

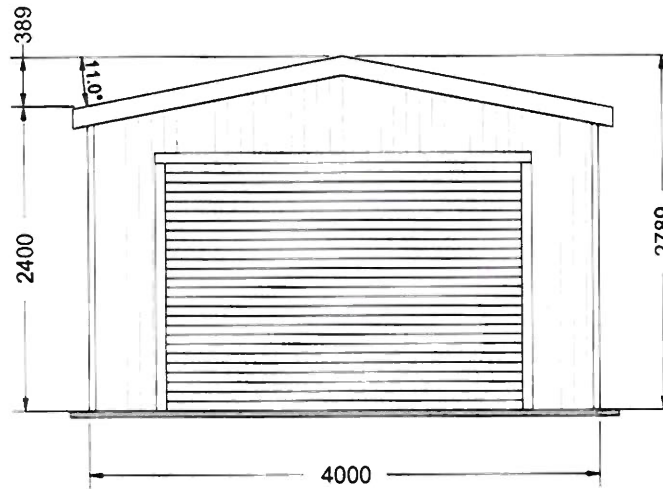
DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-323
PROPOSED DEVELOPMENT:	Garage
LOCATION:	325 Brooker Highway Lutana
APPLICANT:	R S Andrews
ADVERTISING START DATE:	12/12/2025
ADVERTISING EXPIRY DATE:	06/01/2026

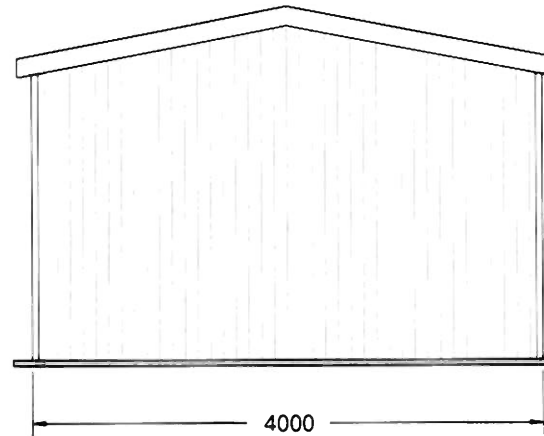
Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (www.gcc.tas.gov.au) until **06/01/2026**.

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 **06/01/2026**, or for postal and hand delivered representations, by 5.00 pm on **06/01/2026**.



FRONT ELEVATION



REAR ELEVATION

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-25-323

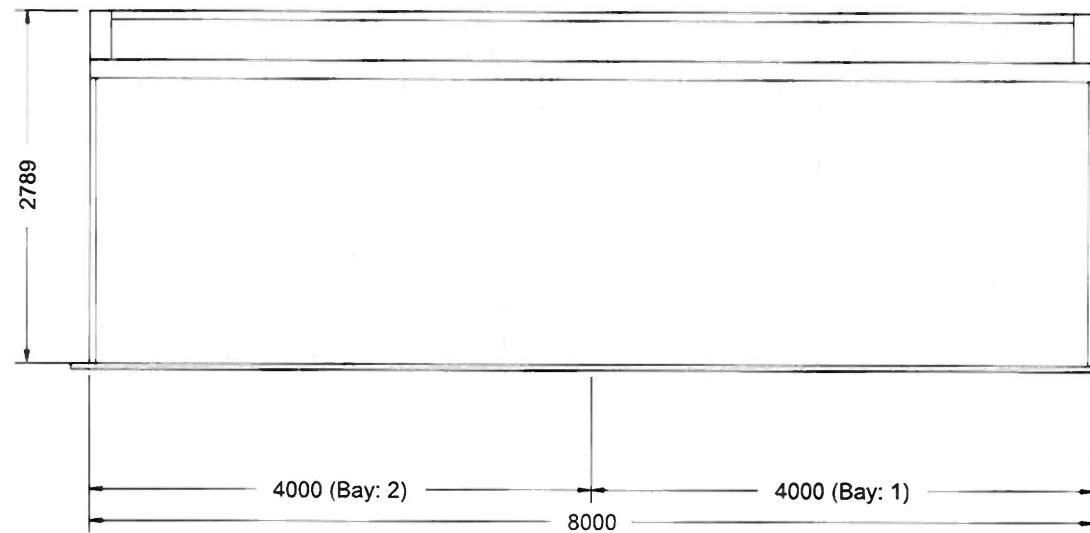
DATE RECEIVED: 7/11/2025



139 Main Road,
Sorell TAS 7172
Phone: 1300 737 910
Email: sales@rainbowbuilding.com.au

CLIENT: Kate MacKenzie
SITE ADDRESS: 325 Brooker Highway, LUTANA, TAS, 7009
PHONE: 0411011658
EMAIL: katemac884@gmail.com

