

## DEVELOPMENT APPLICATION

<b>APPLICATION NUMBER:</b>	PLN-25-205
<b>PROPOSED DEVELOPMENT:</b>	Warehouse (Storage)
<b>LOCATION:</b>	4 Austral Place Derwent Park
<b>APPLICANT:</b>	A W Shedden
<b>ADVERTISING START DATE:</b>	23/12/2025
<b>ADVERTISING EXPIRY DATE:</b>	15/01/2026

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](http://www.gcc.tas.gov.au)) until **15/01/2026**.

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](mailto:gccmail@gcc.tas.gov.au).

Representations must be received by no later than 11.59 pm on **15/01/2026**, or for postal and hand delivered representations, by 5.00 pm on **15/01/2026**.





NORTH

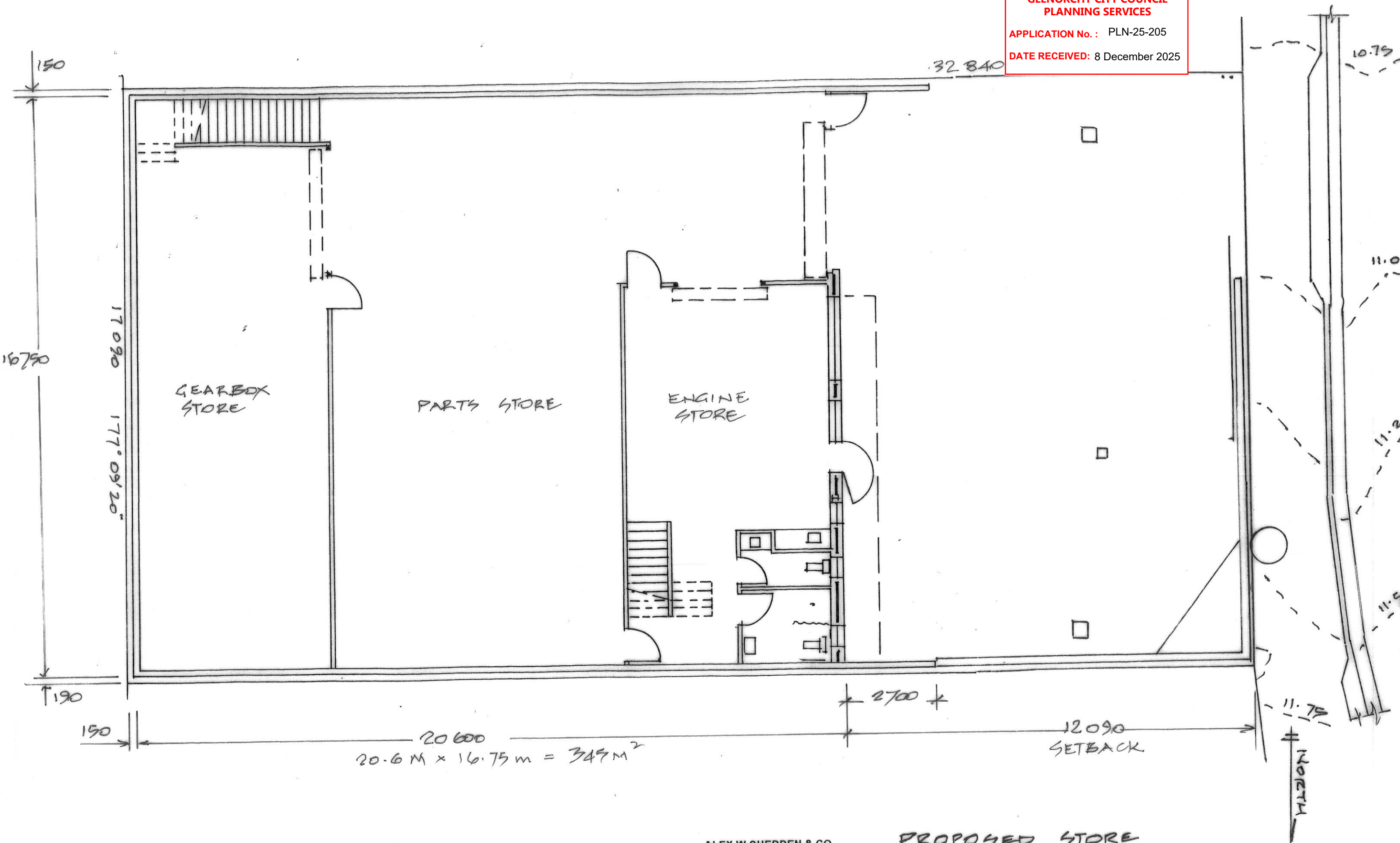
**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
**APPLICATION No. :** PLN-25-205  
**DATE RECEIVED:** 8 December 2025

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ALEX W SHEDDEN & CO  
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Building Designer TCC 1643E

PROPOSED STORE FOR SPECTRUM ENGINEERING  
AT 4 AUSTRAL PLACE, DERWENT PARK  
1:200 AERIAL PLAN      DRAWING No 24 004/1





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PROPOSED STORE  
 4 AUSTRAL PLACE, DERWENT PARK  
 FOR SPECTRUM ENGINEERING  
 DRAWING NO 24 004/2

1:100 SITE PLAN

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

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32840

EXISTING DN  
100 @ 2.9%

WATER MAIN

# STORMWATER

EXISTING SLUICING GATE

17090

SEXER  
MA-17

2054

DEMOLISH EXISTING STORE

DEMOLISH ROOF  
& COLUMNS OVER

### EXISTING RETAINING WALL

87° 09' 20"

