

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-25-309
PROPOSED DEVELOPMENT:	New Sign, Additions & Alterations to Existing Signs & Building Facade
LOCATION:	Northgate 387-391 Main Road Glenorchy
APPLICANT:	Field Labs
ADVERTISING START DATE:	05/12/2025
ADVERTISING EXPIRY DATE:	19/12/2025

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 **19/12/2025**.

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 **19/12/2025**, or for postal and hand delivered representations, by 5.00 pm on **19/12/2025**.



Telephone:
0437-255-439
Email:
james@fieldlabs.com.au
Accreditation:
CC 1043M

PROJECT

MHCW @ Northgate

ISSUE NAME	REVISION ID	ISSUE DATE
PRELIM SET	REV A	20/10/2025



PROJECT

MHCW @ Northgate

ADDRESS	CP002, NORTHGATE 387-391 MAIN ROAD GLENORCHY TAS 7010
PROPERTY ID	1822786
TITLE REF	35050/3
CLIENT	Magic Hand Car Wash
BUILDING OWNER	VICINITY CENTRES
DESIGNER	JAMES WILSON, (CC1043M)
SITE AREA	24.2m2
BUILDING CLASS	CLASS 6/8
CLIMATE ZONE	7
WIND CLASS	N/A

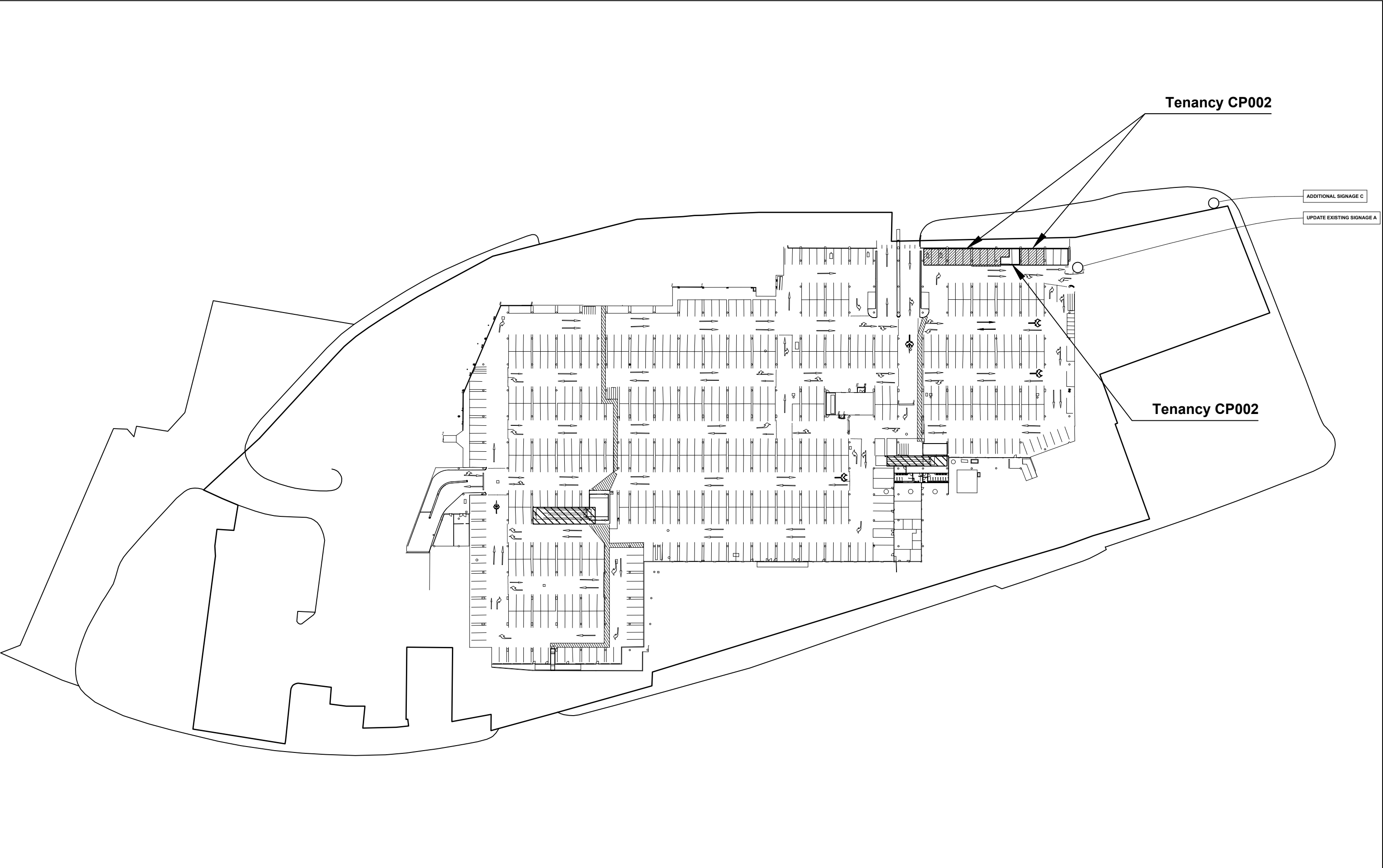
REV A

20/10/2025

SHEET INDEX			
SHEET	ID	NAME	CURRENT REVISION
A201	SITE	LOCATION	REV A
A202	SITE	LOCATION	REV A
A301	PLANS	DEMOLITION FLOOR PLAN	REV A
A302	PLANS	GROUND FLOOR PLAN	REV A
A304	PLANS	ELECTRICAL PLAN	REV A
A305	PLANS	DEMO ELEVATIONS	REV A
A306	PLANS	PROPOSED ELEVATIONS	REV A
A307	PLANS	PROPOSED ELEVATIONS	REV A
A309	PLANS	SIGNAGE	REV A
A3010	PLANS	SIGNAGE	REV A
A3011	PLANS	DOOR SCHEDULE	REV A
A401	IMAGES	PROPOSED 01	REV A

ADDRESS: CP002, NORTHGATE 387-391
MAIN ROAD GLENORCHY TAS 7010
SITE ID: 1822786
TITLE REF: 35050/3
OWNER: VICINITY CENTRES
CLIENT: Magic Hand Car Wash

