

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-203
PROPOSED DEVELOPMENT:	Change of use to Food Services and internal fit outs for new pizza shop
LOCATION:	441-445 Main Road Glenorchy
APPLICANT:	G Hills & Partners Architects
ADVERTISING START DATE:	23/12/2025
ADVERTISING EXPIRY DATE:	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) 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.

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**.

PROPOSED RETAIL NO. 5 FITOUT

for: Lambrakis Group
at: 441-445 Main Rd, GLENORCHY

Project No. 22547A
Date: Nov. 2025

DESIGN DEVELOPMENT DRAWINGS

Drawing Schedule

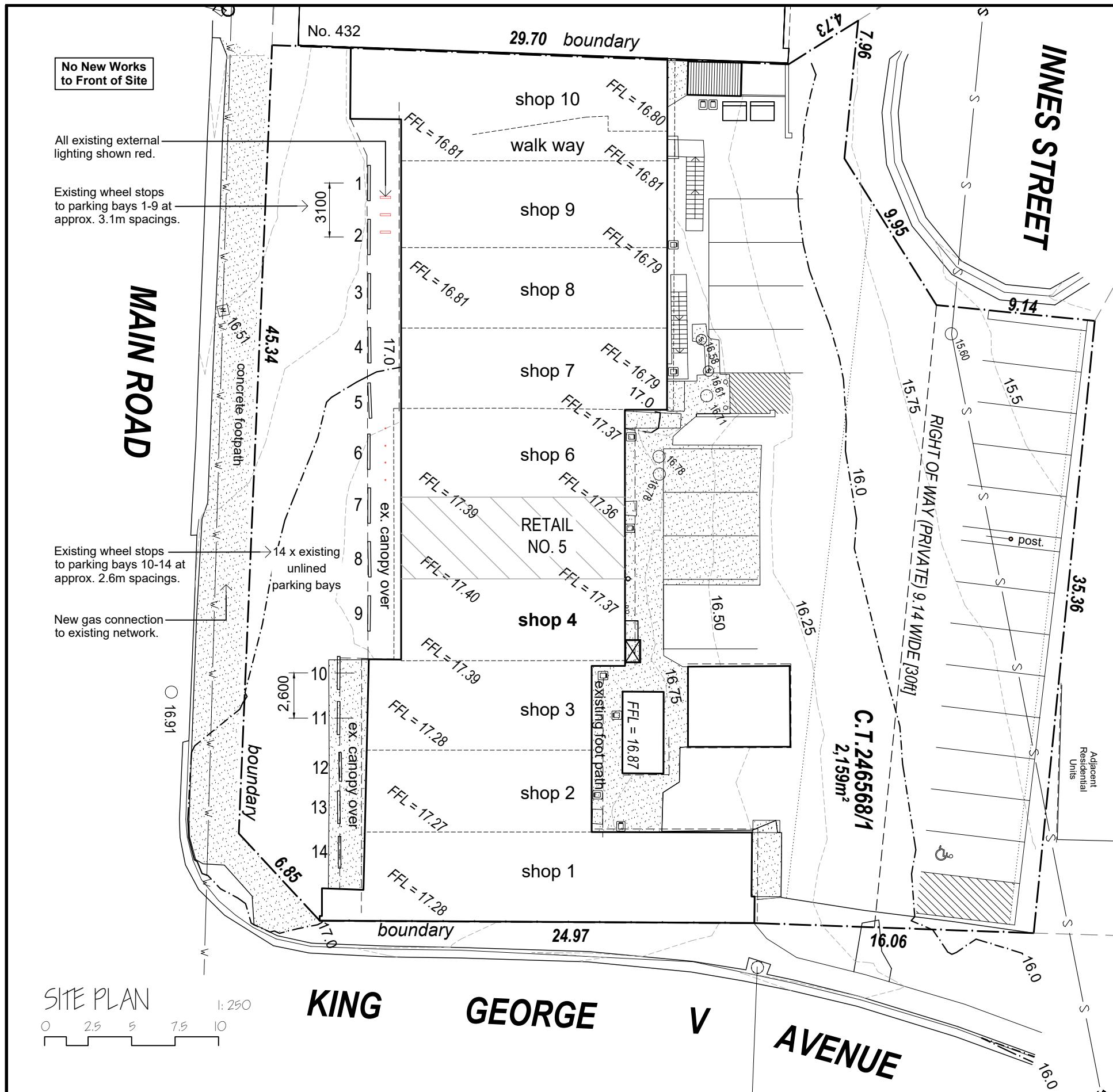
- DD01 Site Plan
- DD02 Rear Parking Layout
- DD03 Proposed Floor Plan
- DD04 Cross Section A-A
- DD05 Parking Diagrams A & B
- DD06 Parking Diagrams C & D
- DD07 Signage & Site Image