32840

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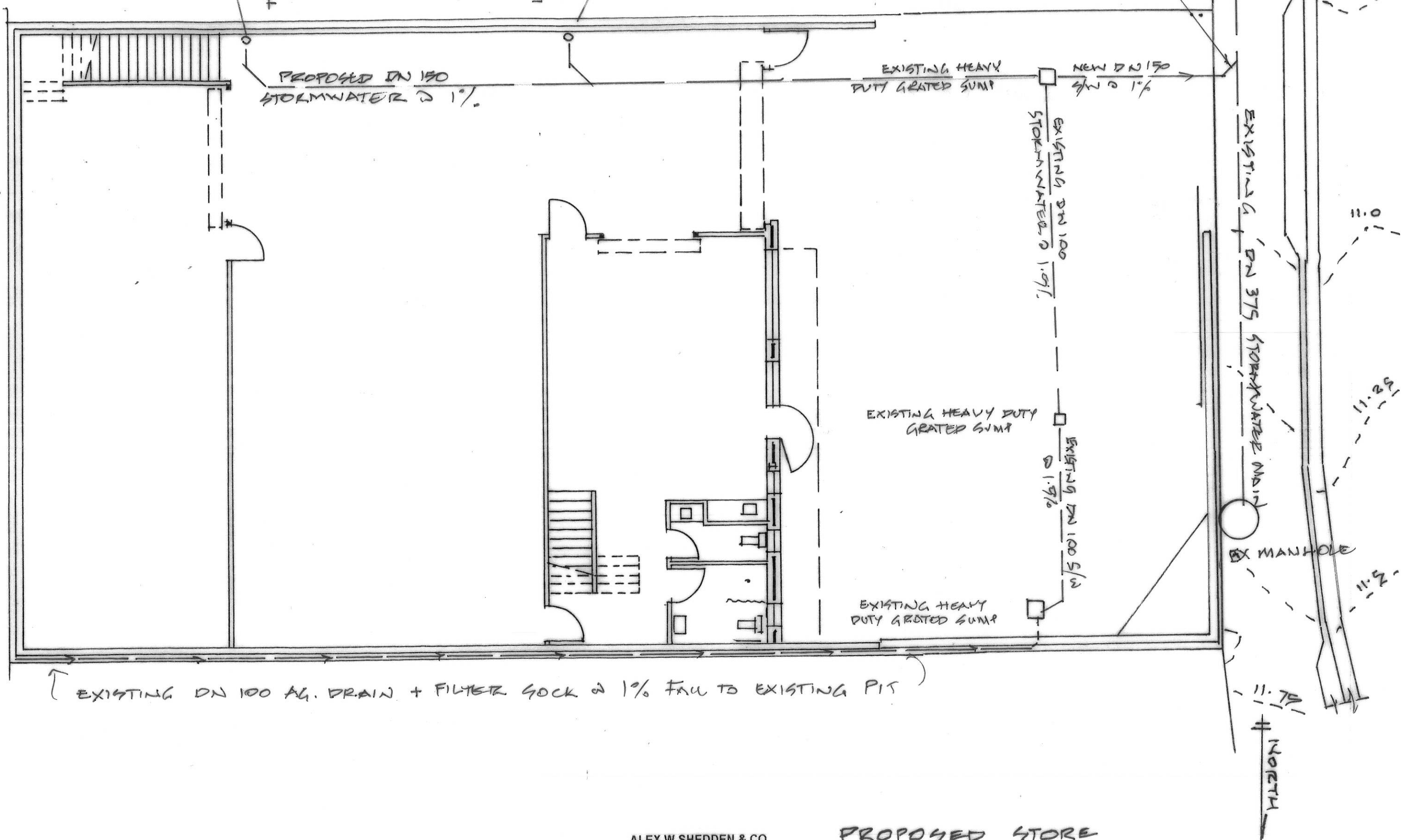
PROPOSED STORE REFURBISHMENT  
4 AUSTRAL PLACE, DERWENT PARK  
FOR SPECTRUM ENGINEERING

# 1: 100 DEMOLITION PLAN

DRAWING NO 24004/3



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PROPOSED STORE  
4 AUSTRAL PLACE, DERWENT PARK  
FOR SPECTRUM ENGINEERING