DRAWING TITLE: End Elevations
SCALE: 1:57.069
DATE: 30-09-2025
Job Number: SOR01_15792
Drawing Number: EE



LEFT ELEVATION



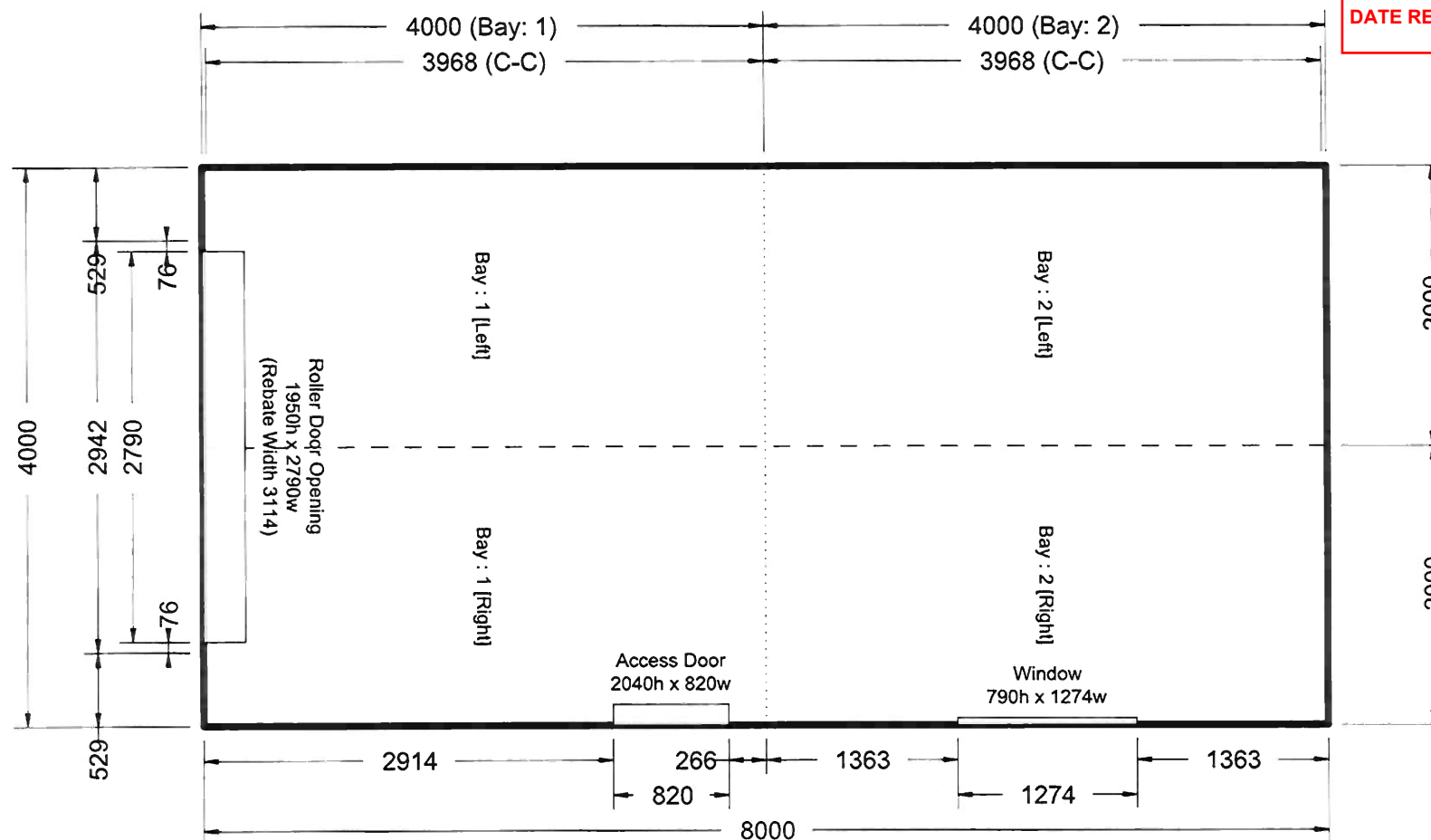
RIGHT ELEVATION



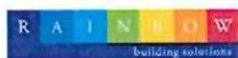
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DRAWING TITLE: Side Elevations
SCALE: 1:57.693
DATE: 30-09-2025
Job Number: SOR01_15792
Drawing Number: SE



