

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

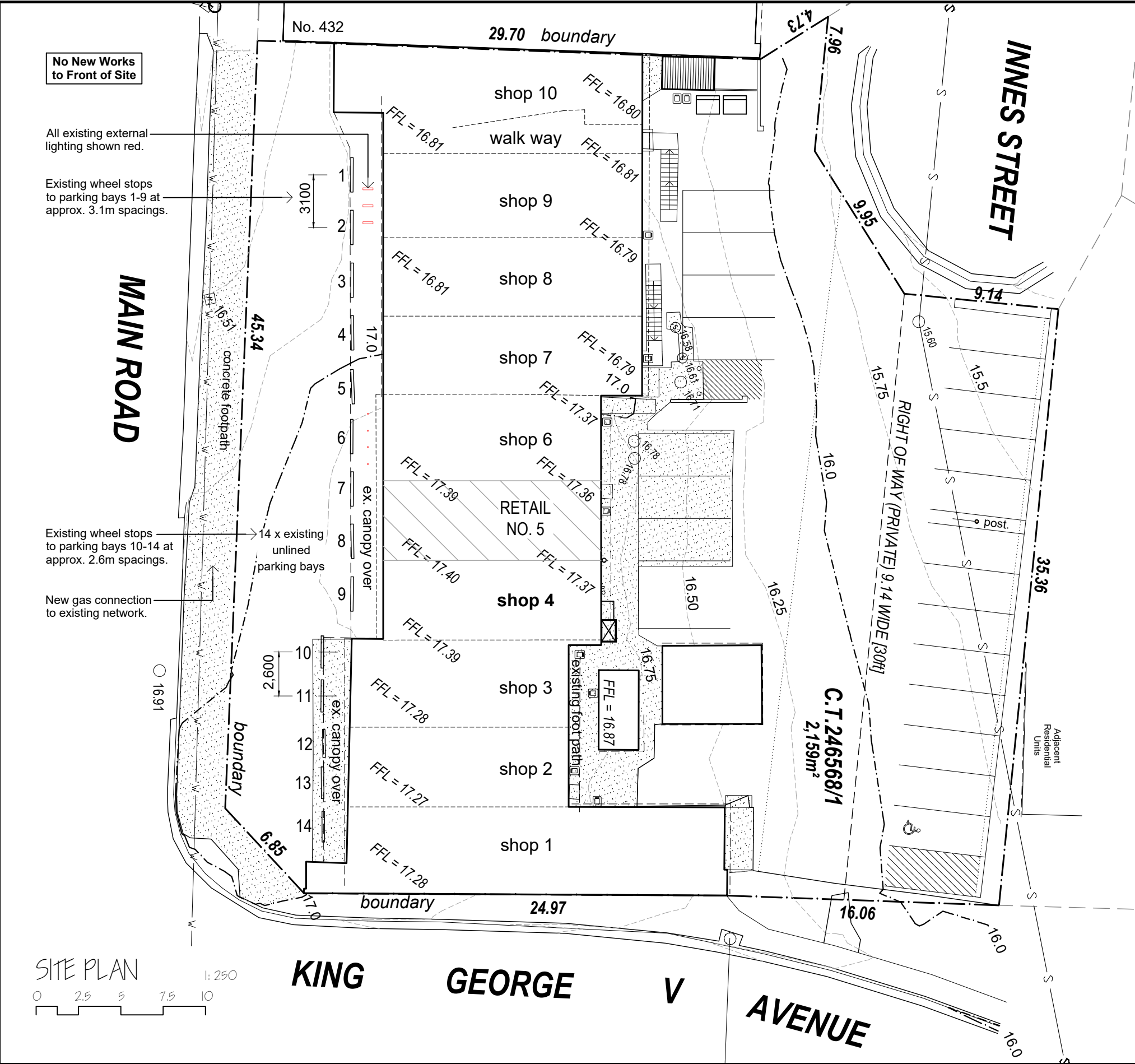


P.O. Box 910, Kingston, Tas 7051

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Email: graham.hills@bigpond.com