DRAWINGS TO BE READ IN CONJUNCTION WITH:
MECHANICAL BY N/A
HYDRAULICS BY N/A
STRUCTURAL BY N/A

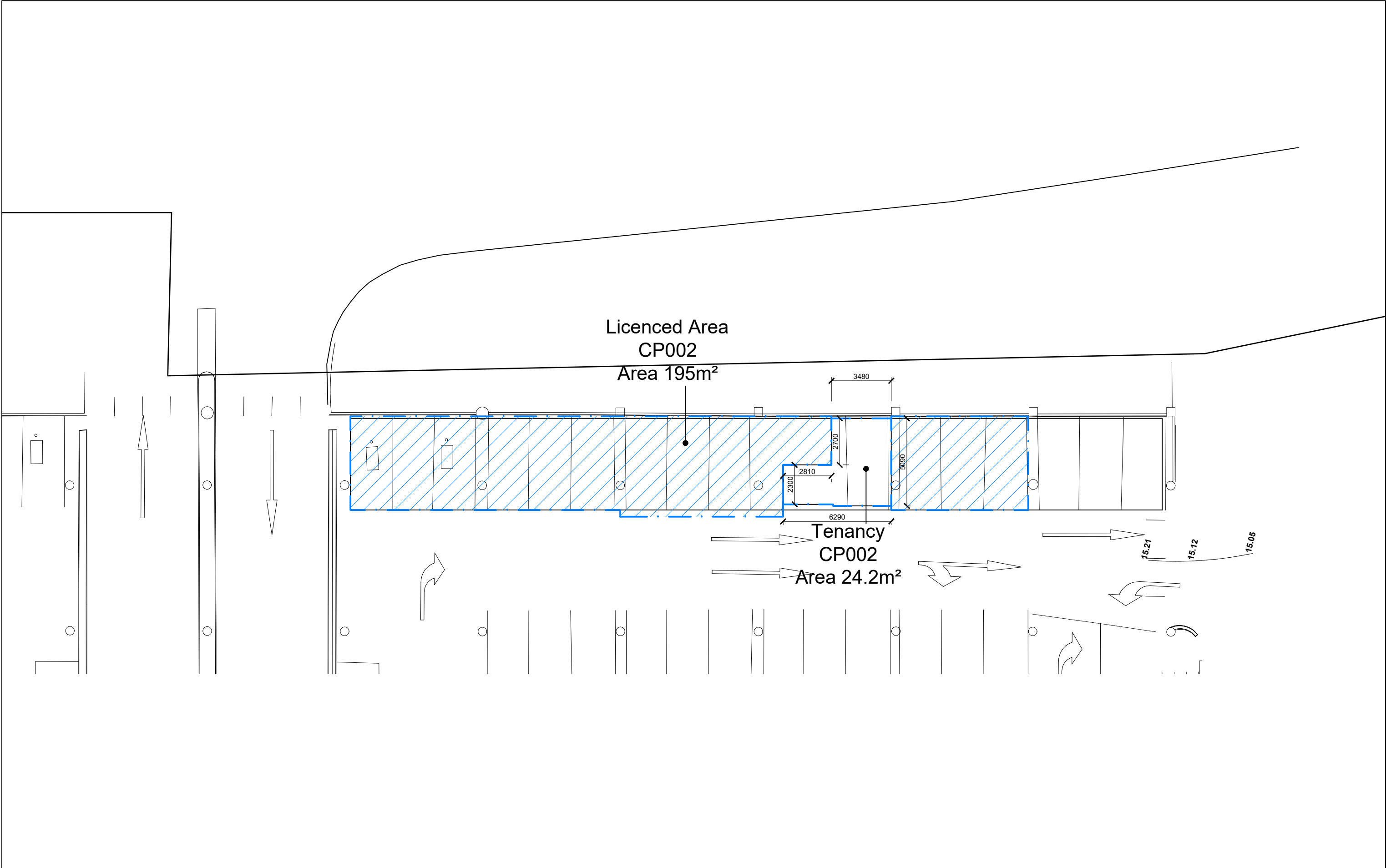


Northgate - Underground Carpark
TENANCY PLAN - LOCATION PLAN
Tenancy No.s: CP002

NOTE:
This drawing has been produced using existing survey plans & other available drawings. The tenant must confirm all dimensions, levels, column locations & service locations on site prior to entering into any agreement for lease or lease & any fit-out or building works.

NOTE:
This drawing is indicative only. The landlord accepts no responsibility for incorrect dimensions or structures & services not shown. A site inspection must be undertaken to confirm those details.

DRAWING TITLE:		
LOCATION PLAN		
DATE:	SCALE:	SHEET:
23.04.24	N.T.S	1 OF 2
DRAWING NUMBER:		
NORTHGATE_CP002_LICENSEDAREA		



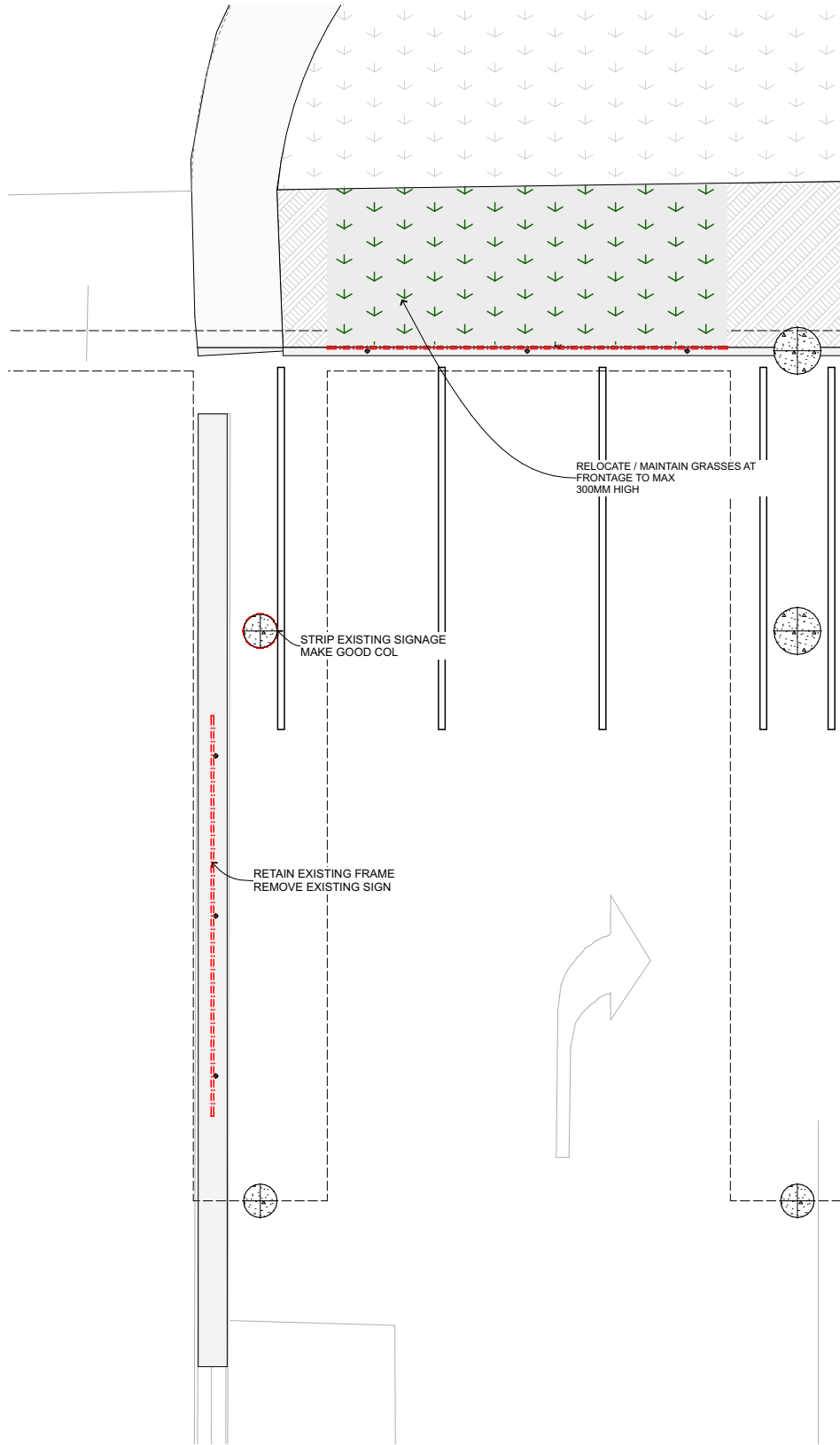
Northgate- Underground Carpark
TENANCY PLAN
Tenancy No.s: CP002

- LEGEND
- ◆ WATER
 - ⊕ WASTE
 - GAS
 - ▲ PHONE
 - DATA
 - ⚡ POWER

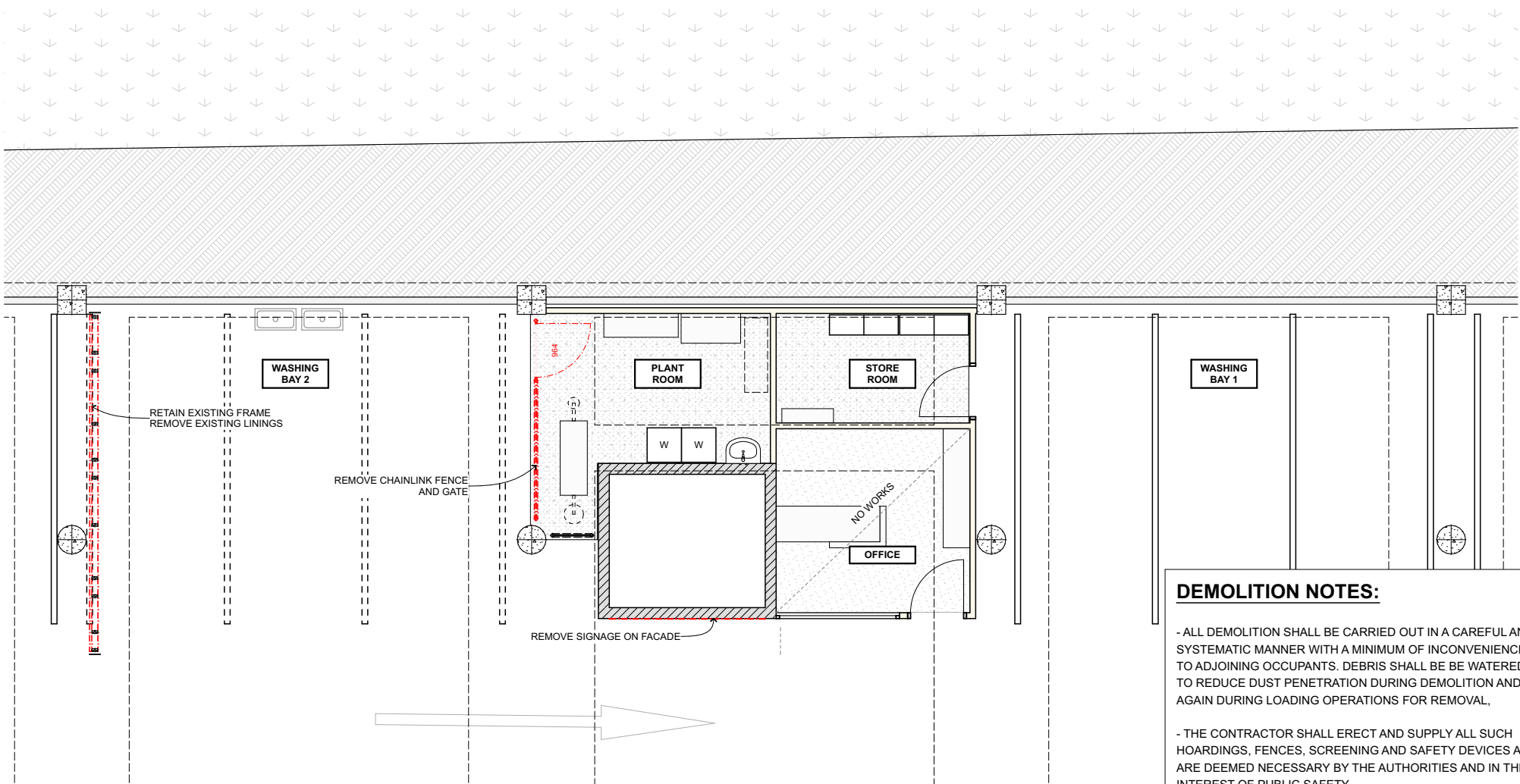
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REV	DESCRIPTION	DATE	DRAWING TITLE:		
01	AMENDED TITLE	S 23.04.24	LICENSED AREA		
			DATE:	SCALE:	SHEET:
			23.04.24	1:200 @A3	2 OF 2
			DRAWING NUMBER		
			NORTHGATE_CP002_LICENSEDAREA		
			REV:		
			01		