EXISTING & PROPOSED SITE IS IMPERVIOUS

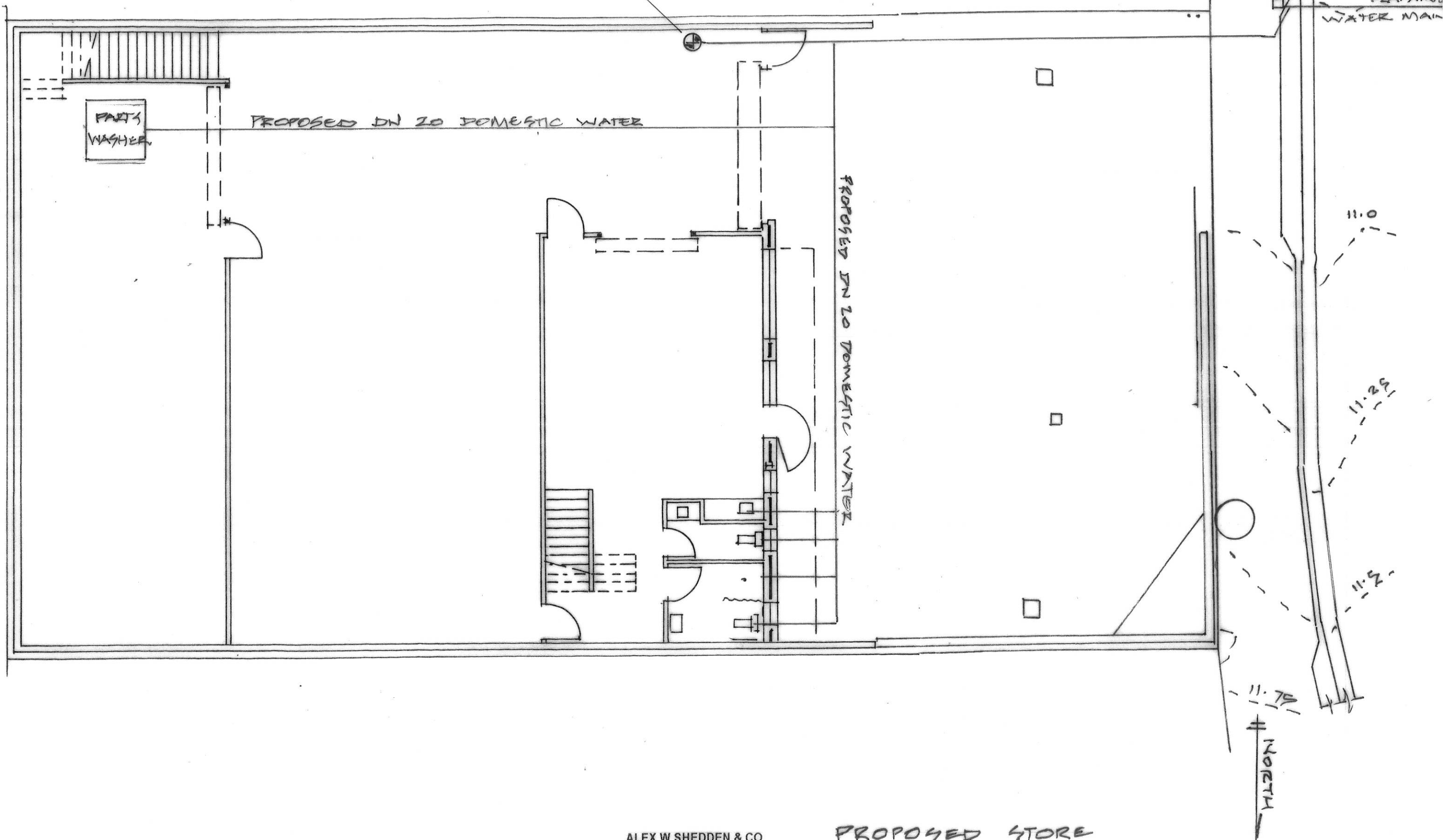
1:100 STORMWATER PLAN

DRAWING NO 24 004/4

30 METRE LONG X 20  
DIA FIRE HOSE ON  
HOSE REEL TO AS 2441

EXISTING WATER CONNECTION TO B  
& CAPED. DN 32 (I.D. 25 mm) WATER  
& BACK FLOW PREVENTION DEVICE &  
EXPENSE

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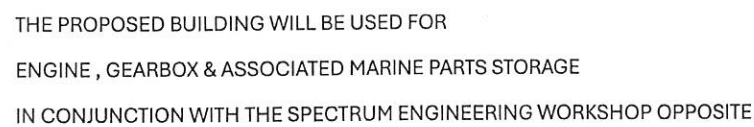
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PROPOSED STORE  
4 AUSTRAL PLACE, DERWENT PARK  
FOR SPECTRUM ENGINEERING

1:100 WATER PLAN

DRAWING NO 24 004/5





THE 4 METRE SQUARE SLAB AREA WILL BE GRADED TO

### THE PROPOSED GRATED SUMP

## THE 6 LITRE/MINUTE PRESSURE CLEANER

WILL BE USED 15 MINUTES / WEEK

HENCE THE FLOW RATE WILL BE 90 LITRES / WEEK

PETER SHEDDEN

ppH-uch

25 / 07/2025

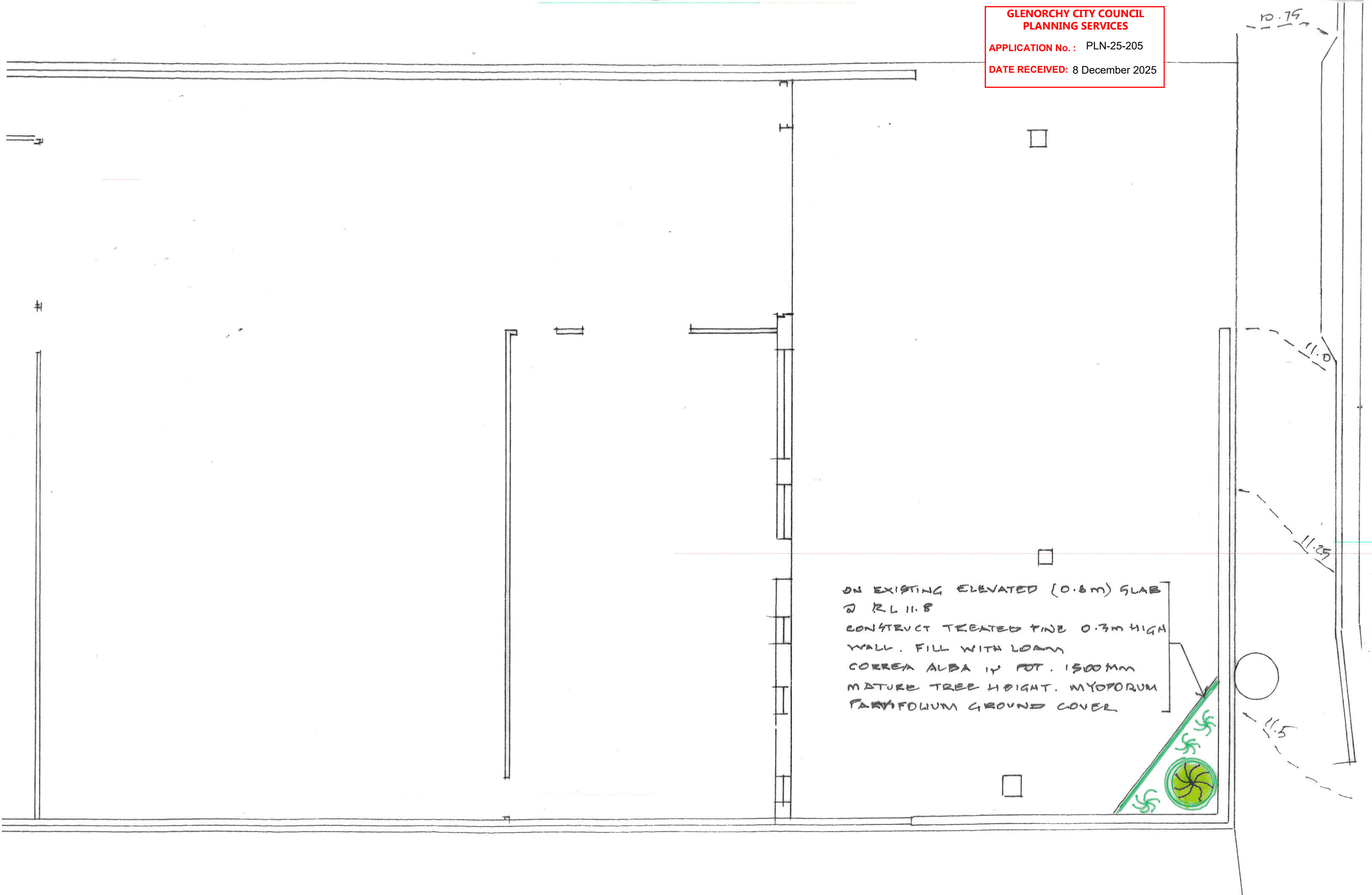
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PROPOSED STORE