Tas Building Practitioner No. CC2367B



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-25-203
DATE RECEIVED 14 November 2025



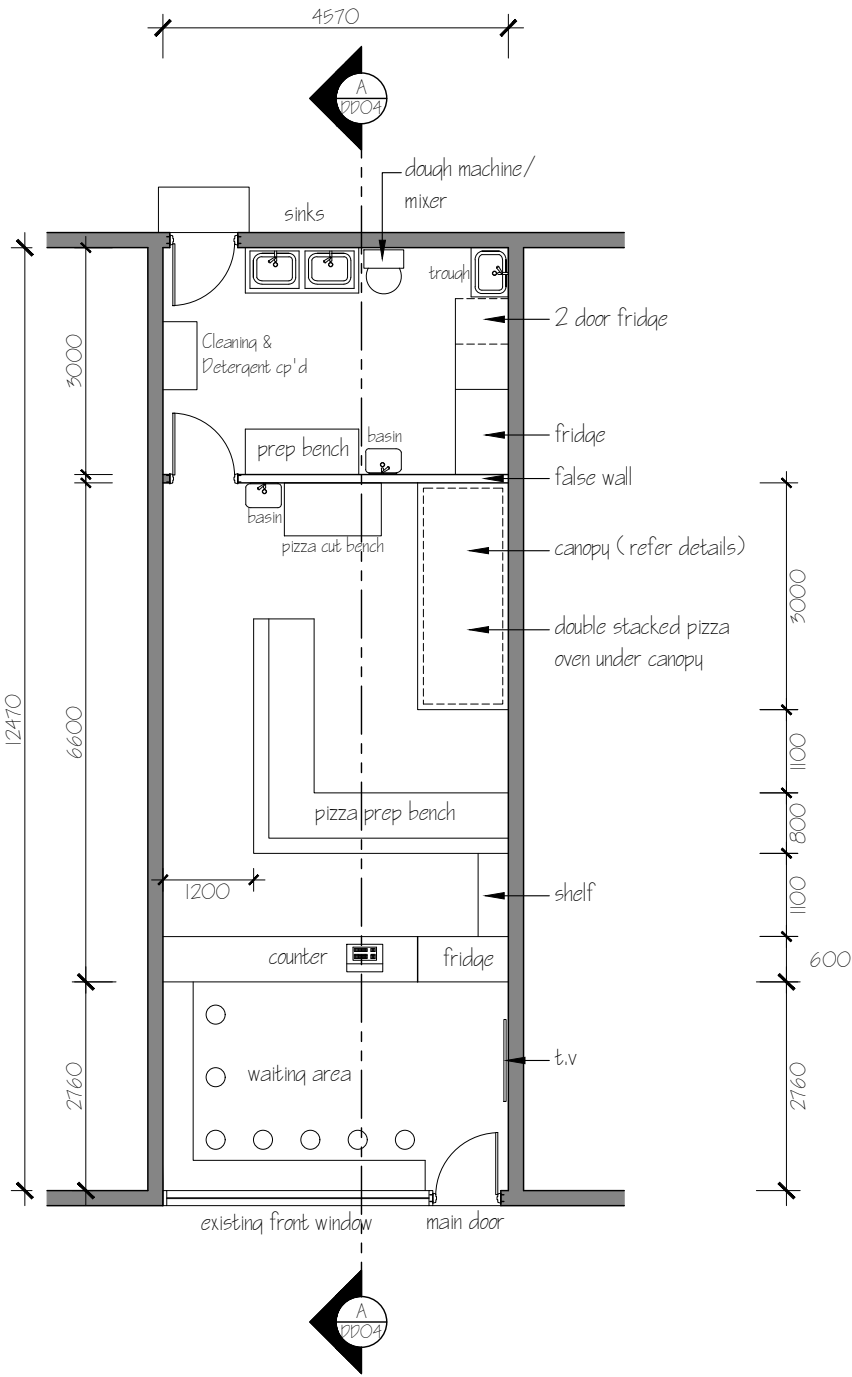
<div>NOTES:</div> <div><div>Do not scale the drawings.</div><div>Verify levels / dimensions on site prior to commencement, report any discrepancies / variations to designer.</div><div>Materials / workmanship to comply with AS codes, BCA & relevant regulations.</div></div> <div>Copyright © 2025</div> <div>"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."</div>	REVISION NOTES			<div><div>G.Hills&Partners ARCHITECTS</div><div></div><div>PO Box 910, KINGSTON, TAS 7051</div><div>P 03 6229 1799 E graham.hills@bigpond.com</div><div>Building Designer Accreditation No. CC2367B</div></div>	Project Name and Address		Drawing Title		DRAWING TYPE		PROJECT No.	
	No.	Revision/Issue	Date		PROPOSED RETAIL NO.5		SITE PLAN		Design Dev' Drawings		22547A	
					FITOUT				Date		SHEET	
									13-Nov-25		DD01	
									Scale		CHECKED	
									1:250		G. HILLS	
					441-445 Main Rd, GLENORCHY		Size		DESIGN			
							A3		G. HILLS			
									DRAWN			
									M. Kamankesh			