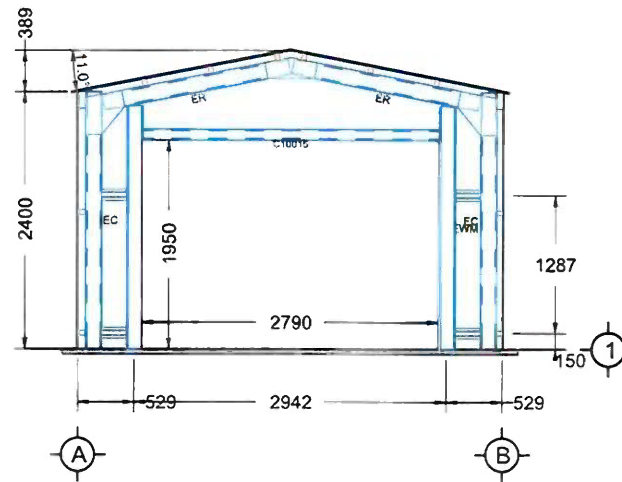
PLAN ELEVATION



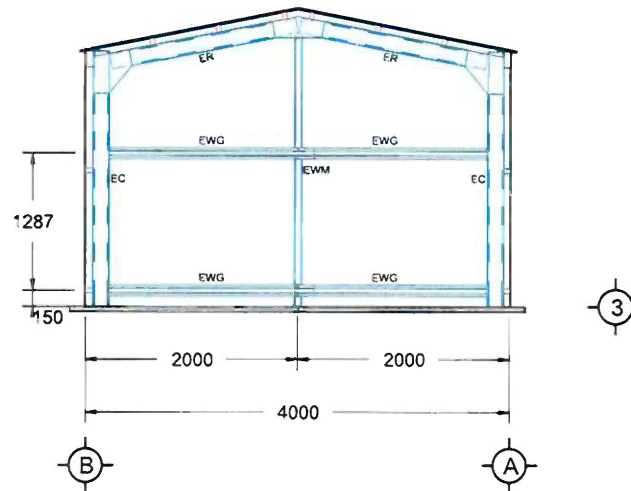
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EMAIL: katemac884@gmail.com

DRAWING TITLE: Plan Elevation
SCALE: 1:46.903
DATE: 30-09-2025
Job Number: SOR01_15792
Drawing Number: FPE