Prepared by:

G.Hills & Partners ARCHITECTS

P.O. Box 910, Kingston, Tas 7051
Ph: (03) 6229 1799 Mob: 0419 883 370
Email: graham.hills@bigpond.com
Tas Building Practitioner No. CC2367B





NOTES:

- * Do not scale the drawings.
- * Verify levels / dimensions on site prior to commencement, report any discrepancies variations to designer.
- * Materials / workmanship to comply with AS codes, BCA & relevant regulations.

G.Hills&Partners ARCHITECTS

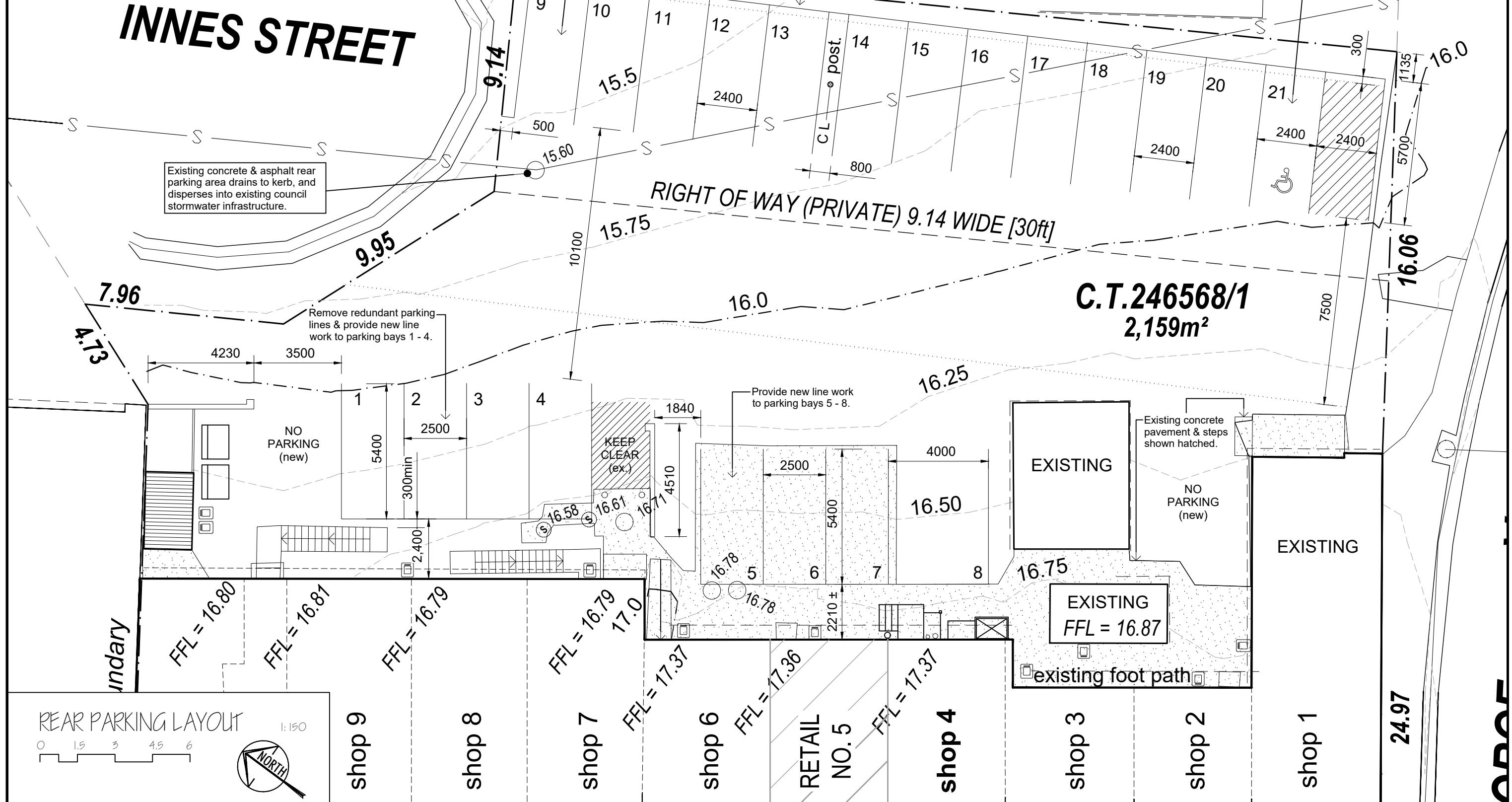
PO Box 910, KINGSTON, TAS 7051
P 03 6229 1799 E graham.hills@bigpond.com
Building Designer Accreditation No. CC2367B