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 CONSULTANT'S
DESIGN & SPECIFICATIONS



PROPOSED FLOOR PLAN

0 1 2 3 4

1:100



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	No.	Revision/Issue	Date

G.Hills&Partners

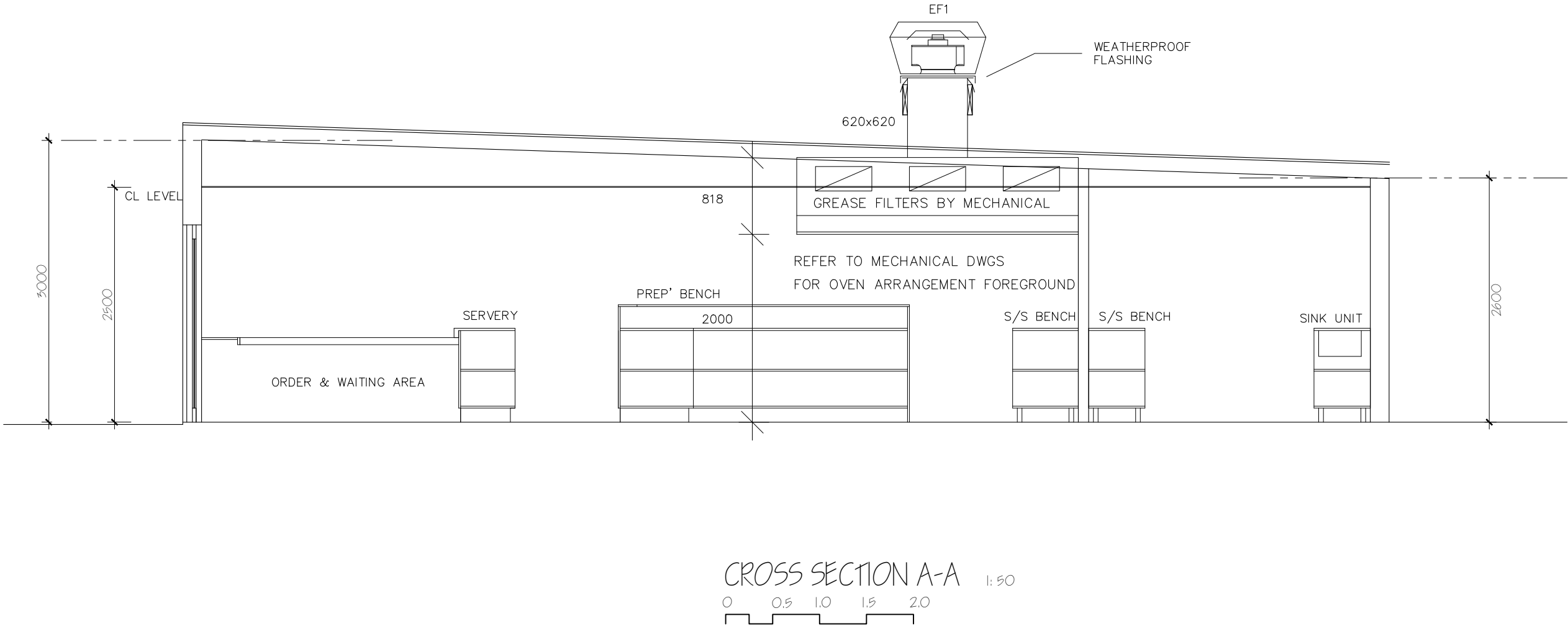
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PO Box 910, KINGSTON, TAS 7051
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Building Designer Accreditation No. CC2367B