4 AUSTRAL PLACE, DERWENT PARK  
FOR SPECTRUM ENGINEERING

# 1:100 SEWER PLAN

DRAWING NO 24 004/6



ON EXISTING ELEVATED (0.8m) SLAB  
@ RL 11.8  
CONSTRUCT TREATED PINE 0.3m HIGH  
WALL. FILL WITH LOAM  
CORREA ALBA 14 FT. 1500MM  
MATURE TREE HEIGHT. MYOPORUM  
PASPALUM GROUND COVER



EPOXY EMBED 600 LONG N12 CENTRALLY 100  
INTO EXISTING APRON @ 600 CENTRES

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EXISTING 150 THICK N32 SL82 CENTRALLY  
REINFORCED CONCRETE APRON ON 100  
THICK FINE CRUSHED ROCK SUB BASE.

SLAB 11.2

10.8

10.7

11.0

1700 BOUNDARY

5500

10.9

PROPOSED 100 THICK SLAB OVER EXISTING 100  
THICK SLAB. SL 72 CENTRALLY, N32 CONCRETE  
25 DEEP X 3' SOFF CUT JOINTS @ 6000 CRS

11.15

10.95

5500

EXISTING ELEVATED  
SLAB @ RL 11.7

11.1

11.1

2600

2600

2600

12 000

PROPOSED WAREHOUSE

4 AUSTRAL PL., DERWENT PARK

FOR SPECTRUM ENGINEERING

1:75 PAVING PLAN - FORECOURT

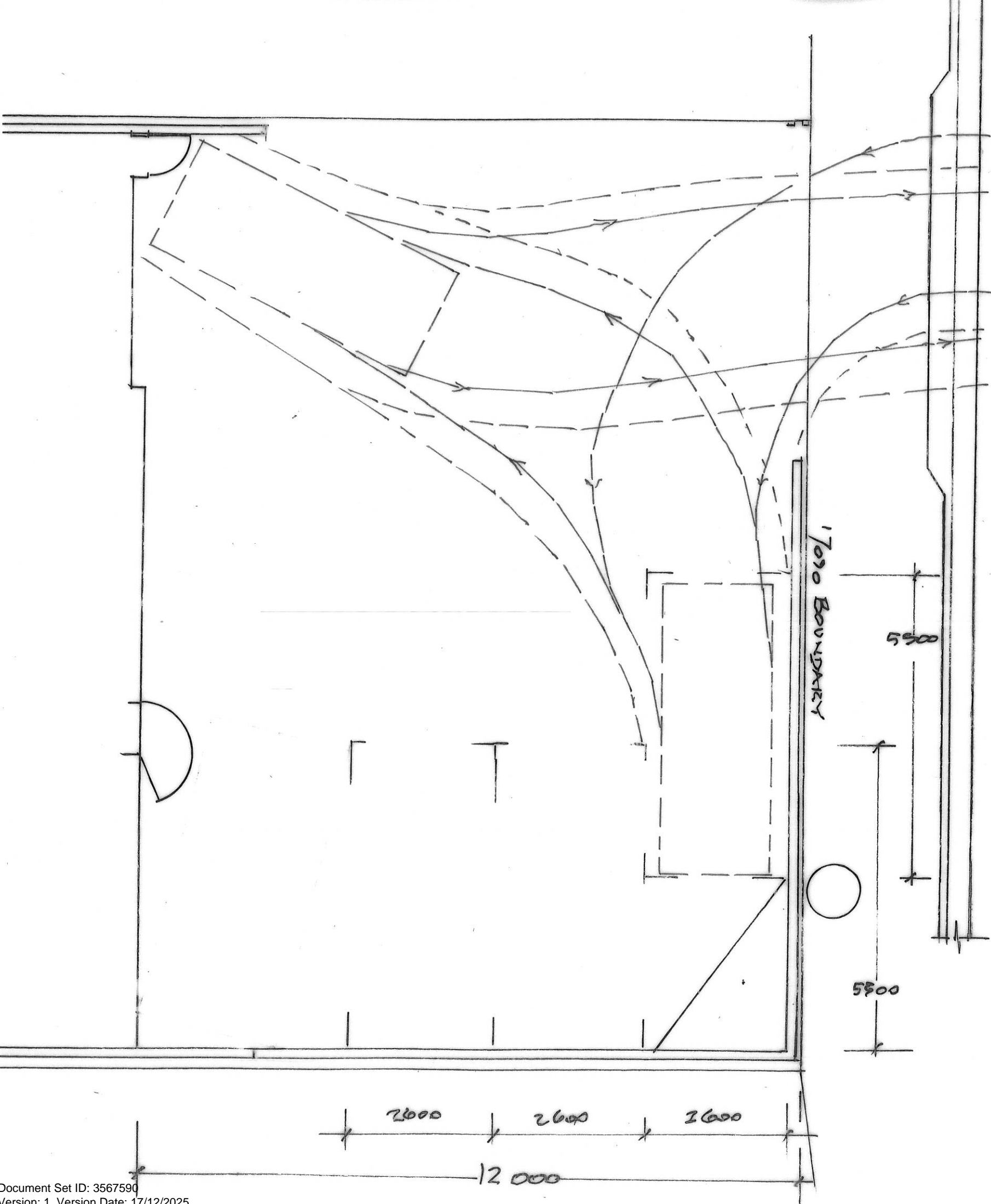
DRAWING No 24 004 / 8

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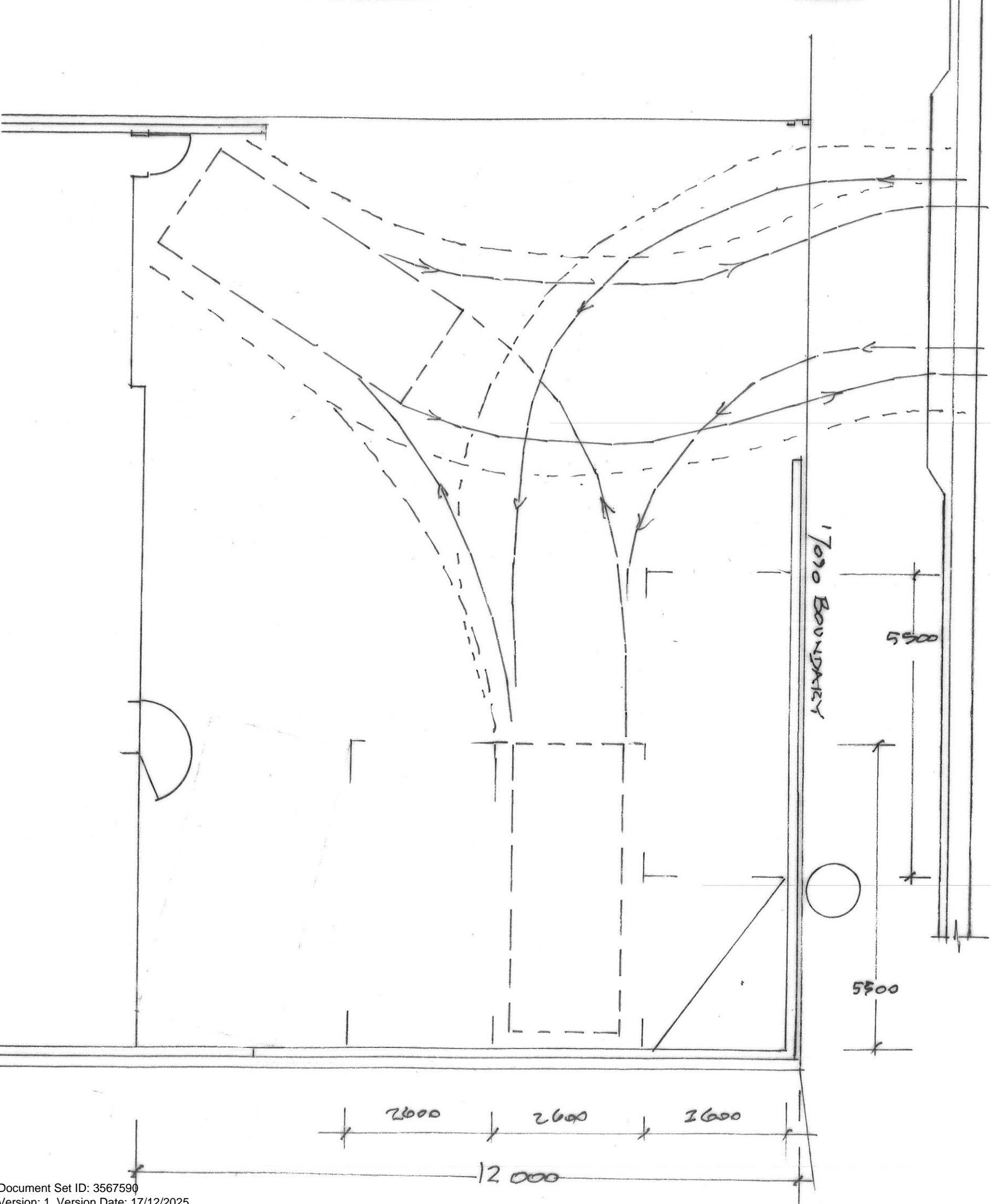
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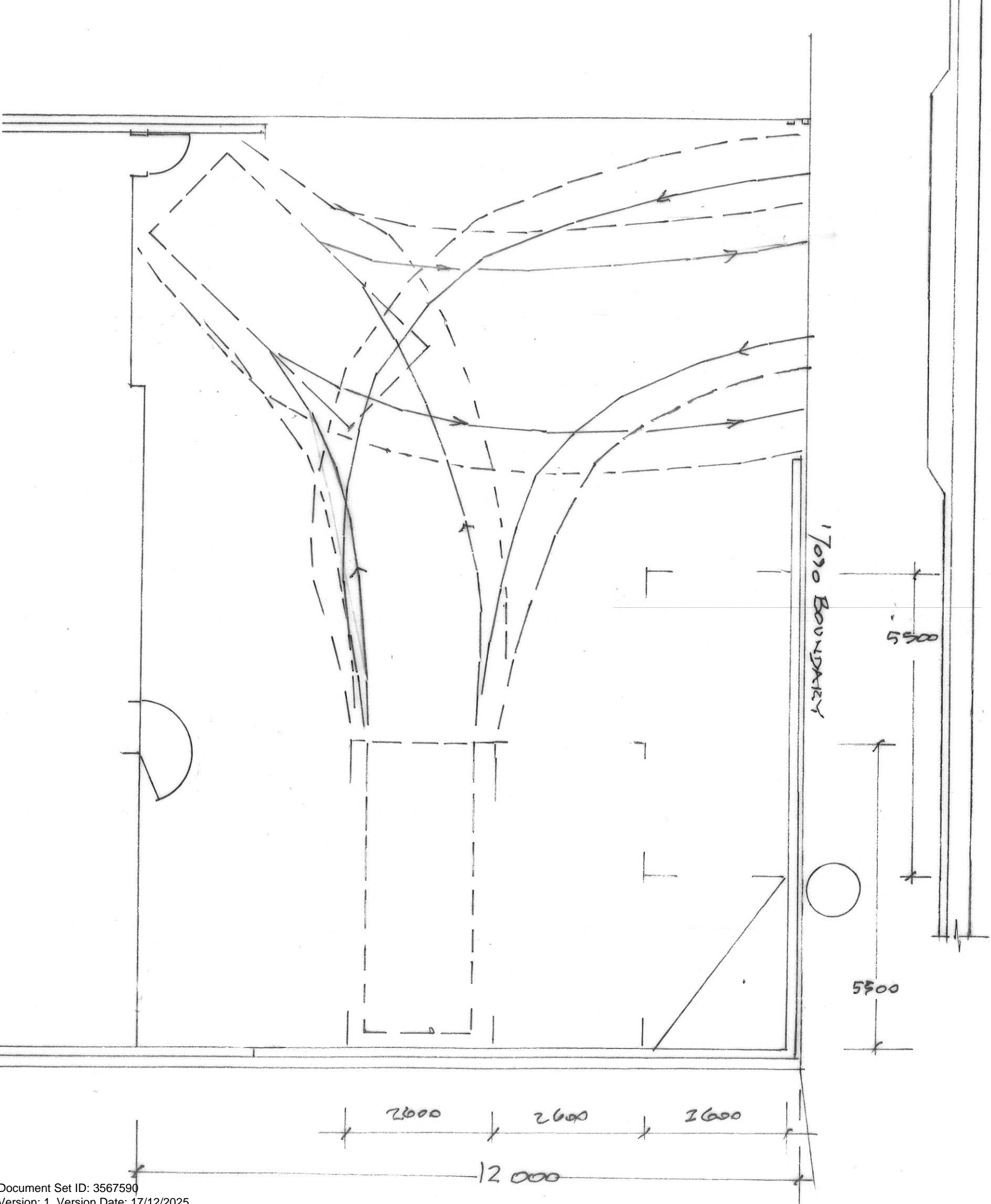
PROPOSED WAREHOUSE  
4 AUSTRAL PL., DERWENT PARK  
FOR SPECTRUM ENGINEERING  
1:75 CAR SPACE 1 TURNING  
PATH  
DRAWING No 24004 / 9