FRONT ELEVATION



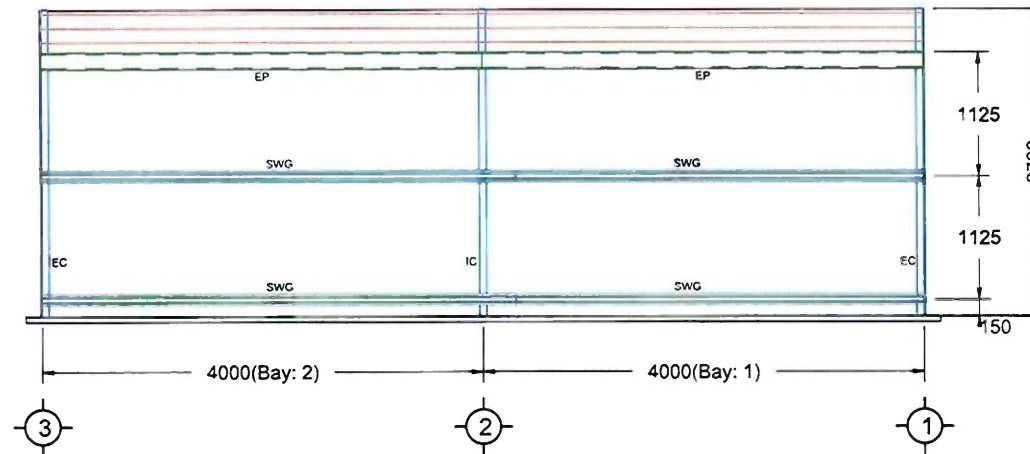
REAR ELEVATION



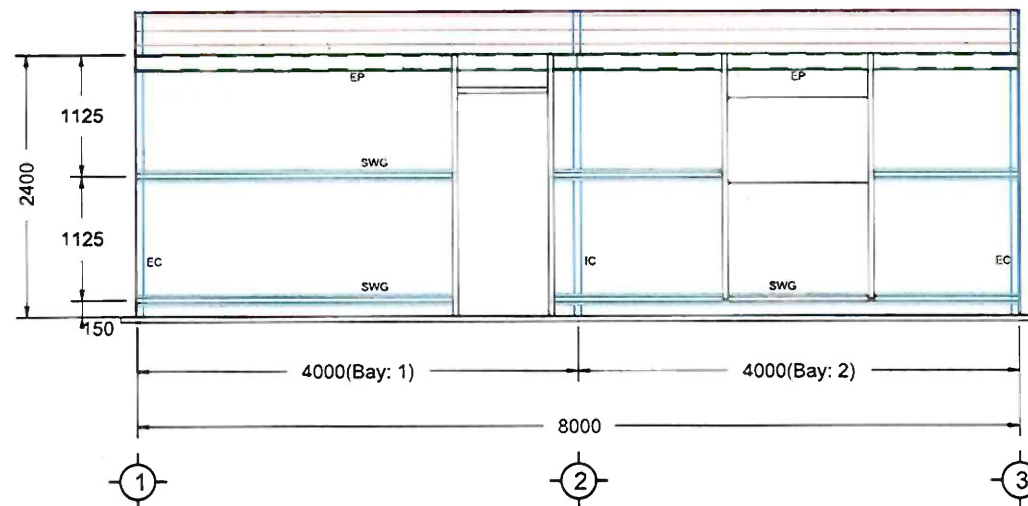
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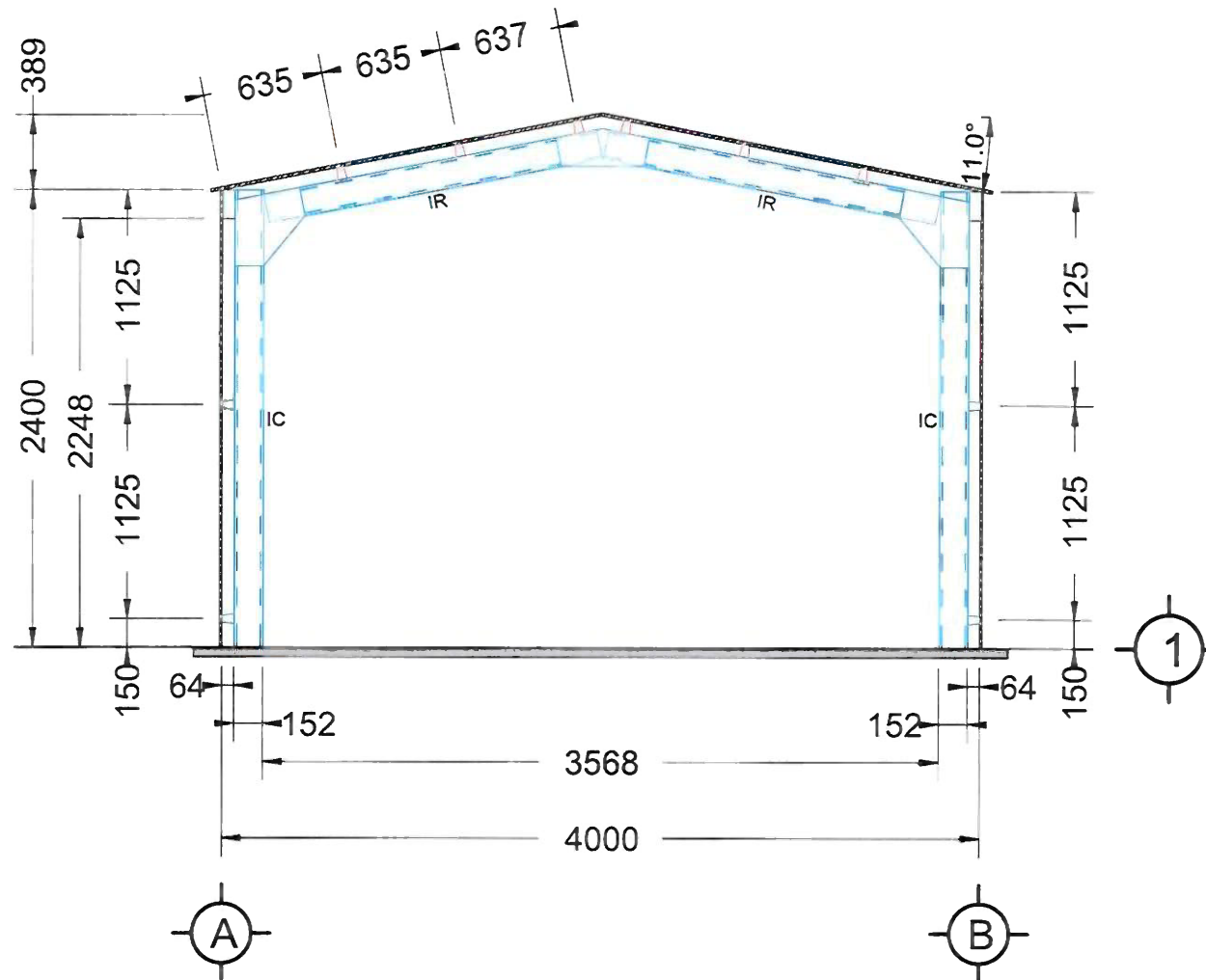
DRAWING TITLE: End Frame Elevations
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DATE: 30-09-2025
Job Number: SOR01_15792
Drawing Number: EFE