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		PROJECT No. 22547A	
Date	13-Nov-25	SHEET	DD03
Scale	1:100	CHECKED	G. HILLS
Size	A3	DESIGN	G. HILLS
		DRAWN	M. Kamankesh



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REVISION NOTES		
No.	Revision/Issue	Date

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Project Name and Address

PROPOSED RETAIL NO.5
FITOUT

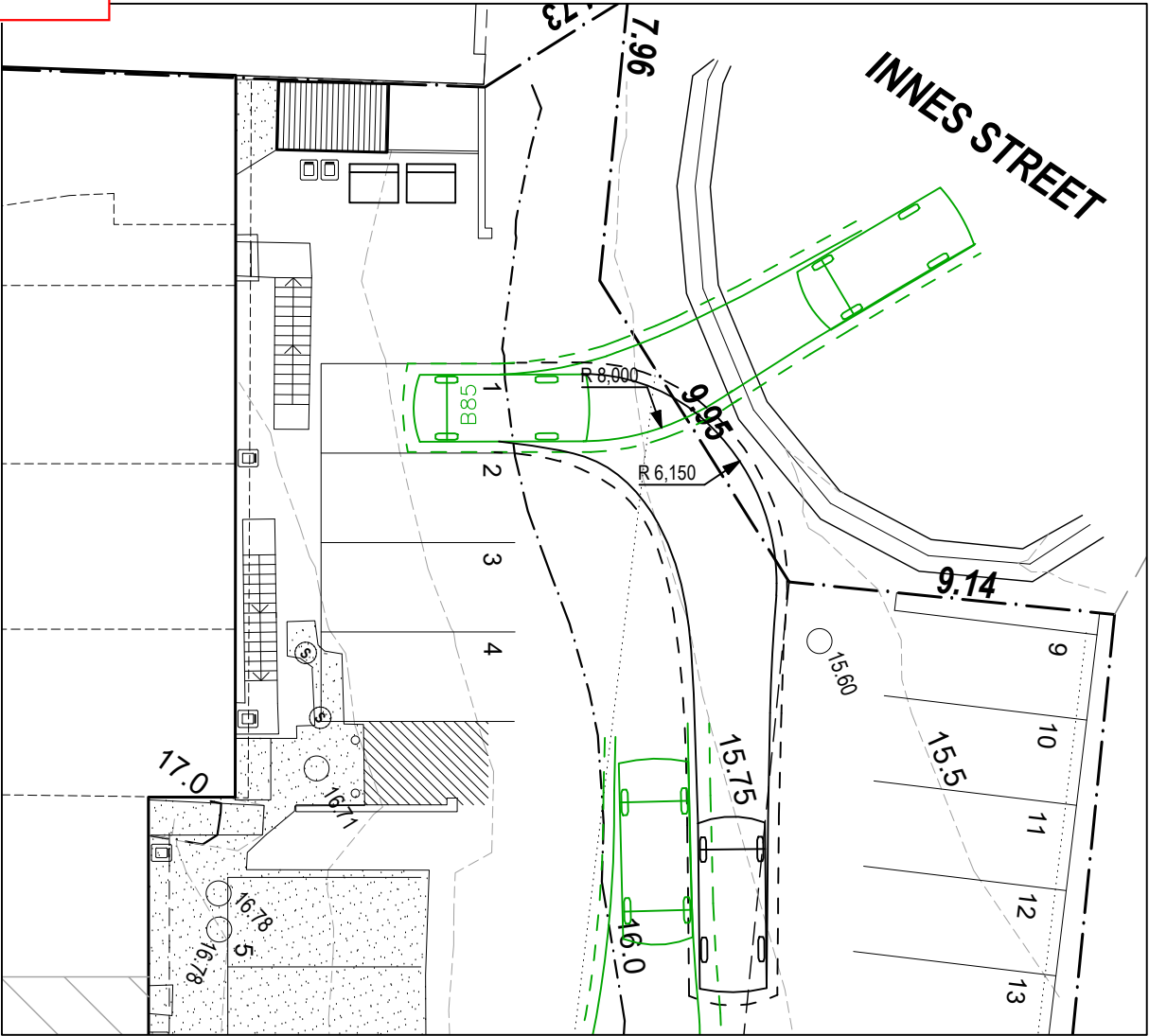
441-445 Main Rd, GLENORCHY

Drawing Title

CROSS SECTION A-A

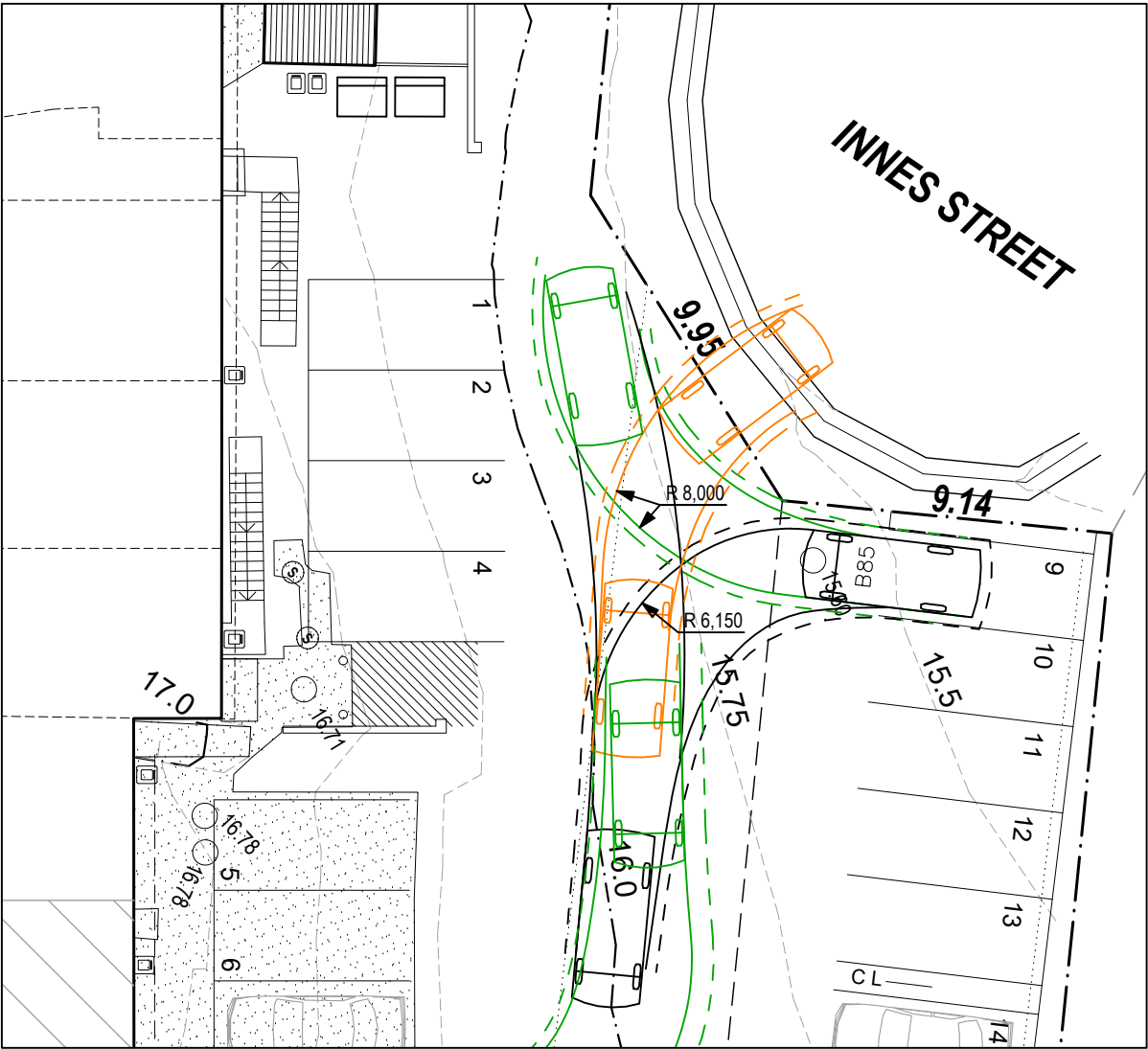
Client
Lambrakis Group

DRAWING TYPE Design Dev' Drawings		PROJECT No. 22547A	
Date 13-Nov-25		SHEET	DD04
Scale 1:50		CHECKED	G. HILLS
		DESIGN	G. HILLS