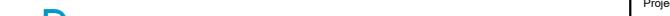
Project Name and Address
**PROPOSED RETAIL NO.5
FITOUT**
441-445 Main Rd, GLENORCHY

Drawing Title
SITE PLAN

DRAWING TYPE Design Dev' Drawings		PROJECT No. 22547A	
Date 13-Nov-25		SHEET	DD01
Scale 1:250	Size A3	CHECKED	G. HILLS
		DESIGN	G. HILLS
		DRAWN	M. Kamankesh

NOTE:
No new surfacing works. All new works relate to parking area layout and line markings only. All new line markings, parking bay layout & signage to rear carpark shall be in accordance with AS 2890.1:2004 & AS2890.6:2022



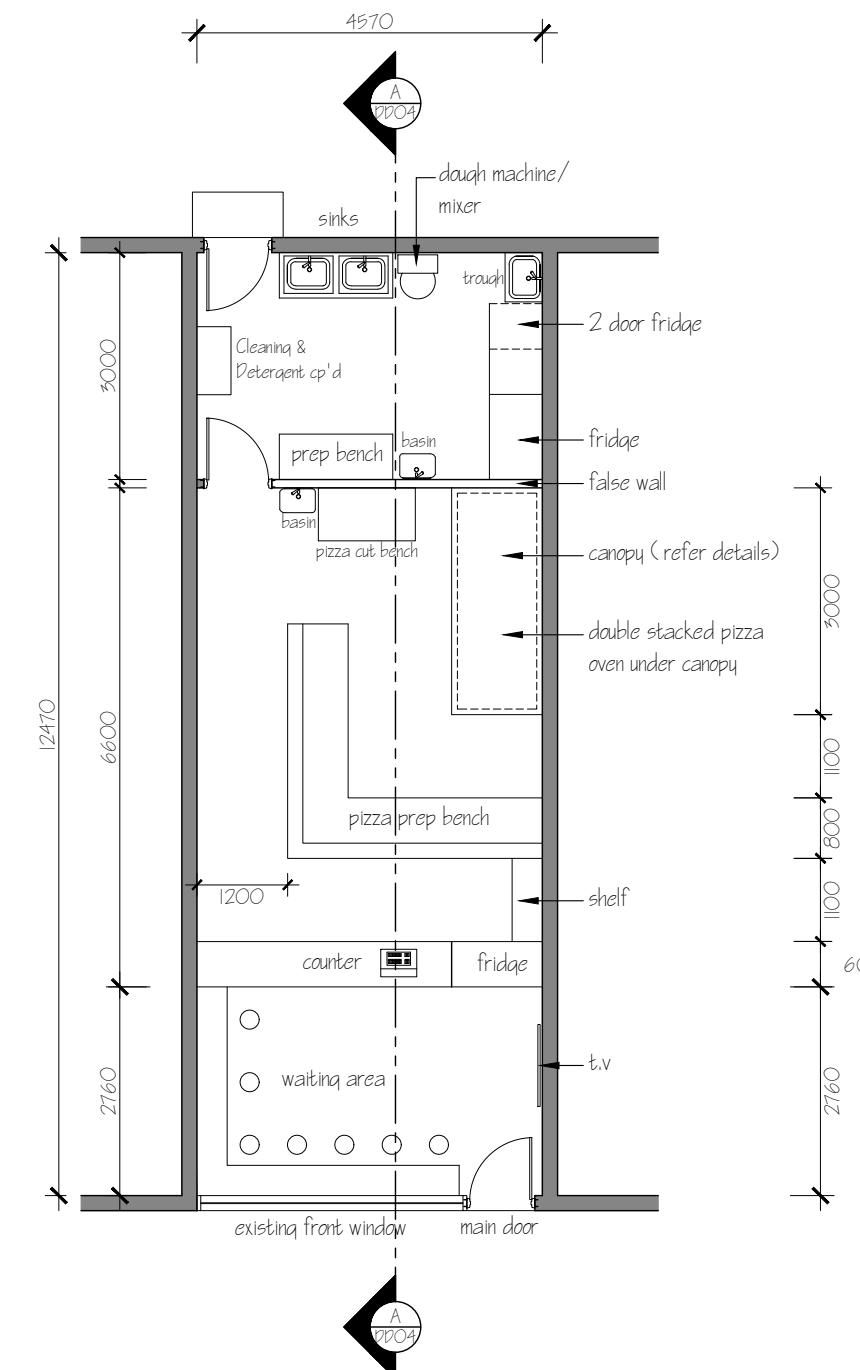
<p>NOTES:</p> <ul style="list-style-type: none"> Do not scale the drawings. Verify levels / dimensions on site prior to commencement, report any discrepancies / variations to designer. Materials / workmanship to comply with AS codes, BCA & relevant regulations. <p>Copyright © 2025 "This document is, and shall remain, the property of G HILLS & PARTNERS ARCHITECTS. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. unauthorised use of the document in any way is prohibited."</p>	REVISION NOTES		
	No.	Revision/Issue	Date
 <p>PO Box 910, KINGSTON, TAS 7051 P 03 6229 1799 E graham.hills@bigpond.com Building Designer Accreditation No. CC2367B</p>			
<p>Project Name and Address</p> <p>PROPOSED RETAIL NO.5 FITOUT</p> <p>441-445 Main Rd, GLENORCHY</p> <p>Drawing Title</p> <p>REAR PARKING LAYOUT</p> <p>Client</p> <p>Lambrakis Group</p> <p>DRAWING TYPE</p> <p>Design Dev' Drawings</p> <p>Date</p> <p>13-Nov-25</p> <p>Sheet</p> <p>DD02</p> <p>Checked</p> <p>G. HILLS</p> <p>Scale</p> <p>1:150</p> <p>Size</p> <p>A3</p> <p>Drawn</p> <p>M. Kamankesh</p>			