LEFT ELEVATION



RIGHT ELEVATION



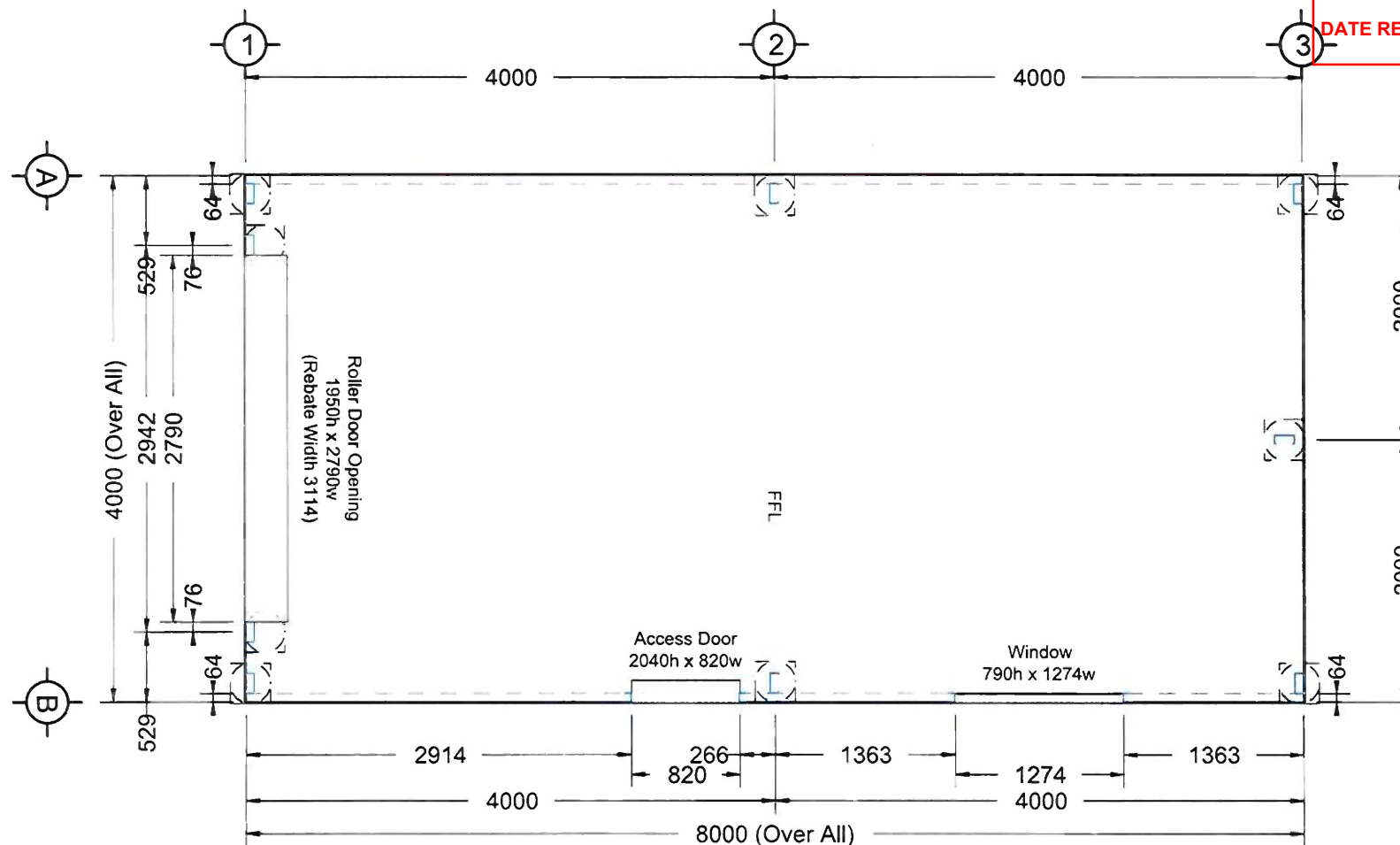
INTERMEDIATE ELEVATION



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Email: sales@rainbowbuilding.com.au

CLIENT: Kate MacKenzie
SITE ADDRESS: 325 Brooker Highway, LUTANA, TAS, 7009
PHONE: 0411011658
EMAIL: katemac884@gmail.com

DRAWING TITLE: Cross Section
SCALE: 1:36.887
DATE: 30-09-2025
Job Number: SOR01_15792
Drawing Number: CS