1:100 1. GROUND FLOOR



1:100 1. GROUND FLOOR

DEMOLITION NOTES:

- ALL DEMOLITION SHALL BE CARRIED OUT IN A CAREFUL AND SYSTEMATIC MANNER WITH A MINIMUM OF INCONVENIENCE TO ADJOINING OCCUPANTS. DEBRIS SHALL BE WATERED TO REDUCE DUST PENETRATION DURING DEMOLITION AND AGAIN DURING LOADING OPERATIONS FOR REMOVAL,
- THE CONTRACTOR SHALL ERECT AND SUPPLY ALL SUCH HOARDINGS, FENCES, SCREENING AND SAFETY DEVICES AS ARE DEEMED NECESSARY BY THE AUTHORITIES AND IN THE INTEREST OF PUBLIC SAFETY.
- DISCONNECT, CUT OFF, SEAL, DIVERT, ETC, EXISTING SERVICES AS REQUIRED BY THE CONTRACT AND TO THE REQUIREMENTS OF ALL STATUTORY AUTHORITIES HAVING JURISDICTION OVER THE WORKS. ENSURE THAT OCCUPIED BUILDINGS, WHETHER ON THE SITE OF THE WORKS OR NOT, ARE NOT DEPRIVED OF CONTINUITY OF EXISTING SERVICES DURING THE PERIOD OF OCCUPATION.
- RETAIN AND REUSE DEMOLISHED MATERIALS WHERE POSSIBLE E.G; PLUMBING FIXTURES AND FITTINGS, FULL BRICKS, LIGHT FIXTURES AND FITTINGS, FORMALLY PARTITIONS AND DOOR HARDWARE.
- THE SITE IS TO BE KEPT CLEAN AT ALL TIMES DURING THE COURSE OF THE WORKS AND ALL DUST AND NOISE CAUSED BY SUCH WORKS IS TO BE KEPT TO A MINIMUM.
- MINIMIZE DUST, RISING FROM THE DEMOLITION WORK, BY WATERING OR OTHER APPROVED METHODS. PREVENT ESCAPE OF DUST THROUGH EXTERNAL OPENINGS IN THE BUILDING BEING DEMOLISHED.
- DO NOT DEMOLISH OR DAMAGE ADJOINING PROPERTY.
- GIVE AT LEAST 3 DAYS NOTICE TO OWNERS AND OCCUPIERS OF ADJOINING PROPERTY OF INTENTION TO COMMENCE DEMOLITION. MAKE ALL NECESSARY ARRANGEMENTS WITH SUCH PERSONS. ASCERTAIN THE RIGHTS OF SUCH PERSONS. DO NOT VIOLATE THEIR RIGHTS.

Field
Labs

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Email:
james@fieldlabs.com.au
Accreditation:
CC 1043M

Drawings to be read in conjunction with specification by FIELD LABS and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference.
DO NOT SCALE FROM DRAWINGS.
These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of FIELD LABS.
ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.
NOTE: ALL BUILDING LEVELS TO AHD UNLESS OTHERWISE NOTED.

Refer to Consultant documentation where directed:
BUILDING SURVEYOR - TBC
CIVIL ENGINEER - TBC
HYDRAULIC ENGINEER - TBC
STRUCTURAL ENGINEER - TBC
LAND SURVEYOR - TBC

Issue ID	Issue Name	Issue Date
REV A	PRELIM SET	20/10/2025

Issue ID	Issue Name	Issue Date

Client
Magic Hand Car Wash
Project Name
MHCW @ Northgate
Project Address
CP002, NORTHGATE 387-391 MAIN
ROAD GLENORCHY TAS 7010
Title Reference
350503

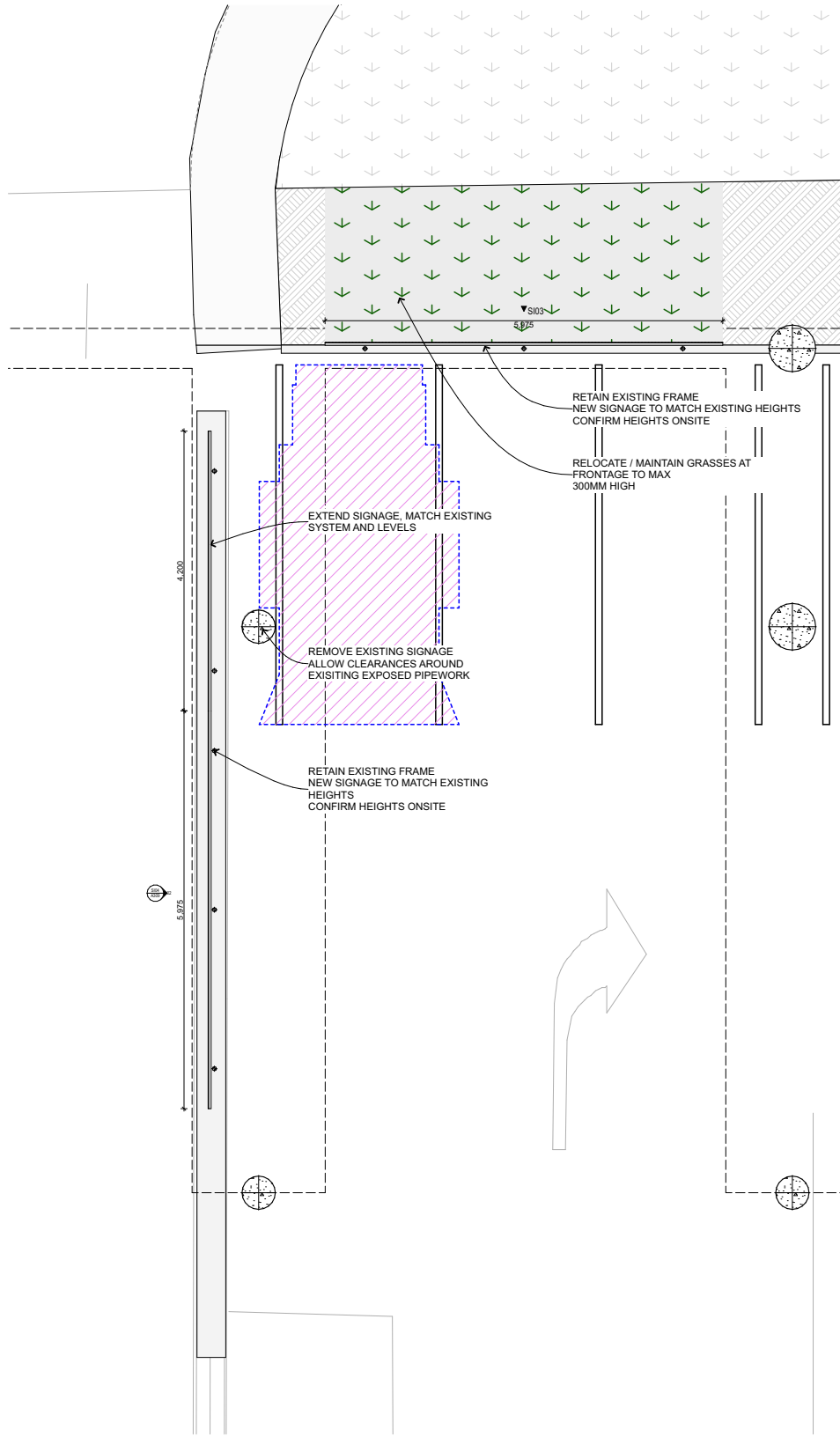
Climate Zone: VICINITY CENTRES
Corrosion Environment: N/A
BAL Rating: N/A
Site Class: ###
Wind Region: N/A