NOTE:
SINKS TO HAVE APPROVED STRAINERS
INSTALLED TO NCC STANDARDS

BASIN LOCATIONS TO HAVE HAND WASH
& TOWELL DISPENSED IN ACCORDANCE
WITH NCC REQUIREMENTS & HEALTH
STANDARDS.

ALL SURFACES SHALL BE FREE FROM
CRACKS & BE FULLY SEALED FOR CLEANING.

MECHANICAL & VENTILATION IN
ACCORDANCE WITH THE CONSULTANTS
DESIGN & SPECIFICATIONS



PROPOSED FLOOR PLAN

1:100



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REVISION NOTES

No.

Revision/Issue

Date

G.Hills&Partners ARCHITECTS

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Building Designer Accreditation No. CC2367B

Project Name and Address

PROPOSED RETAIL NO.5
FITOUT

441-445 Main Rd, GLENORCHY

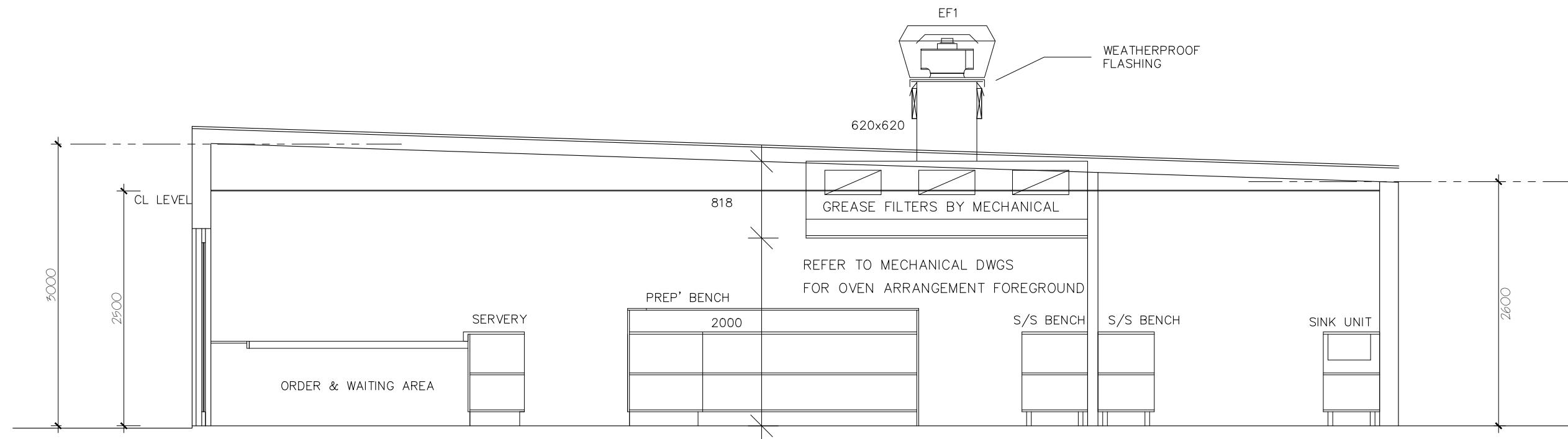
Drawing Title
PROPOSED FLOOR PLAN
Client
Lambrakis Group