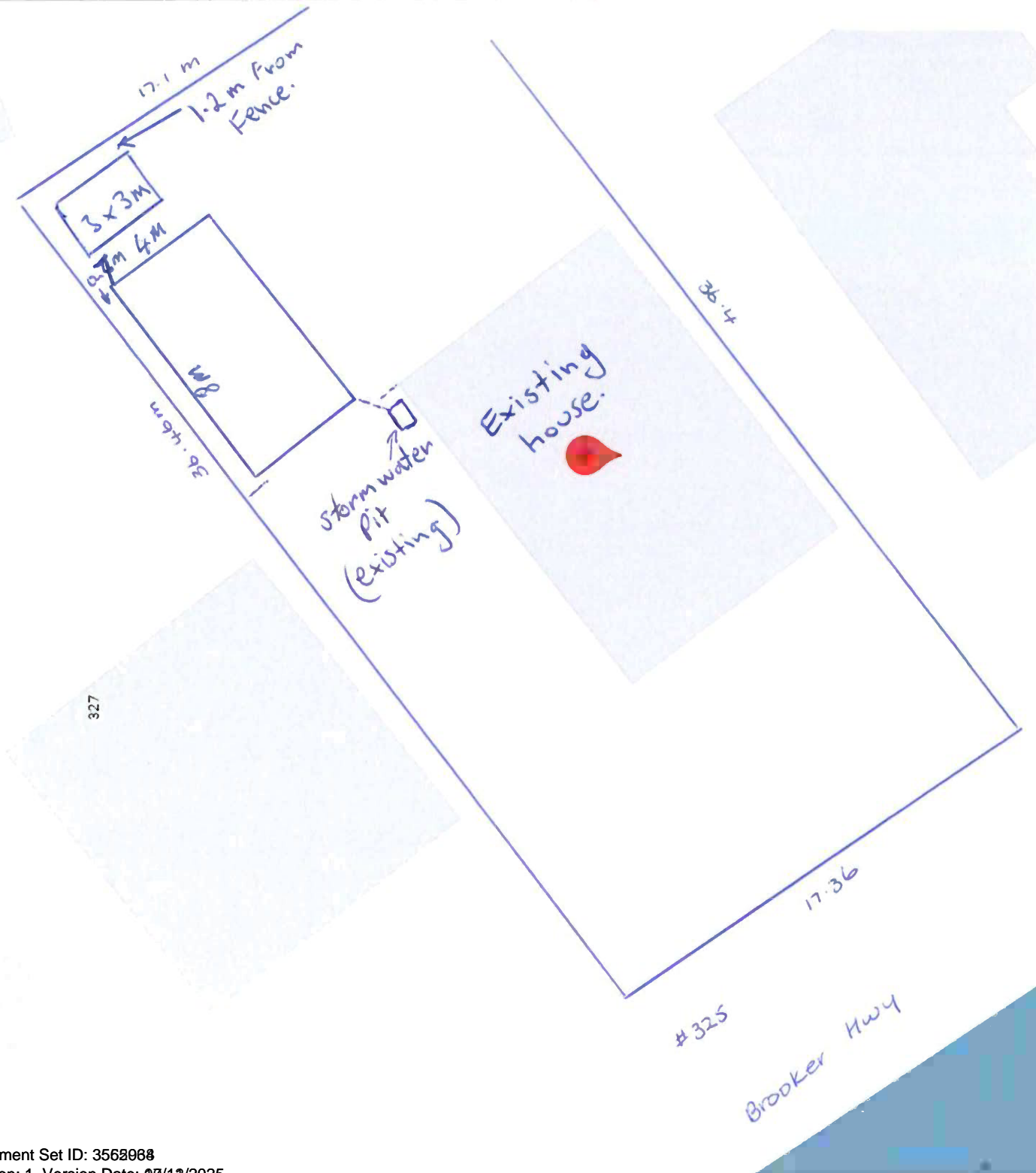
FLOOR PLAN



139 Main Road,
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CLIENT: Kate MacKenzie
SITE ADDRESS: 325 Brooker Highway, LUTANA, TAS. 7009
PHONE: 0411011658
EMAIL: katemac884@gmail.com

DRAWING TITLE: Floor Plan
SCALE: 1:48.650
DATE: 30-09-2025
Job Number: SOR01_15792
Drawing Number: FP