Drawing Title:
PLANS - DEMOLITION FLOOR PLAN

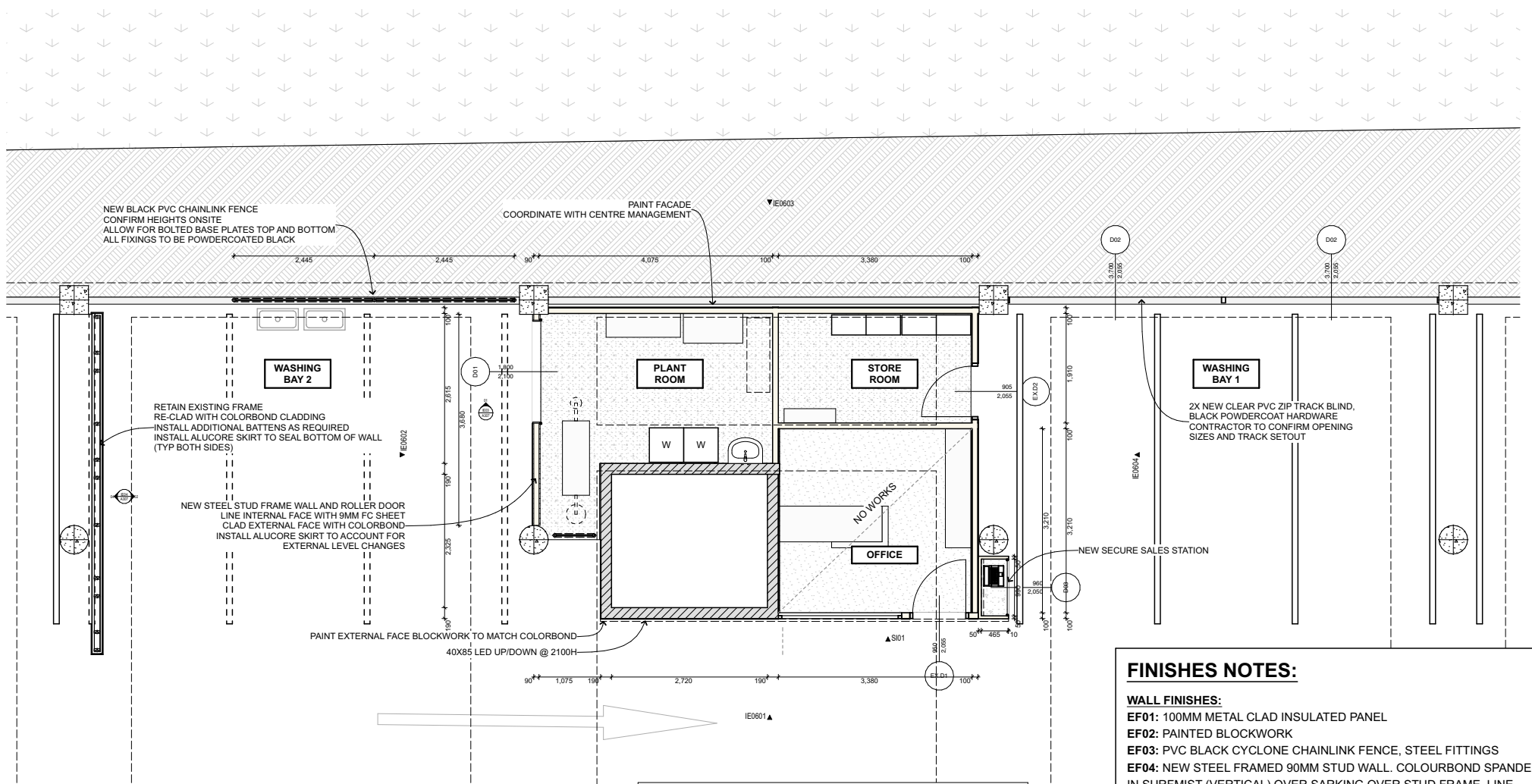
Scale: AS SHOWN @ A3 Date: 20/10/2025

Status: PLANS Drawn / Checked By: JW /

Drawing No.:
A301
REV A



1:100 PROPOSED GROUND FLOOR PLAN



1:100 PROPOSED GROUND FLOOR PLAN

AS 1428.1-2009 - CLAUSE 13.1 LUMINANCE CONTRAST OF DOORWAYS

ALL DOORWAYS SHALL HAVE A MINIMUM LUMINANCE CONTRAST OF 30% PROVIDED BETWEEN

A) DOOR LEAF AND DOOR JAMB
B) DOOR LEAF AND ADJACENT WALL
C) ARCHITRAVE AND WALL
D) DOOR LEAF AND ARCHITRAVE, OR
E) DOOR JAMB AND ADJACENT WALL

THE MINIMUM WIDTH OF THE AREA OF LUMINANCE CONTRAST SHALL BE 50MM

NCC 2022 VOLUME 1 - SPEC 7 - FIRE HAZARD PROPERTIES

SUBMIT MANUFACTURER DETAILS FOR ANY NEW FLOOR VINYL/ FLOOR COVERINGS SHOWING THE FIRE HAZARD PROPERTIES TO ALLOW ASSESSMENT WITH SPECIFICATION 7 OF THE NCC 2022 VOL 1, PRIOR TO INSTALLATION

N.B. FLOOR COVERINGS/ SURFACES SHALL ALSO COMPLY WITH PART 7 OF AS1428.1-2009

SIGNAGE NOTE:
SIGNAGE SHOWN INDICATES INTENT FOR INFORMATION PURPOSED ONLY, FINAL ARTWORK BY SIGNANGE CONTRACTOR

FINISHES NOTES:

WALL FINISHES:
EF01: 100MM METAL CLAD INSULATED PANEL
EF02: PAINTED BLOCKWORK
EF03: PVC BLACK CYCLONE CHAINLINK FENCE, STEEL FITTINGS
EF04: NEW STEEL FRAMED 90MM STUD WALL. COLOURBOND SPANDEK IN SURFMIST (VERTICAL) OVER SARKING OVER STUD FRAME. LINE INTERNALLY IN SPANDEK. MATCHING COLORBOND FLASHINGS ALL ROUND.
EF05: NEW PAINT FINISH OVER EXISTING SURFACES. PREP AND PRIME ALL EXISTING SURFACES, APPLY NEW PAINT FINISH OVER. MIN 2 COATS TOP COAT OVER PRIMER / UNDERCOAT. DULUX WEATHERSHIELD OR SIMILAR LOW SHEET TO MATCH **EF04**.
EF06: 50MM METAL CLAD INSULATED PANEL, BONDOR PIR OR SIMILAR, SHEET PROFILE TO MATCH EXISTING **EF01**. COLORBOND COLOUR TO MATCH **EF04**. MATCHING TRIMS AND FLASHINGS ALL ROUND

*ALLOW TO INSTALL COLORBOND SKIRT TO ALL NEW WALL LININGS, CUT INTO EXISTING FLOOR FINISH AND SEAL TO CREATE WATERPROOF CAVITY / MOISTURE BARRIER