DRAWING TYPE
Design Dev' Drawings
Date
13-Nov-25

PROJECT NO.
22547A
SHEET
DD03

CHECKED
G. HILLS
DESIGN
G. HILLS
DRAWN
M. Kamankesh





CROSS SECTION A-A 1:50
0 0.5 1.0 1.5 2.0

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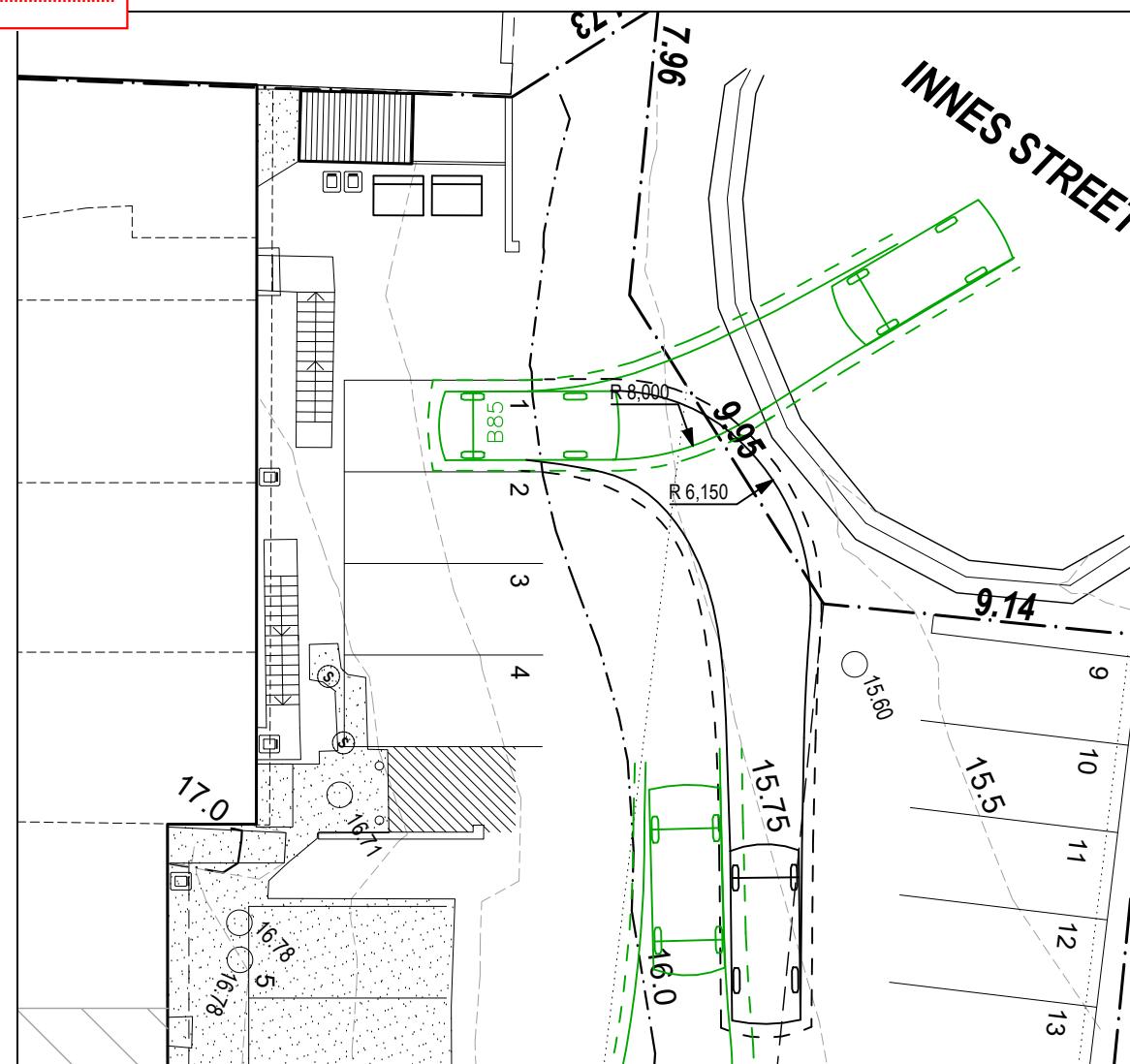
PO Box 910, KINGSTON, TAS 7051
 P 03 6229 1799 E graham.hills@bigpond.com
 Building Designer Accreditation No. CC2367B