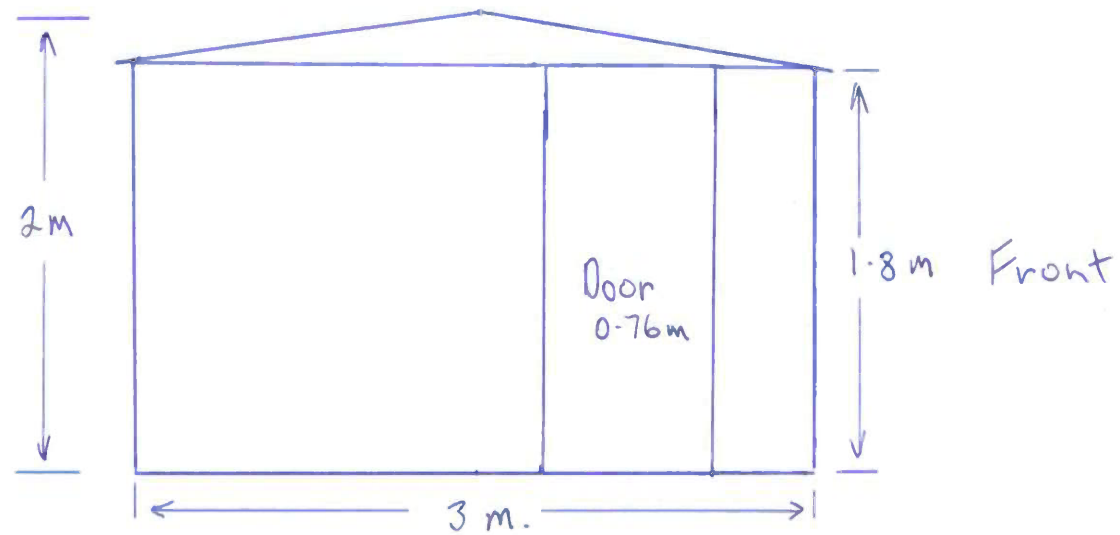


Shed 4m x 8m x 2.4.
700 from side boundary.

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-25-323

DATE RECEIVED 7/11/2025



Sides

Galvanised steel
3 x 3 m Garden shed
(existing)

Request for Further Information

File Ref 5412282

Application No PLN 25 323

C2.0 Parking and Sustainable Transport Code

C2.6.2 Design of parking area + C2.5.2 Bicycle numbers

- 1) Please show and locate on the plan numbers of proposed car parking spaces
- 2) Provide dimensions for parking area

Shed is not replacing any existing car spaces , therefore no changes are being made to available spaces.

However, we believe our driveway width (4.22 m \geq 3.0 m minimum), boundary grade control (\leq 5% over the first 5 m), and total length (23.22 m) allows at least two standard car spaces and safe access which complies with AS 2890.1 design intent for domestic driveways and off-street parking dimension

Our driveway provides enough width, length, and boundary grading to support two resident car spaces in accordance with key AS 2890.1 design principles for domestic access and off-street parking.

The near-horizontal parking area at the end of the drive, combined with compliant approach grades and a 23.22m length and 4.22 m clear width, enables safe access and parking for two standard vehicles without encroaching on pedestrian areas or the property boundary transition requirements. Map attached showing driveway layout, measurements and car spots.

Dimensions that enable two car spaces

- **Width:** The minimum width of 4.22 m exceeds the AS 2890.1 minimum domestic driveway width of 3.0 m, providing comfortable clearance for typical vehicles and door opening, and aiding manoeuvring into the parking area.
- **Length:** Two standard resident spaces can be accommodated within your 23.22 m driveway length. A commonly referenced minimum car space is 5.4 m long and 2.4 m wide: two such spaces total 10.8 m in length, leaving ample approach and manoeuvring distance within the overall driveway length.