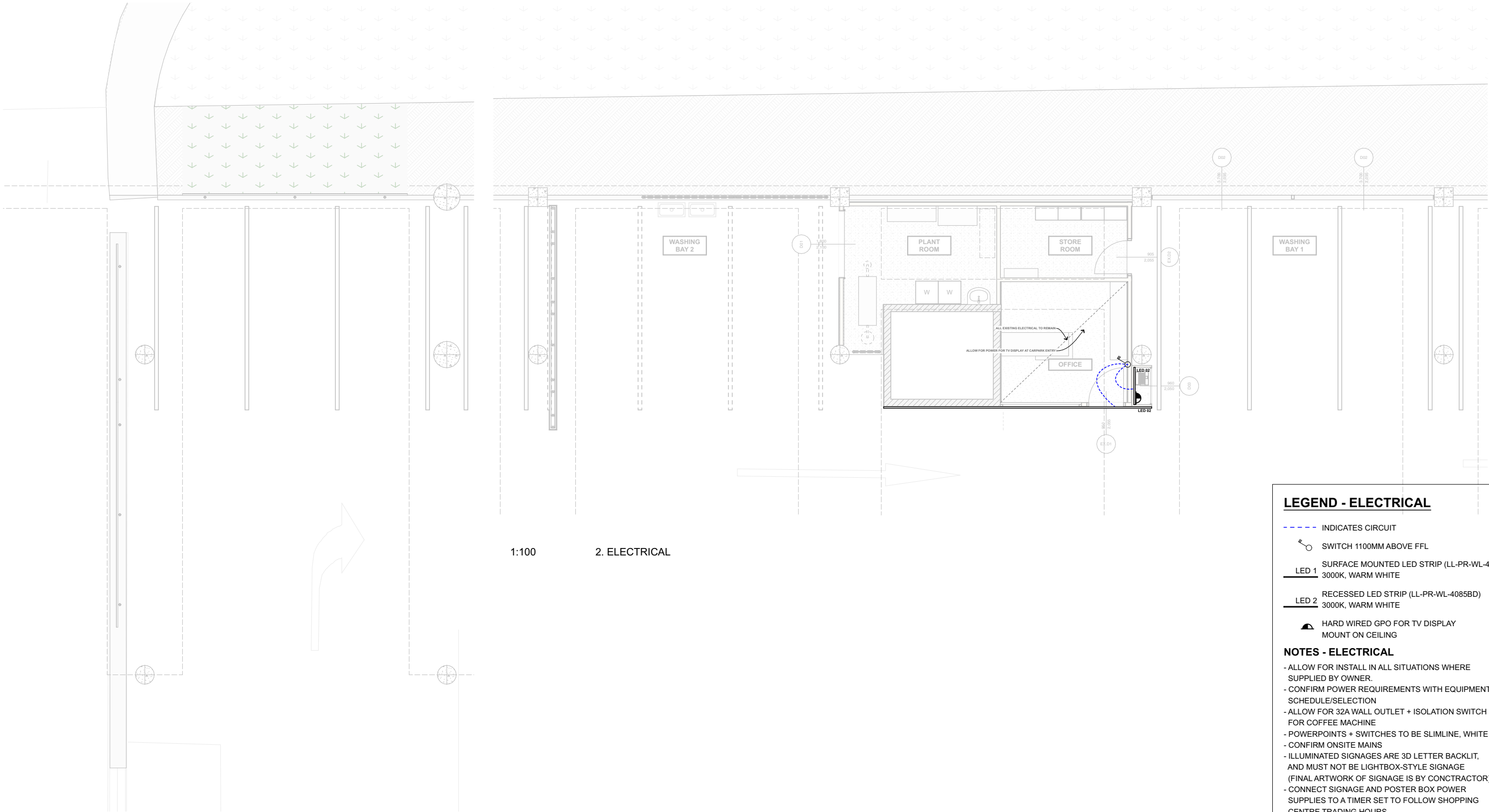
ALL HARD FINISHES TO BE SLIP RESISTANT AND GLARE FREE. PROVIDE 3MM ALUMINIUM INSET STRIPS BETWEEN DIFFERENT FLOOR FINISHES, TRANSITIONS COMPLY WITH AS1428.1. ENSURE LEVEL TRANSITIONS.

JOINERY:
CARCASS: LAMINEX COMPACT LAMINATE, "WHITE"
FRONTS: LAMINEX COMPACT LAMINATE, "OYSTER GREY"
B1: LAMINEX COMPACT LAMINATE, "TERRIL"

- ALLOW VERMIN FOAM FILLED PLINTHS AND VOIDS.

FIRE:
PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH AS2444-2001.

*** WORKS LIMITED TO SIGNAGE AND EXTERNAL FACADES OF TENANCY CP002 ONLY.**



LEGEND - ELECTRICAL

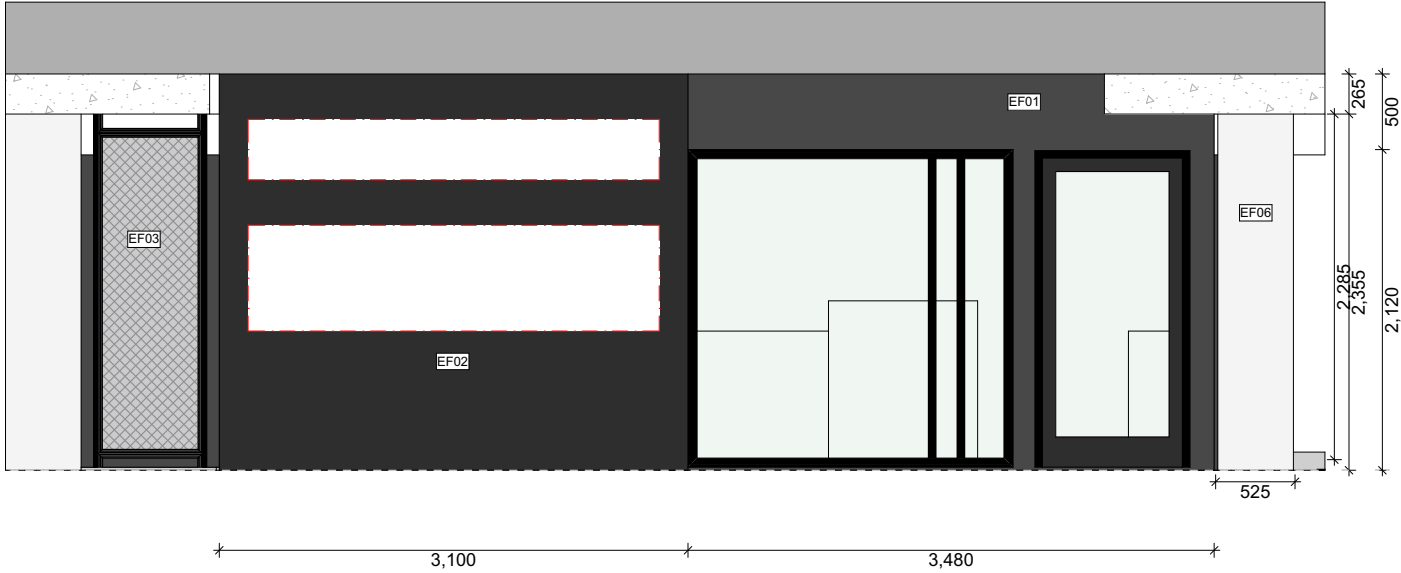
- INDICATES CIRCUIT
- SWITCH 1100MM ABOVE FFL
- LED 1 SURFACE MOUNTED LED STRIP (LL-PR-WL-4085BD) 3000K, WARM WHITE
- LED 2 RECESSED LED STRIP (LL-PR-WL-4085BD) 3000K, WARM WHITE
- HARD WIRED GPO FOR TV DISPLAY MOUNT ON CEILING

NOTES - ELECTRICAL

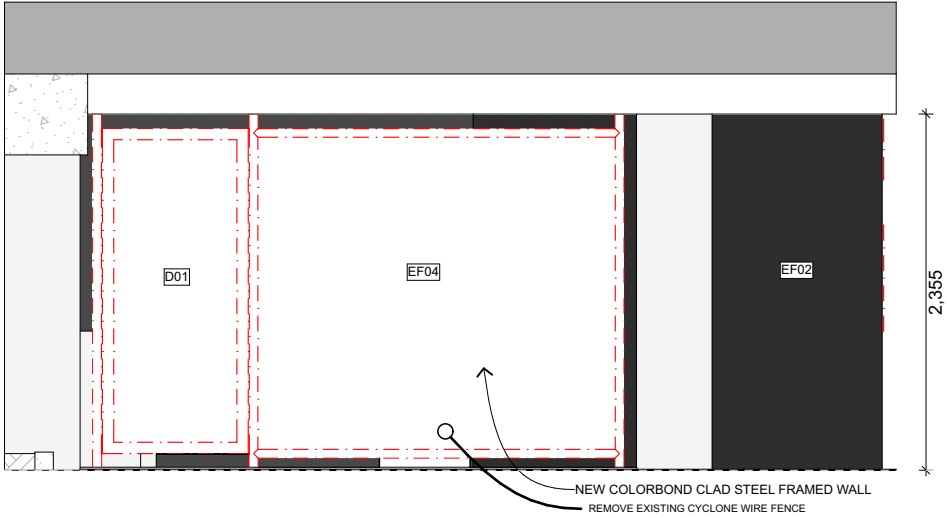
- ALLOW FOR INSTALL IN ALL SITUATIONS WHERE SUPPLIED BY OWNER.
- CONFIRM POWER REQUIREMENTS WITH EQUIPMENT SCHEDULE/SELECTION
- ALLOW FOR 32A WALL OUTLET + ISOLATION SWITCH FOR COFFEE MACHINE
- POWERPOINTS + SWITCHES TO BE SLIMLINE, WHITE
- CONFIRM ONSITE MAINS
- ILLUMINATED SIGNAGES ARE 3D LETTER BACKLIT, AND MUST NOT BE LIGHTBOX-STYLE SIGNAGE (FINAL ARTWORK OF SIGNAGE IS BY CONCTRATOR)
- CONNECT SIGNAGE AND POSTER BOX POWER SUPPLIES TO A TIMER SET TO FOLLOW SHOPPING CENTRE TRADING HOURS
- ALLOW FOR TWO AIR SUPPLY DIFFUSER IN THE SHOP, EXISTING AIR RETURN TO REMAIN
- CONFIRM GPO LOCATIONS FOR CCTV WITH CLIENT