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PROPOSED WAREHOUSE  
4 AUSTRAL PL., DERWENT PARK  
FOR SPECTRUM ENGINEERING  
1:75 CAR SPACE 2 TURNING  
PATH  
DRAWING No 24004/10

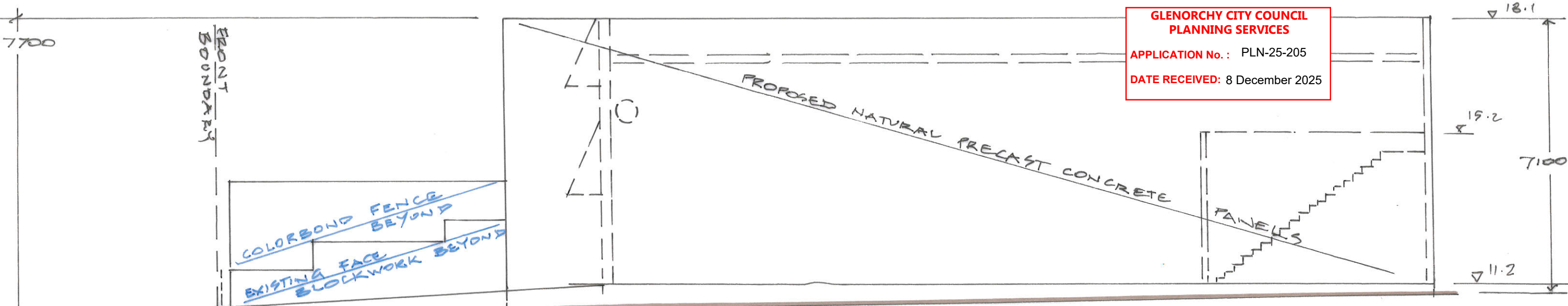


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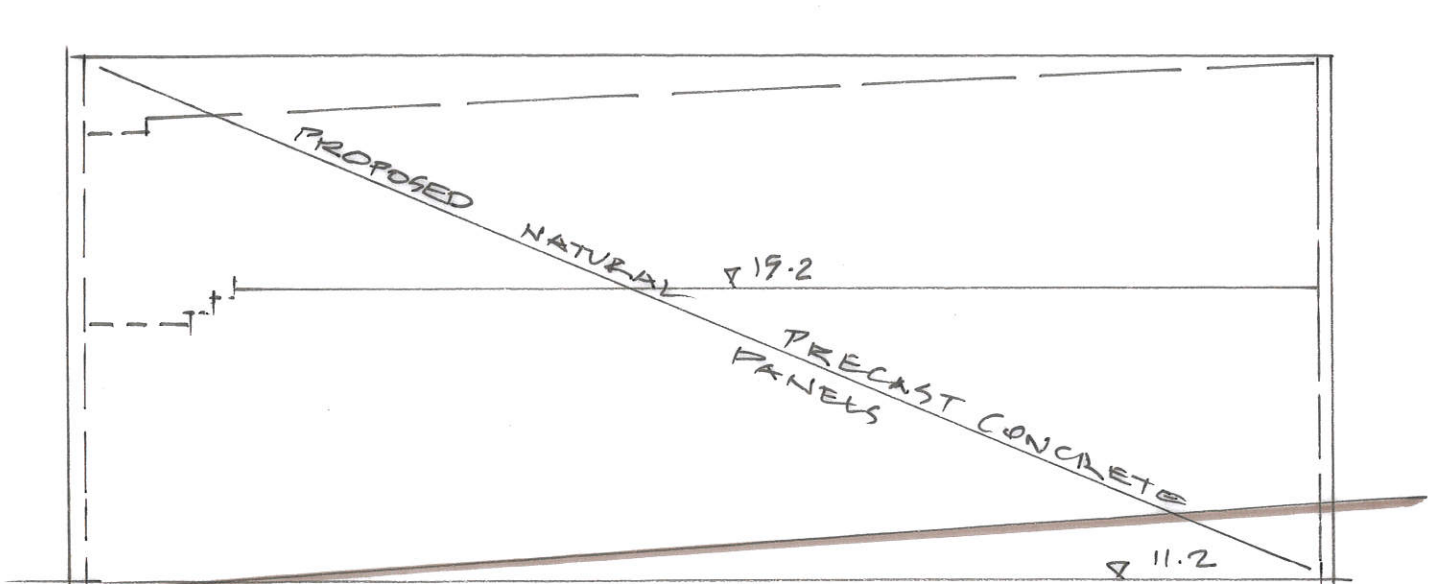
PROPOSED WAREHOUSE  
4 AUSTRAL PL., DERWENT PARK  
FOR SPECTRUM ENGINEERING  
1:75 CAR SPACE & TURNING  
PATH  
DRAWING No 24004/11