Project Name and Address
PROPOSED RETAIL NO.5
FITOUT
 441-445 Main Rd, GLENORCHY

Drawing Title
CROSS SECTION A-A
 Client
Lambrakis Group

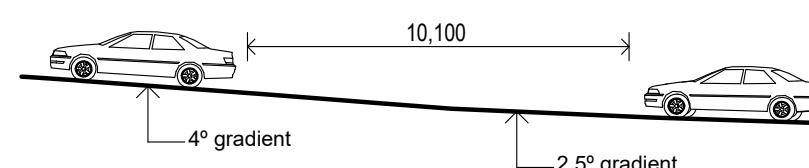
DRAWING TYPE
Design Dev' Drawings
 PROJECT No.
22547A

Date	13-Nov-25	SHEET	DD04
		CHECKED	G. HILLS
Scale	1:50	Size	A3
		DESIGN	G. HILLS
		DRAWN	M. Kamankesh



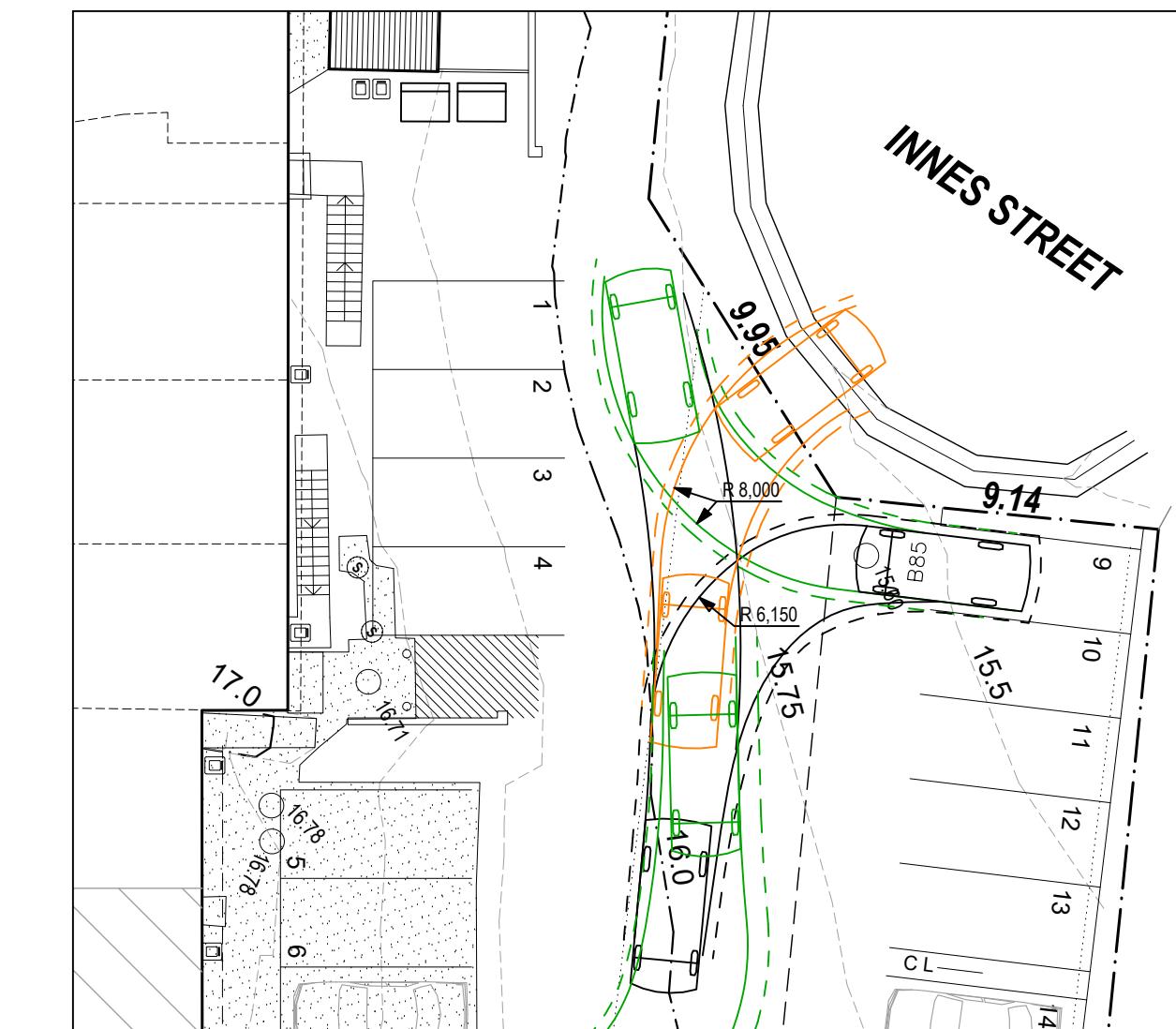
ON-SITE TURNING - DIAGRAM A

Scale 1:200



Site Section A - A

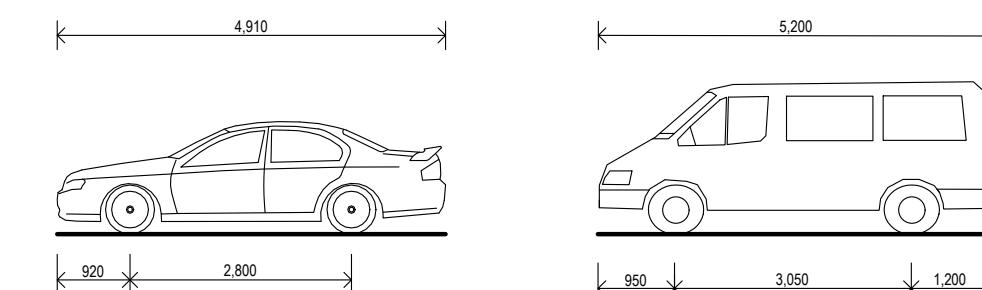
Scale 1:200



ON-SITE TURNING - DIAGRAM B

Scale 1:200