Issue ID	Issue Name	Issue Date	Issue ID	Issue Name	Issue Date
REV A	PRELIM SET	20/10/2025			

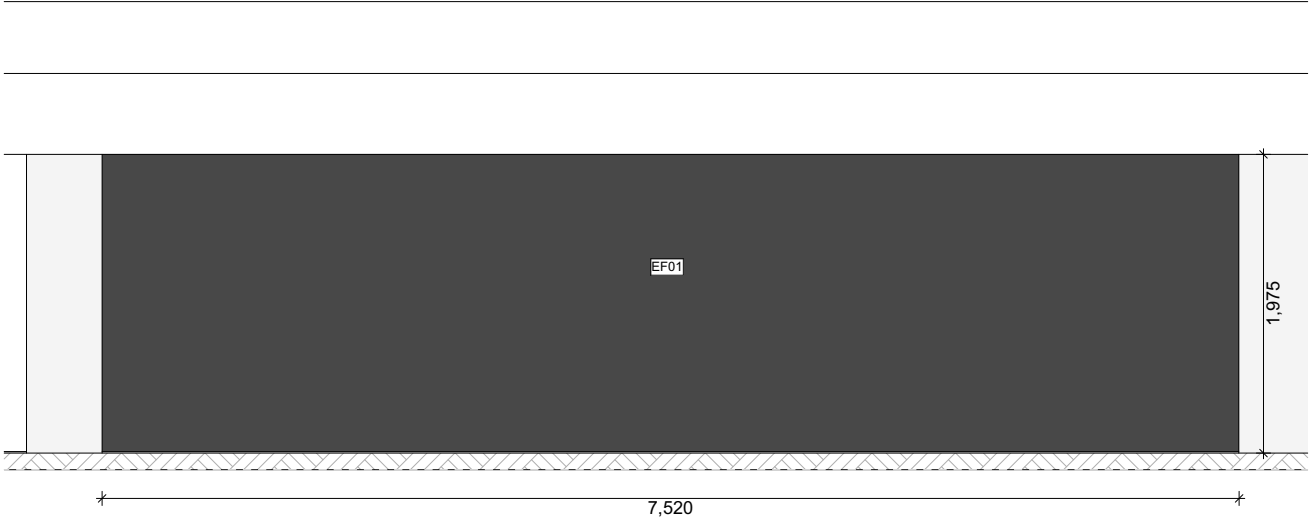
Client Magic Hand Car Wash	Climate Zone: VICINITY CENTRES	Drawing Title: PLANS - ELECTRICAL PLAN
Project Name MHCW @ Northgate	Corrosion Environment: N/A	Scale: AS SHOWN @ A3 Date: 20/10/2025
Project Address CP002, NORTHGATE 387-391 MAIN ROAD GLENORCHY TAS 7010	BAL Rating: N/A Site Class: ### Wind Region: N/A	Status: PLANS Drawn / Checked By: JW /
Title Reference 35050/3		Drawing No.: A304 REV A