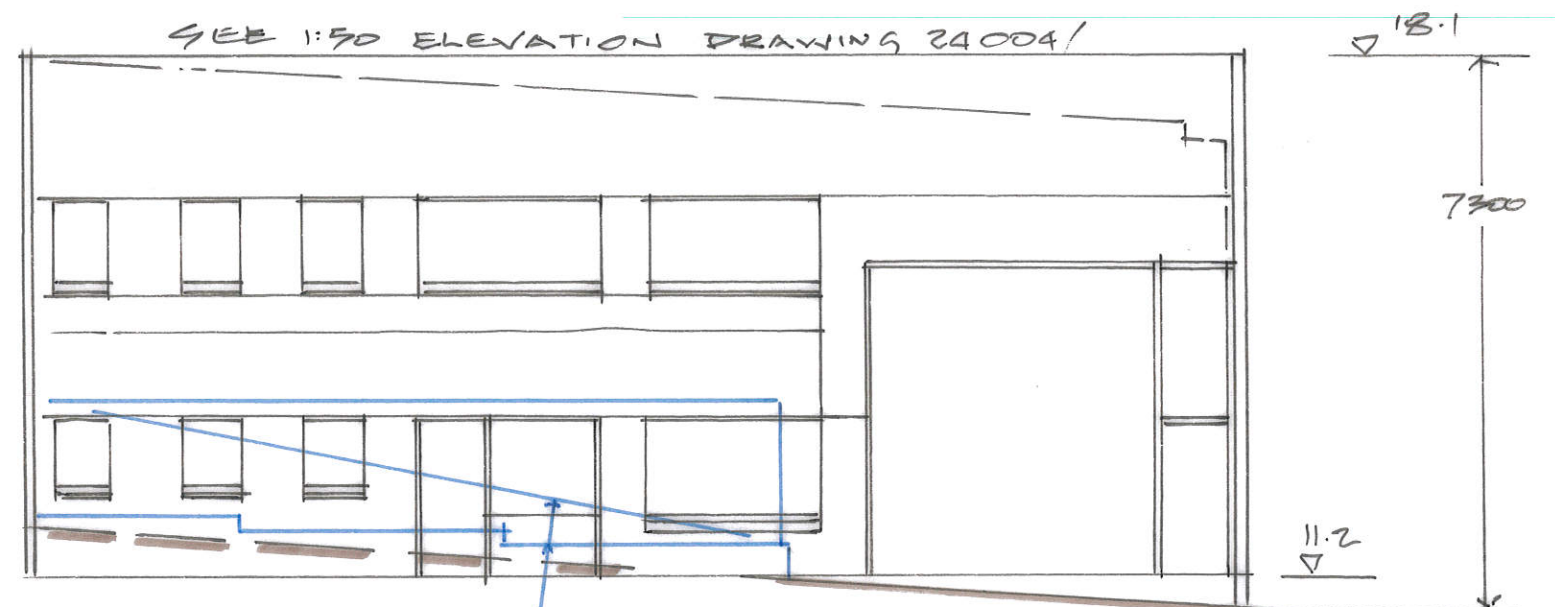




SOUTH ELEVATION

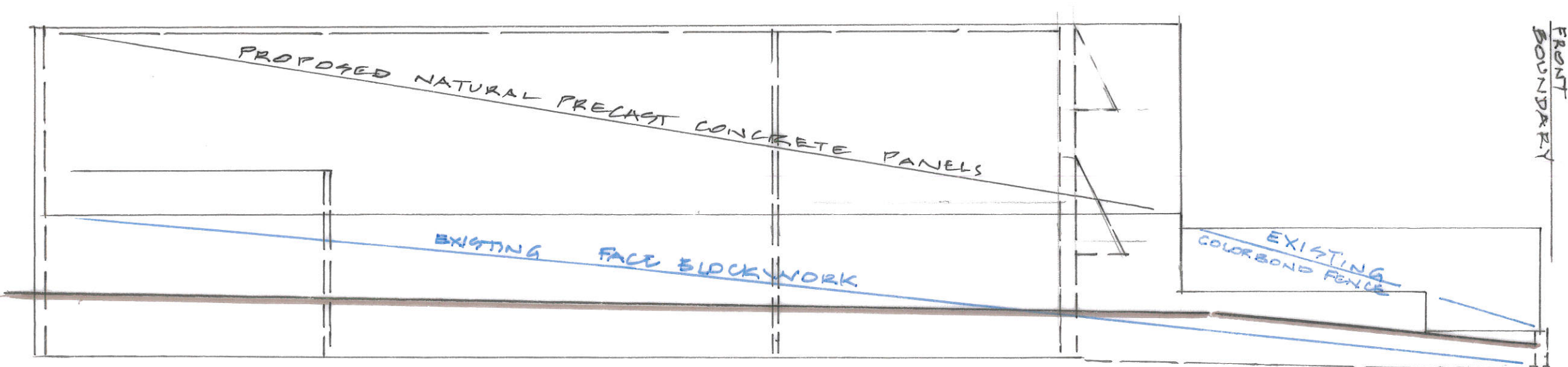


REAR EAST ELEVATION



2200 HIGH BLACK RHS FENCE  
OVER FACE BLOCK FRONT WALL

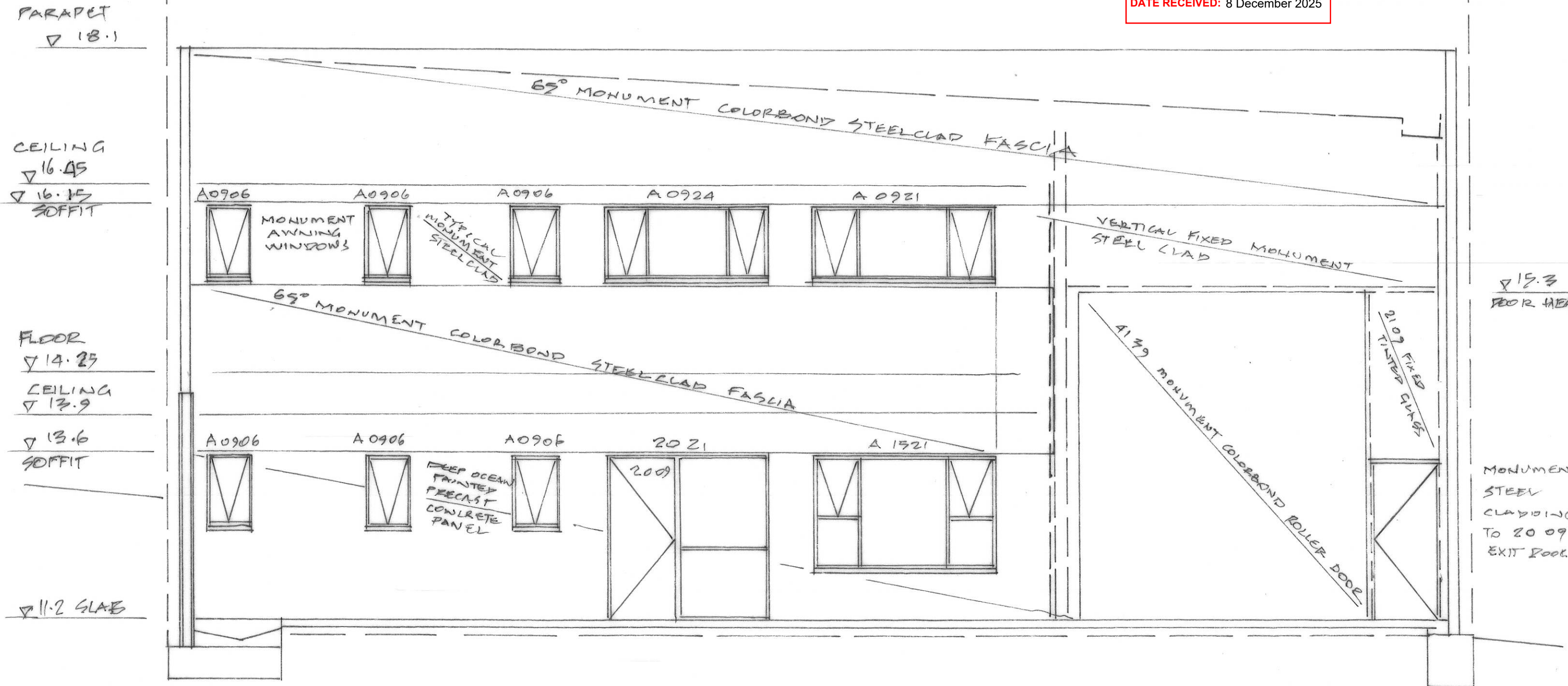
FRONT WEST ELEVATION



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PROPOSED STORE  
A AUSTRAL PLACE  
DERWENT PARK FOR  
SPECTRUM ENGINEERING  
1:100 ELEVATIONS  
DRAWING 24004/13





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PROPOSED STORE  
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 FOR SPECTRUM ENGINEERING



1:50 FRONT WEST ELEVATION DRAWING No 24 004/14







LEGEND

-  MAINTAINED LED EXIT LIGHT
-  10/13 WATT IP 65 LED DOWNLIGHT

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