AS 2890.1:2004



B85 - Vehicle

Track Width 1.770m
Min Body Ground Clearance 0.159m
Lock to Lock Time 4.00 sec
Curb to Curb Turning Radius (min) 5.80m

B99 - Vehicle

Track Width 1.840m
Min Body Ground Clearance 0.312m
Lock to Lock Time 4.00 sec
Curb to Curb Turning Radius (min) 6.30m

not to scale

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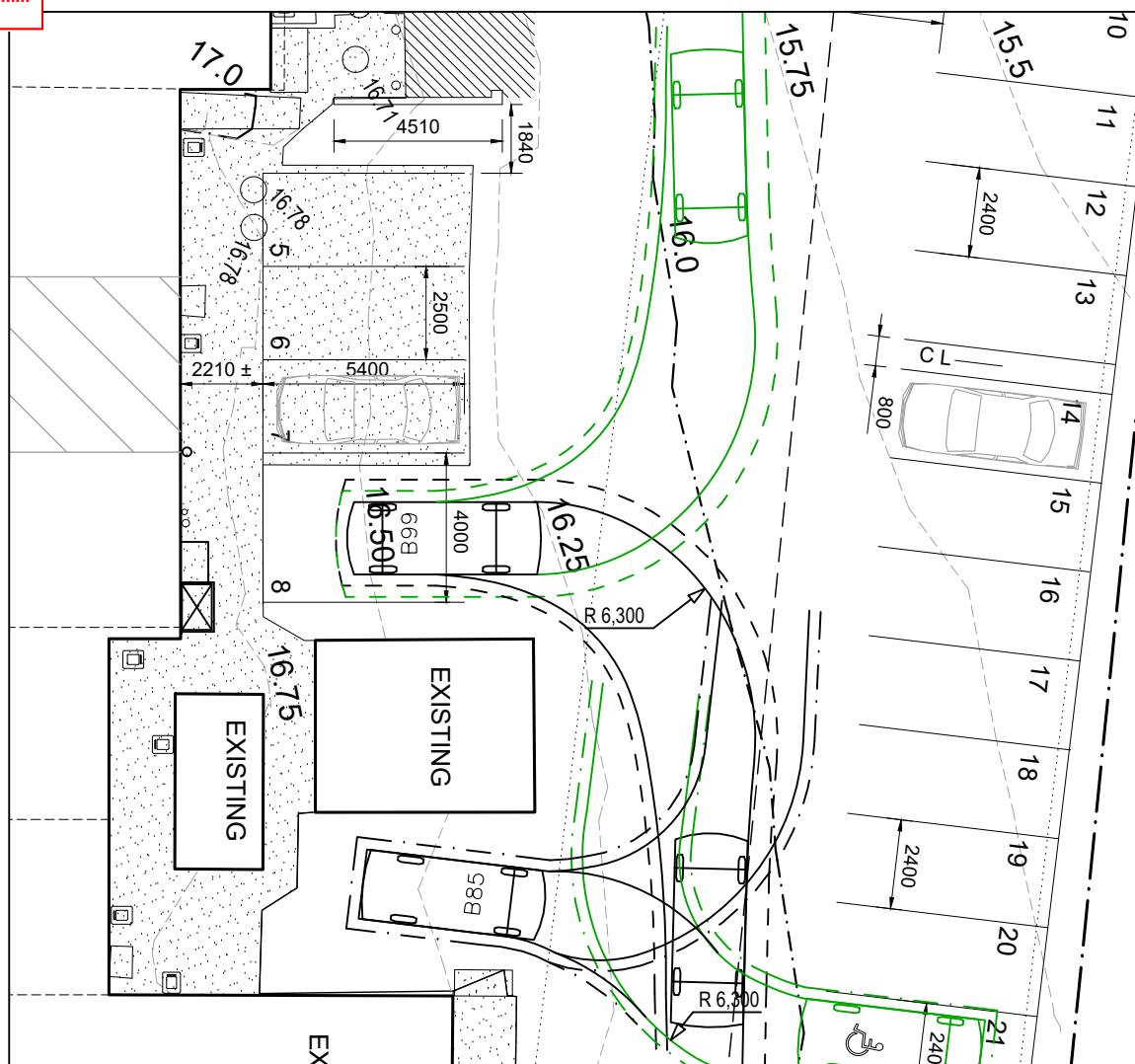
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 P 03 6229 1799 E graham.hills@bigpond.com
 Building Designer Accreditation No. CC2367B