		DRAWN	M. Kamankesh
Size A3			



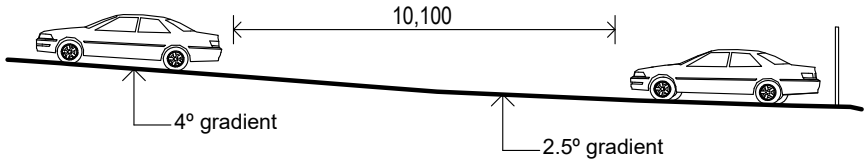
ON-SITE TURNING - DIAGRAM A

Scale 1:200



ON-SITE TURNING - DIAGRAM B

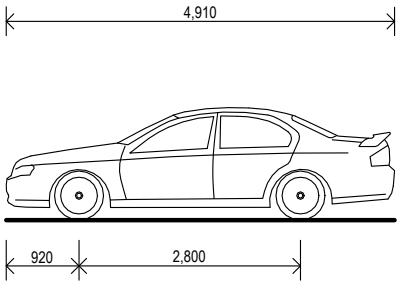
Scale 1:200



Site Section A - A

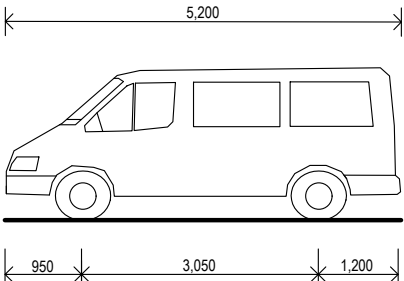
Scale 1:200

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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No.	Revision/Issue	Date

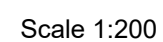
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Building Designer Accreditation No. CC2367B

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

Drawing Title
PARKING DIAGRAMS A & B
Client
Lambrakis Group

DRAWING TYPE Design Dev' Drawings		PROJECT No. 22547A	
Date	13-Nov-25	SHEET	DD05
Scale	SHOWN	CHECKED	G. HILLS
Size	A3	DESIGN	G. HILLS
		DRAWN	M. Kamankesh



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<u>REVISION NOTES</u>		
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
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PARKING DIAGRAMS C & D

Client

Lambrakis Group

DRAWING TYPE
Design Dev' Drawings

Date
13-Nov-25

Scale	Size
SHOWN	A

PROJECT No.
22547A

SHEET	DD06
CHECKED	C. HILL

CHECKED	G. HILLS
DESIGN	G. HILLS



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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	No.	Revision/Issue	Date																									