1:50 IE0601 01



1:50 IE0602 02



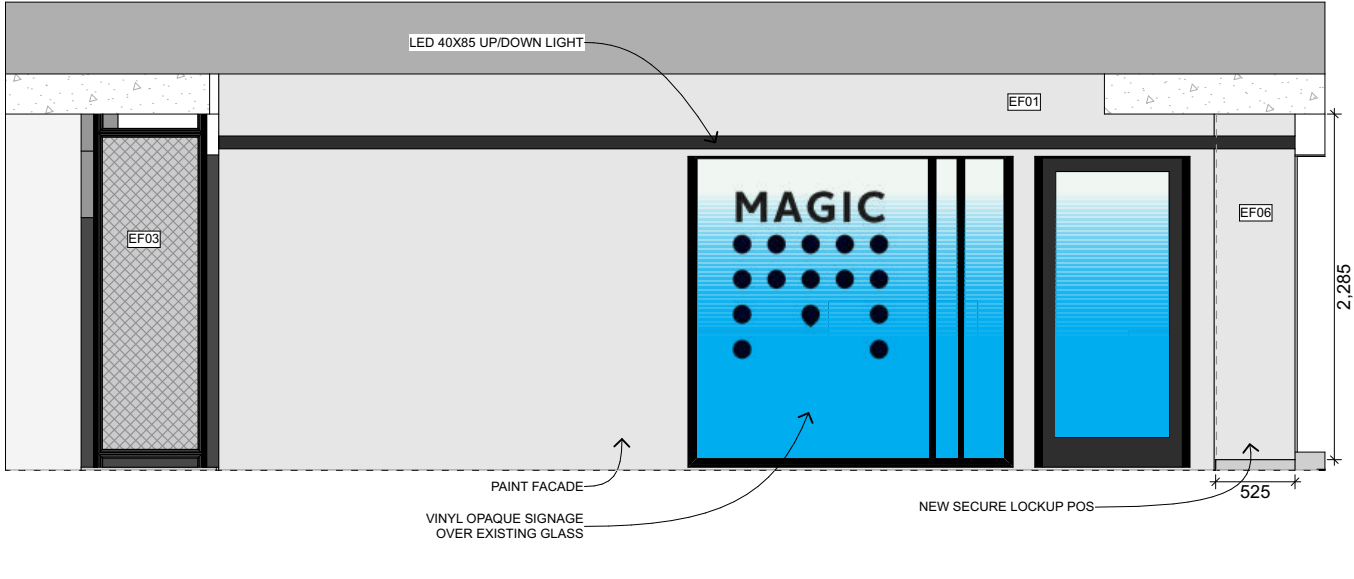
1:50 IE0603 03



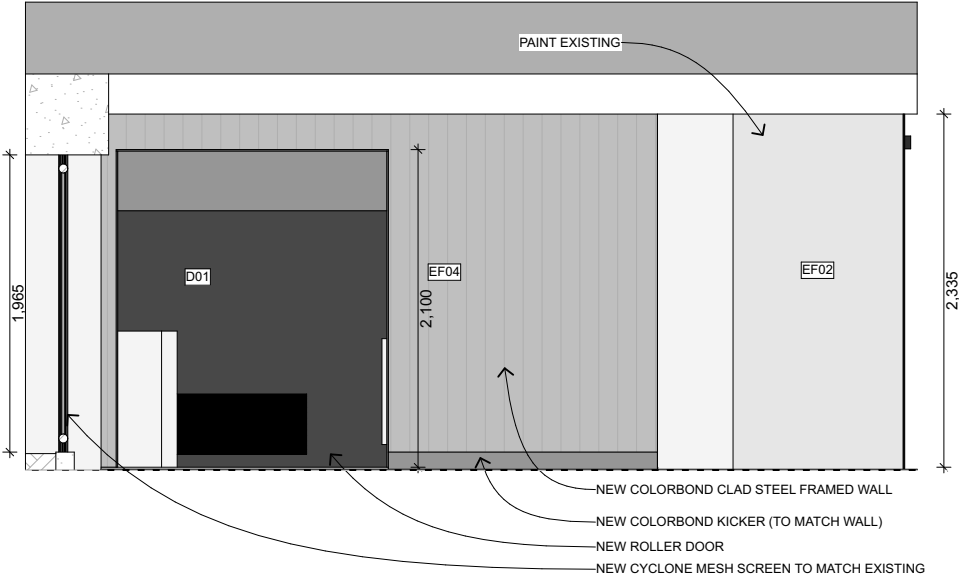
1:50 IE0604 04

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1:50 IE0601 01



1:50 IE0602 02

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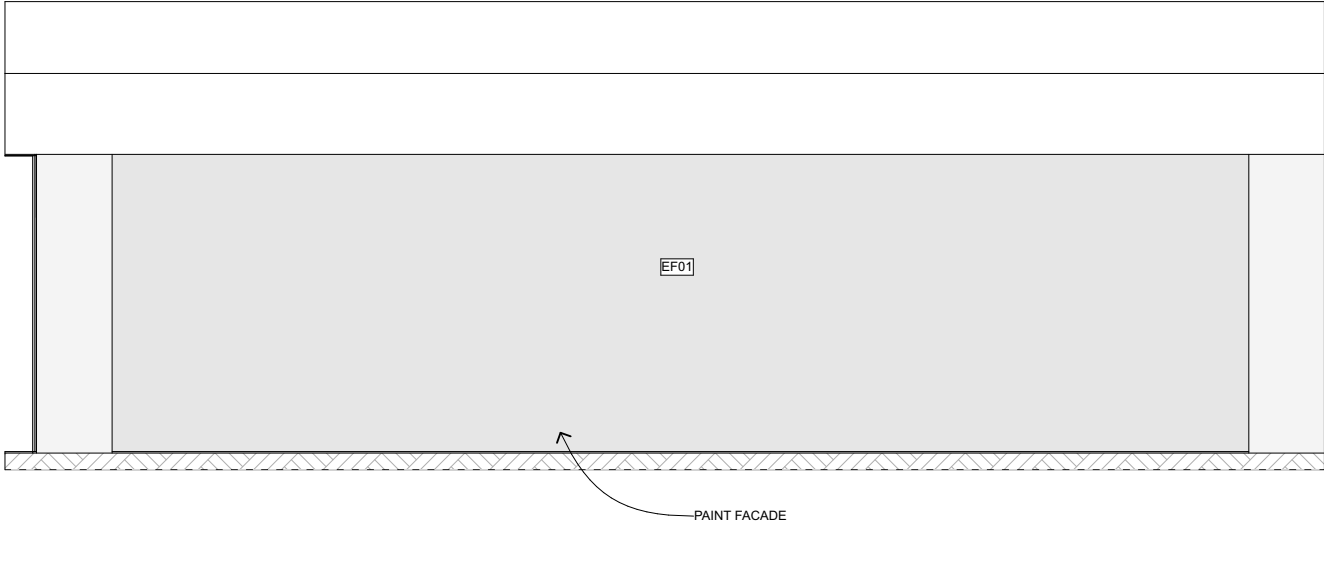
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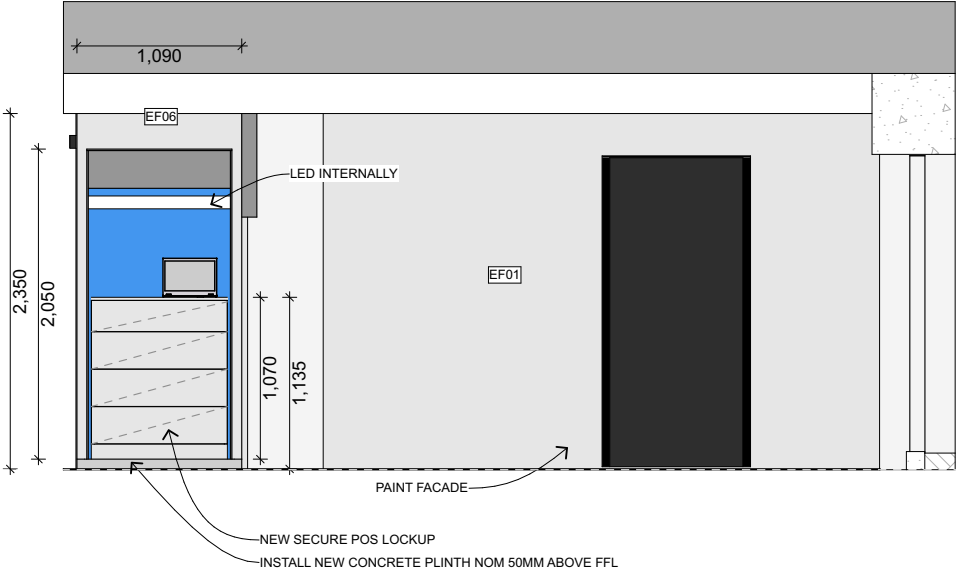
NCC 2022 VOLUME 1 - SPEC 7 - FIRE HAZARD PROPERTIES

SUBMIT MANUFACTURER DETAILS FOR ANY NEW FLOOR VINYL/ FLOOR COVERINGS SHOWING THE FIRE HAZARD PROPERTIES TO ALLOW ASSESSMENT WITH SPECIFICATION 7 OF THE NCC 2022 VOL 1, PRIOR TO INSTALLATION

N.B. FLOOR COVERINGS/ SURFACES SHALL ALSO COMPLY WITH PART 7 OF AS1428.1-2009



1:50 IE0603 03



1:50 IE0604 04

SIGNAGE NOTE:
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FINISHES NOTES:

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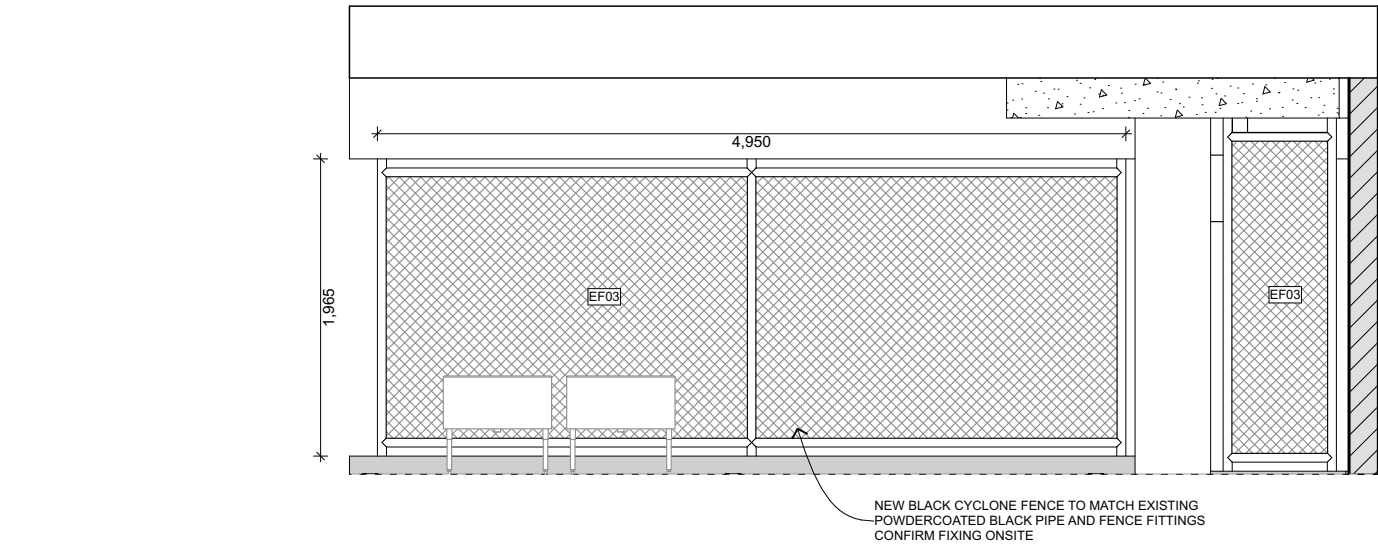
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- ALLOW VERMIN FOAM FILLED PLINTHS AND VOIDS.

FIRE:
PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH AS2444-2001.

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1:50

IE0301 01

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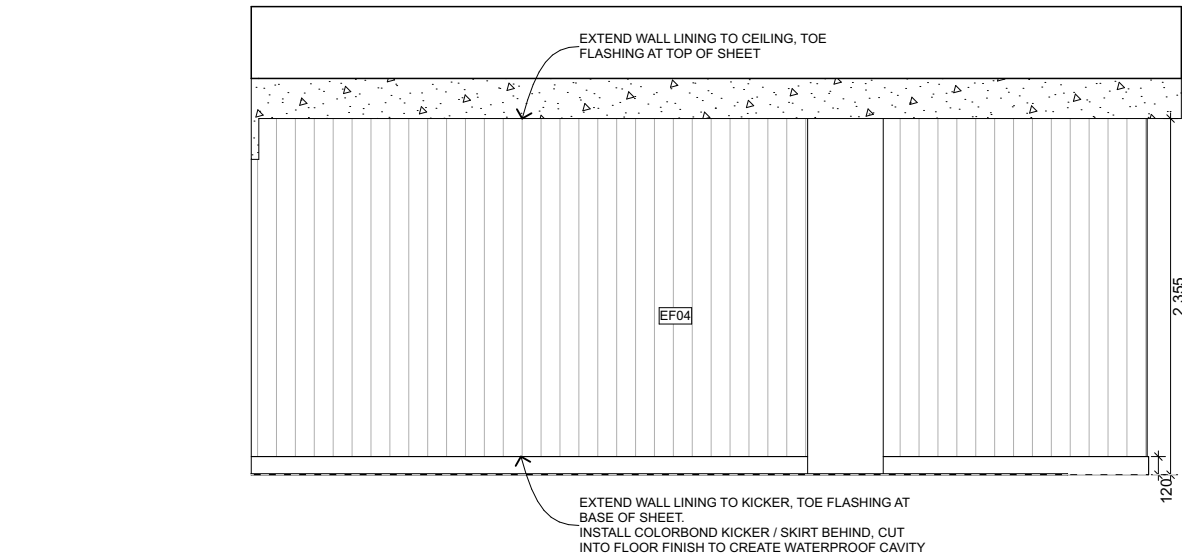
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NCC 2022 VOLUME 1 - SPEC 7 - FIRE HAZARD PROPERTIES