Project Name and Address
PROPOSED RETAIL NO.5
FITOUT
 Drawing Title
 Client
 441-445 Main Rd, GLENORCHY

DRAWING TYPE
 Design Dev' Drawings
 Client
PARKING DIAGRAMS A & B
 Lambrakis Group

PROJECT NO.
22547A
 Date
13-Nov-25
 SHEET
DD05
 CHECKED
 G. HILLS
 Scale
 DESIGN
 G. HILLS
 SHOWN
A3
 DRAWN
 M. Kamankesh



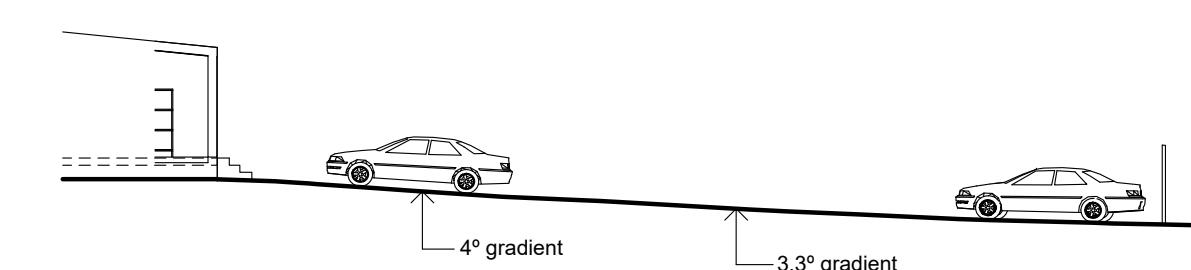
ON-SITE TURNING - DIAGRAM

Scale 1:200



ON-SITE TURNING - DIAGRAM D

Scale 1:2



Site Section B

Scale 1

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<u>REVISION NOTE</u>	
No.	Revision/Issue

G Hills & Partners ABGULTEC

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Building Designer Accreditation No. CC2367B

	Project Name and Address
	PROPOSED RETAIL NO.5
	FITOUT

Drawing Title
PARKING DIAGRAMS C & D

Client
Lambrakis Group

DRAWING TYPE Design Dev' Drawings		PROJECT No. 22547A	
Date 13-Nov-25	SHEET	DD06	
	CHECKED	G. HILLS	
Scale SHOWN	Size	DESIGN	G. HILLS
	A3	DRAWN	M. Kamankesh



Proposed Awning Sign - Shop 5

Scale 1:20



Proposed Awning Sign In Context

Sign graphics colour palette indicative only - to be confirmed



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REVISION NOTES

No.	Revision/Issue	Date

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 Building Designer Accreditation No. CC2367B

Project Name and Address

PROPOSED RETAIL NO.5
 FITOUT
 441-445 Main Rd, GLENORCHY

Drawing Title
SIGNAGE & SITE IMAGE
 Client
Lambrakis Group

DRAWING TYPE
 Design Dev' Drawings
 Date
13-Nov-25

PROJECT NO.
22547A
 SHEET
DD07
 CHECKED
G. HILLS
 Scale
 DESIGN
G. HILLS
 SHOWN
A3
 DRAWN
M. Kamankesh