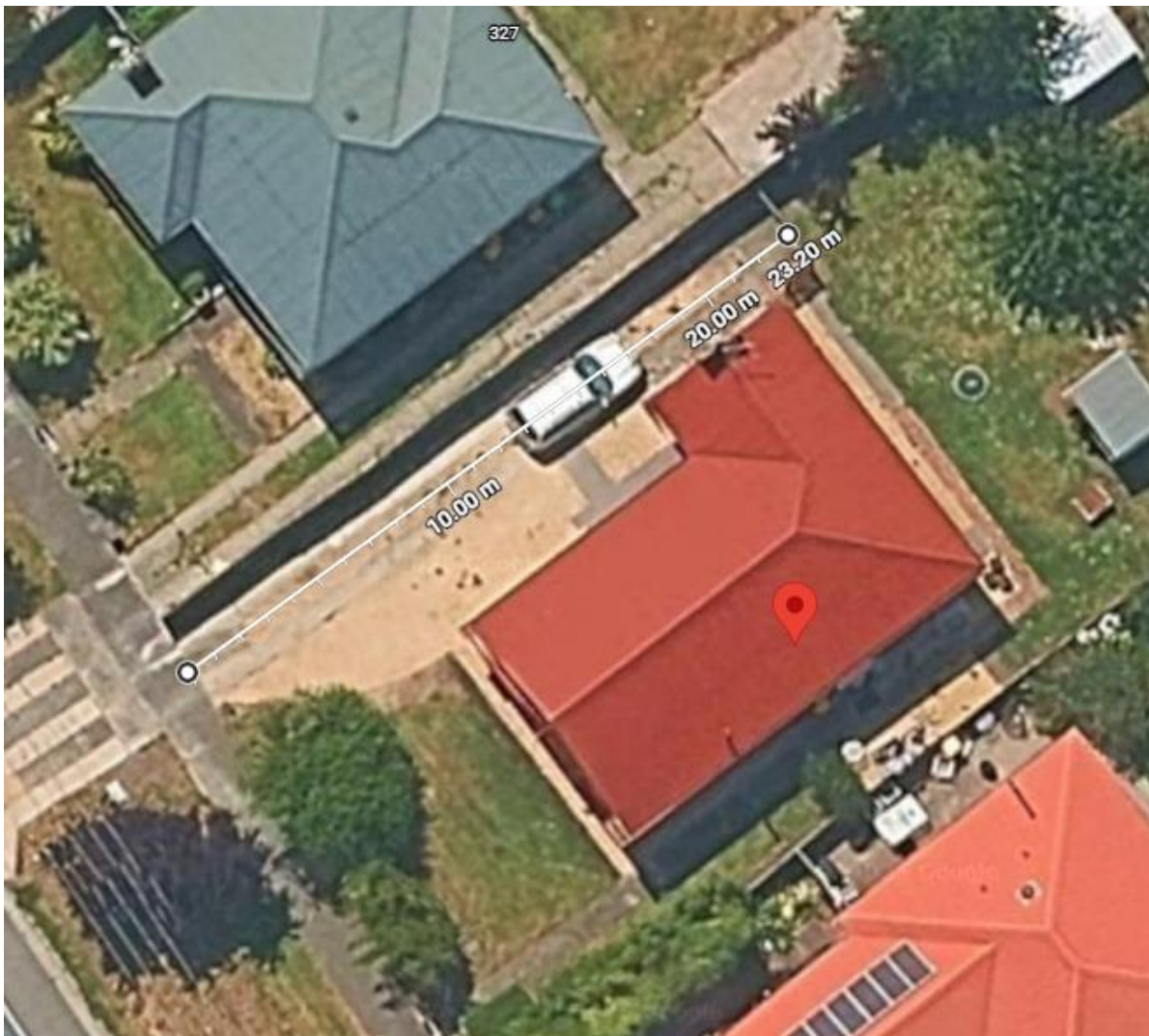
Parking layout and manoeuvring

- **Parking area usability:** The near-horizontal parking section at the driveway end provides a level surface for two resident vehicles, improving stability, door opening, and loading. With a compliant boundary transition and sufficient overall length, we can form either side-by-side parking within the widened pad or tandem parking using the level area plus adjacent straight approach, both fitting standard car space dimensions.
- **Access width for movement:** A 4.22 m width offers more than the minimum domestic driveway width, reducing the need for complex turning templates and supporting smooth entry/exit to the two spaces without overhanging the verge.

Surface and construction

- **Surface type:** Hard-packed gravel provides an all-weather, surface AS 2890.1 focuses on functional performance (access, gradients, clearances, and bay dimensions); our well-constructed gravel surface meets these requirements for residential use where drainage and compaction are adequate.
- Additionally, there are two existing concrete strips in the gravel driveway to line up with a cars wheel spacing to further enhance its serviceability.

Shed is not replacing any existing car spaces however we believe our driveway width (4.22 m \geq 3.0 m minimum), boundary grade control (\leq 5% over the first 5 m), and total length (23.22 m) allows formation of at least two standard car spaces and safe access which complies with AS 2890.1 design intent for domestic driveways and off-street parking dimension







C2.5.2 Bicycle Parking: No requirement to show bicycle parking for residential.

Garage v Shed opening dimensions:

- 1) Opening for Garage shall be no less than 2.2m measured from ground to garage opening

Initially we were confused with this request until our research confirms there is a difference between a shed and garage. Our quote to supply the shed, does confirm a shed, and we confirm the main purpose of the shed is for storage.

Goods (also referred to in the General Terms & Conditions of Trade as the Collateral) sought to be purchased	
Description of Building:	4000 x 8000 x 2400mm shed in Colorbond
Notes/Extras:	Includes 1 roller door, 1 PA Door & 1 sliding window

We have used the terms garage and shed as interchangeable without realising they are separate structures for planning purposes.