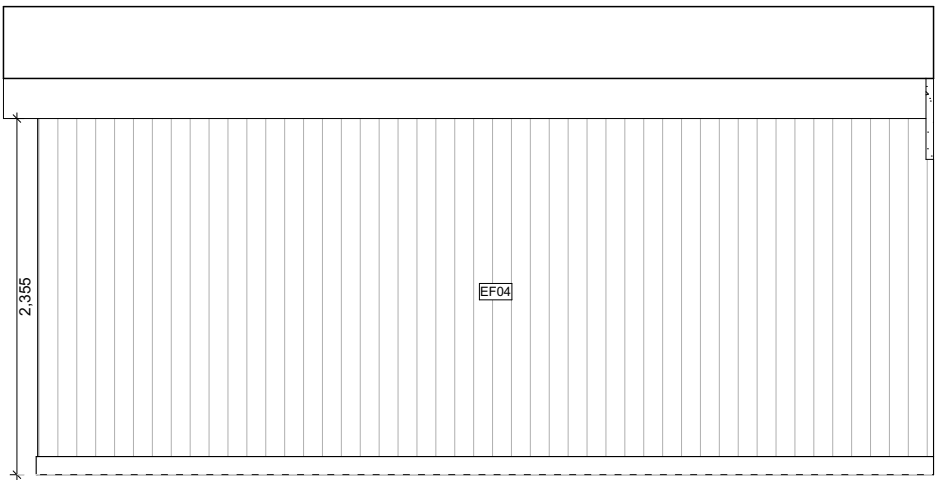
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1:50

IE0402 02



1:50

IE0404 04

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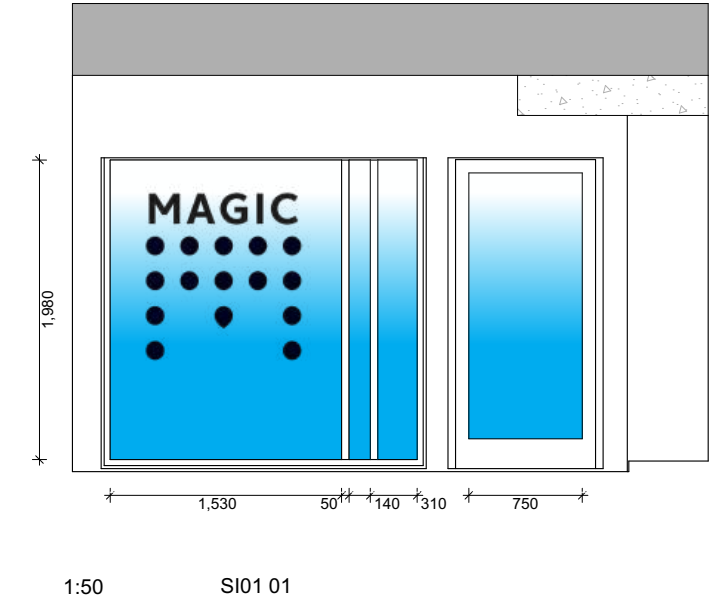
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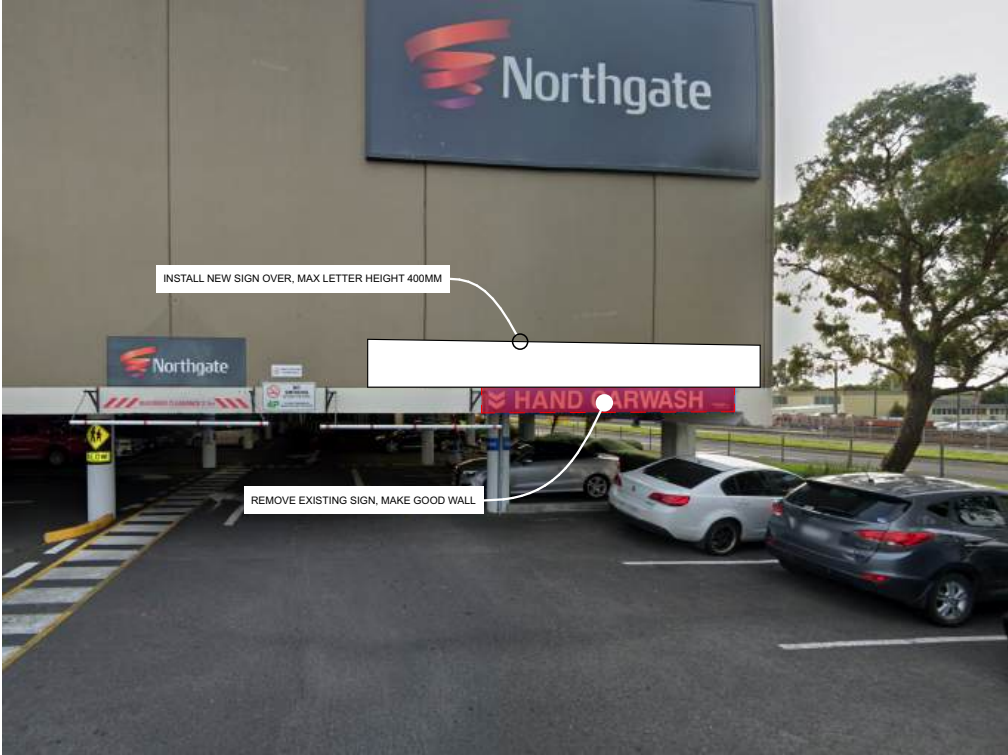
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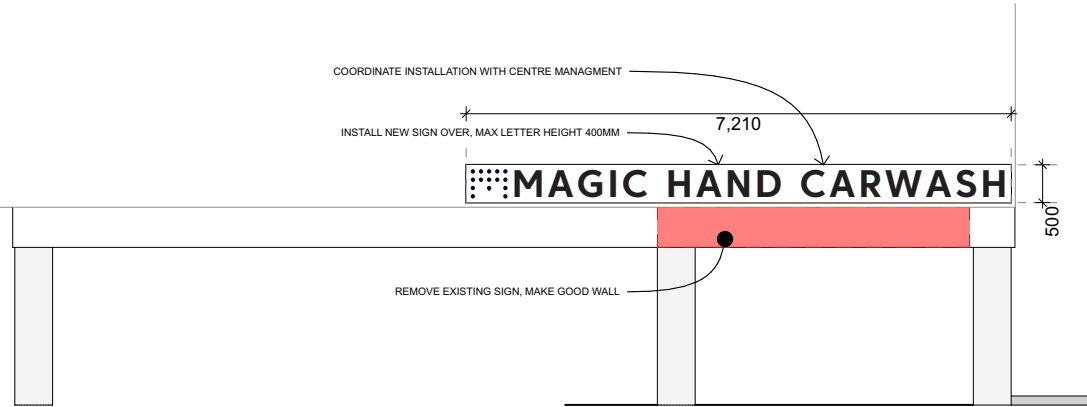
SIGNAGE NOTE:
SIGNAGE SHOWN INDICATES INTENT FOR
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SIGNAGE A

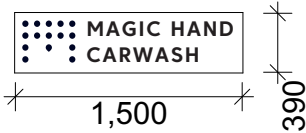


SIGNAGE C



1:100

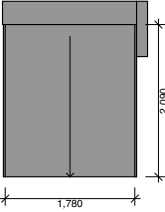
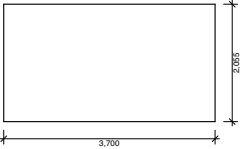
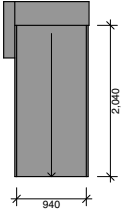
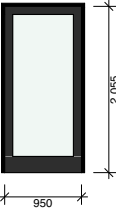

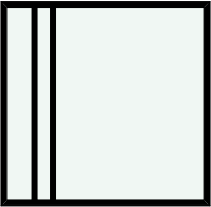
SI0702



1:50

SI0801

SIGNAGE NOTE:
SIGNAGE SHOWN INDICATES INTENT FOR INFORMATION PURPOSED ONLY, FINAL ARTWORK BY SIGNANGE CONTRACTOR

OPENINGS SCHEDULE						
ID	QUANTITY	ELEVATION	DESCRIPTION	DOOR LEAF	H	W
D01						
	1		NEW ROLLER DOOR. POWDERCOAT TO MATCH WALLS	1,780x2,090	2,100	1,800
D02						
	2		NEW ZIPTRACK PVC ETERNAL BLIND X2	---	2,055	3,700
D03						
	1		NEW SC35 MINI ALUMINIUM ROLLER SHUTTER. POWDERCOAT TO MATCH WALLS	940x2,040	2,050	960
EX.D1						
	1		EXISTING OFFICE ENTRY DOOR	950x2,055	2,055	950
EX.D2						
	1		EXISTING STORAGE ENTRY DOOR	905x2,055	2,055	905
W3						
	1		EXISTING SHOPFRONT GLASS	---	2,100	2,150

