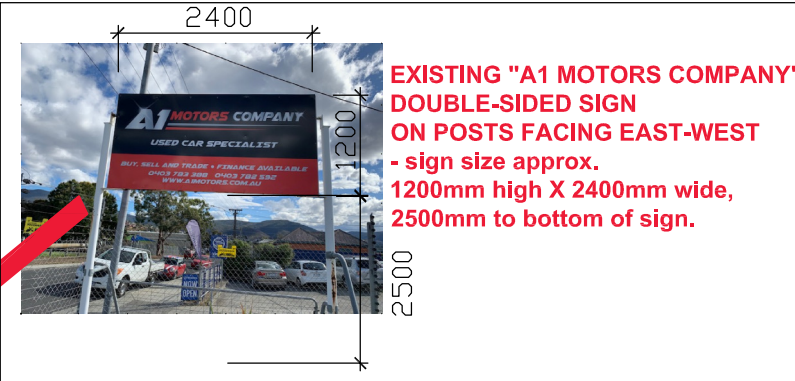
"A1 MOTORS COMPANY" SIGN ON BRICK
BOUNDARY WALL - 3100 long x 460 high,
To be lowered to be no more
than 2000 to top above ground (top of fence)



"A1 MOTORS COMPANY" SIGN ON FRONT WALL PARAPET
900mm HIGH x 8800m LONG



NOTES - ALL SIGNS ARE NON-ILLUMINATED.



EXISTING "A1 MOTORS COMPANY"
DOUBLE-SIDED SIGN
ON POSTS FACING EAST-WEST
- sign size approx.
1200mm high X 2400mm wide,
2500mm to bottom of sign.

EXISTING "A1 MOTORS COMPANY"
DOUBLE-SIDED SIGN
ON POSTS FACING EAST-WEST
- sign size approx.
1200mm high X 2400mm wide,
2500 to bottom of sign.

"A1 MOTORS COMPANY" SIGN ON BRICK
BOUNDARY FENCE - 3100 long x 460 high,
TO BE LOWERED TO LEVEL WITH TOP OF
BRICK FENCE



REPLACEMENT & REPAIR WORK
TO FIRE DAMAGED COMMERCIAL
SHEDS
& MCU to CAR SALES YARD

at
100-102 Hopkins Street
MOONAH
for
A1 Motors Company

PROPOSED
SIGNAGE (as existing)
& LIGHTING &
CAR PARKING PLAN

Amendments / Issues
A Amended 6.5.25
B Amended 7.5.25
C Amended 7.5.25
D Amended 30.5.25



Dennis Cantwell
Building Design & Documentation
Trading as
CanDitt Constructions P/L

Mobile : 0414 310 328
Email : dennis@canditt.com.au
P.O. Box 200 Woodbridge TAS 7162
Accreditation No. CC5242C

Scale 1:200 Date 20/4/25
SHEET No DWG - 06 / D